

CALA/KBRA Meeting 01 2/10/21 @ 3pm, Kings Barton

Meeting Minutes

Meeting Attendees:

Ian Curry – CALA, Antonello de Stefano – KBRA, Viv Hill – CALA, Chris Hughes - CDO/KBRA, Mel Iredale – KBRA/HWPC, Nigel Palmer – KBRA, Mike Slinn – KBRA

1. Street Furniture

AdeS shared the agreed planning design with IC and VH and shortfalls were highlighted – only 5 of the 17 items in 1B have been installed. Three of these items are the cycle racks which are pending completion of roads/cycle ways. The installation of the remaining 9 will be reviewed.

As the roads are yet to be adopted, the collection of waste from street bins is CALA's responsibility. MI has emailed Richard Channon at CALA to request that bins are collected at the earliest as they are currently overflowing with waste and residents are complaining. MI has also requested regular collections, no response to date. At the time of writing MI has emailed and left phone messages for RC requesting resolution.

Can CALA please have timescale for the installation of (a) outstanding 9 items in 1B and (b) street furniture in 1A? [CALA Response: This is being actively chased. We will advise as soon as we know when these missing items will be installed.]

At the time of writing, waste has still not been collected from street bins in 1A, this is both unsightly and a public health hazard. Can this please be resolved ASAP. [CALA Response: This is being actioned. The Council were unable to assist us with the emptying of these bins, so we have now approached a specialist company to arrange immediate and on-going collections, until the areas have been adopted by the Council.]

2. Sewerage Smells

Investigations completed to date, including CCTV, full survey of drains, have not resolved the sewerage odours. Southern Water could fit a sump pump monitor for a cost but informal monitoring hasn't identified any correlation between the pump, which fires approximately twice a day, and the foul odours. CALA continue to liaise with engineers, contractors and Southern Water to discuss this issue and plan accordingly, another meeting of parties is due. CALA are awaiting further advice from Southern Water. Temporary drain seals will not be removed until this issue has been resolved. KBRA noted that some smells were observed in 1A during the summer months of this year.

Can CALA please provide a timescale for further remedial actions? [CALA Response: Currently, it is not possible to put timescales on resolving this issue, as it has been impossible to conclude why this is happening. We are having further discussions with Southern Water and have asked for their advice on this rather unique situation. However, we are committed to getting the issue resolved, if it is indeed possible to do so.]

3. Blocked Toilets in Residents Homes

IC confirmed this was due to an issue with how manholes had been installed and that this issue has been resolved in 7 properties. MI stated No. 2 Winchester Avenue is still experiencing blockages problems and IC advised to contact Customer Services and to mention his name, I have fed this back to the resident who has advised me that CALA have done a home visit and advised him it was an installation problem. This has now been followed up with Customer Services.

4. Flooding 1A

IC pointed out that the design had been reviewed and found to be in order with the specification. There has been some remedial works to the 2A / 3B site preparation as it is thought that some surface water run-off has been contributing to the volume of water observed as it was chalky. It was re-iterated that it appeared several properties were close to being flooded and IC confirmed that a levels survey has been commissioned to review the implementation of the design. This will include a CCTV inspection of the system to ensure that it is working as designed.

Can CALA please provide a timeframe for when the proposed survey will take place? [CALA Response: An as-built survey has already been undertaken and this is being compared with the designed levels. CCTV inspections are also being arranged to ensure there are no obvious defects with the system. A temporary ditch/bund has been instigated in Phase 2A to prevent any further over-land flow. We anticipate concluding our investigations within the next 4-6 weeks.]

5. Play Area 1A

IC and VH to provide plan on the basis that the plan will show the equipment to be delivered. Play area is geared for 'older' children, there will be no perimeter fencing and it will integrate within the general landscaping. It is due to be ready for use by Summer 2022. In the meantime, children can play in grassy areas near the Winchester Ave/Stoney Lane junction though they must be mindful of plants. Safety concerns of children playing in street and allegedly told not to play on landscaped areas was discussed.

6. MUGA (Multi Use Games Area)

Implementation is still several years away but CALA is open to engage residents to 'finesse' plans for the MUGA. CALA's suggestion is for public meeting to display plans and canvas views / opinions at some stage next year.

7. Neighbourhood Centre

CALA will be in position to share plans with KBRA in approximately 6 months.

8. Footpaths Linking 1A-and 1B - including access to Wellhouse Lane

The plan is to commence work on the Wellhouse Lane connection first, this is due to start in January 2022, and then work on footpaths from this area from north to south of the development. CALA need to seek permission from farmer to construct a footpath around existing fields within the development. **[CALA Response: We are to enter in discussions with the farmer to allow access through his field, along the perimeter. It will not be a formal footpath, but more of an area the width of a pathway that is accessible for the residents/public to use to get to Well House Lane.]**

9. Winchester Avenue

The road design for Winchester Avenue is with HCC to approve the technical proposal, Phase 1A is the 'test bed' and expected that this would be confirmed by the end of the year with work starting in the Spring 2022. The latest 'scheme' is no median (raised cobbles), but buff coloured kerb/edge paving to give the impression of a narrower road to slow speeds. Once technical details are approved these will be retrofitted to 1B. Adoption by HCC will follow technical approval (including the estate roads which cannot be adopted before the Avenue). The road design will be shared with KBRA.

10. Road Safety

Residents' road safety concerns were discussed, this is of particular concern in 1A. The lack of 'wearing surface' has serendipitously helped with reducing traffic speeds as well, but obviously this is not a long-term position. It was confirmed that that the shared spaces signage has had a positive influence, reducing speeds along the avenue and side roads in 1B. KBRA requested that CALA provide the equivalent for 1A as soon as possible. School sign was requested in 1B, the proposed location Winchester Ave/Ranulph Road junction was agreed. This will be on a wooden pole as HCC may request repositioning of sign once road is adopted. MI has asked Barton Farm school Head to periodically ask parents/carers not to speed in KB on school run in newsletters. MI mentioned 3 SLR Sites had been pre approved by HCC on Winchester Ave 1A and 1B and Manley Road. HWPC have purchased a solar powered device and a post and HWPC requested 3 post sockets (£600 per socket) from CALA. MI to send further details to IC.

Can CALA please provide a timescale for the installation of shared space signage in 1A and the school sign in 1B? [CALA Response: Assuming the signs are readily available from our supplier, we would envisage these would be installed within the next 4 weeks.]

11. Mud Mountain (near south end of Winchester Ave 1B)

Due to health and safety, this is unlikely to get any bigger. No current plans to remove until further building waste will be generated and ready for removal.

12. Ground Repairs Request

Recent Southern Water works have left 1B footpath in poor state of repair. MI to provide IC with photos. Also, a request was made for hole to be filled (from removal of temporary wooden fence) in front of play park 1B (left hand-side in front of fencing). **[CALA Response: These works were carried out by Southern Water on behalf of a third**

party. We have made contact with SW's contractor and they have confirmed they will return and make-good.]

13. Christmas Tree

A brief discussion on the Christmas raised awareness with IC and VH that KBRA would like to include a permanent tree in the 'community space'. St Barnabas have offered to fund the purchase, but it is too early to confirm the eventual location at present so KBRA to discuss interim solution and approach CALA to assist with installation. It was suggested that a living tree in a planter (which could then be re-planted in a more central location later) could be placed near the school.

14. Landscaping

KBRA asked when landscaping was due to start on the development, IC stated this is due to be started in a few weeks' time (planting and replanting) **[CALA Response: These landscaping remedial works are due to start w/c 25.10.21.]**

15. AOB

- MI requested No Dogs Allowed signage for Play Park 1B.
- Updates for residents will also be provided by CH via his KB newsletters.
- VH asked what KBRA intended to discuss at forthcoming KB Forum. KBRA confirmed they would give a statement to advise the forum that CALA/CDO/KBRA are now meeting quarterly in person to discuss local level KB issues.
- VH invited KBRA to meet at sales office in 1A for next meeting.

NB:

15/10/21 Queries from KBRA in green font arose post meeting,
19/10/21 Responses in blue font provided by CALA.

19th October 2021