

Meeting of the Yorke Drive Residents Panel

Thursday 18th July 2019 at the Beaumont Walk Community Centre, (9:15-11:15am)

In attendance:

Newark and Sherwood District Council- Cara Clarkson (CC) Karen White (KW), Rob Main (RM), Harriet Partington (HP) (minutes) Olivia Davis (OD)

Newark and Sherwood Homes –Julie Madin (JM)

Campbell Tickell – Ian Jones (IJ)

Resident Panel members - please see attendance list

| Item | Notes | Action |
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| 1. Introduction | Apologies were received from Cllr Dawn and three resident panel members. All members introduced themselves to the group. | |
| 2. Minutes of last meeting | Minutes were agreed as an accurate record and the panel considered updates to the action table. | |
| 3. Proposed new Terms of Reference and Code of Conduct | <p>The proposed new Terms of Reference and Code of Conduct were presented to the panel for approval.</p> <p><u>Terms of reference- clarifications</u></p> <ul style="list-style-type: none"> • There is no upper limit to the number of people on the panel however some workshops may have limited numbers involved to make them more manageable. • CC explained that the Terms of Reference reflect why we are here, some people are elected representatives and everyone has the right to come. • TOR to be expanded to include Town Councillors within potential panel membership. • Cllr Brown reiterated that the Panel needs people that will turn up, work hard and take their role on the panel seriously. • Any further comments on the TOR or COC can be sent to Harriet in next 2 weeks before both documents are adopted and placed on website. <p><u>Code of Conduct - clarifications</u></p> <ul style="list-style-type: none"> • The panel discussed the need for a Code of Conduct in ensuring that all Panel Members are respectful of other people’s views. • The importance of any new member of the Panel understanding the TOR and COC was expressed. Any new member will be invited to | <p>HP to add</p> <p>Panel to feedback any changes before published on web.</p> |

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| | <p>join the panel upon agreement of upholding the COC.</p> <p>Cllr Brown noted the frustration for the Panel of finding information out second hand after other organisations have had updates. Officers on the Panel confirmed the commitment to update the Panel as effectively as possible through the new schedule of meetings, social media, a dedicated new email and face to face contact.</p> | |
| <p>4. Project updates</p> | <p>IJ provided the panel with an update on the planning application.</p> <ul style="list-style-type: none"> • The planning application was approved at Planning Committee 02.04.19, subject to outstanding technical work including bat surveys and noise mitigation at GL Foods. • The Panel thanked Julie Madin for her support and residents for giving access to loft spaces to undertake the bat surveys. • A resident commented that the officers undertaking the surveys were very professional and friendly, very careful with equipment. Cllr brown agreed that they were very informed and answered any questions well. IJ will feed this positive report back to the company • The survey found one roost in the flats near Co-op. • Separately many hedgehogs have been identified on the estate and steps will be included to protect these. • The Council funded work to extractor fans and a buffer from noise at GL Foods, the work has been completed and confirmation sent to Planning. <p>KW updated the group on the Newark Sports Association Pre Action Letter threatening judicial review on the councils handling of the planning application. NSA disagrees with use of playing fields for housing and has 6 weeks to launch a Judicial Review.</p> <p>Cllr Brown commented that NSA should realise that consultation has been undertaken with residents and that whilst the estate will lose some green space what it retains will be of better quality, the additional houses are a positive and that the proposals are supported by the majority of residents.</p> <p>Officers noted the next steps as:</p> <ul style="list-style-type: none"> • Ongoing work to attract grant funding and • Procurement of a development partner. <p>In particular KW noted that the Council is looking for an experienced partner that shares the council’s objectives and aspirations for the project. Residents would be invited to be involved in the partner procurement including through potential visits to other reservation schemes delivered by the bidding companies.</p> | |

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| | <p>Update on project resource</p> <p>The project now has a dedicated officer, Cara Clarkson. Julia Johnson has withdrawn from the project but Ian Jones is continuing until the end of September to procure a development partner. This extension has been funded by the Government through grant not council budget.</p> <p>Cllr Brown wishes to send thank you letter/card from the Panel to Julia for her hard work.</p> <p>The Panel discussed the project funding.</p> <p>KW assured that the council is working hard to attract the necessary funding including bidding to a number of different funding streams.</p> <p>A resident asked the following questions on behalf of other residents- “Is it (the project) really going ahead and will we get the funding?” KW confirmed that there is cross party support to deliver the project and it is reflected in the Councils Community Plan. Funding options are being considered including an initial offer from Homes England and considering the Councils own contribution to the project.</p> <p>A resident commented that people on the estate don’t know when the project will start e.g. to work out if it’s worth re decorating etc or not. RM – empathised with residents in this situation and reassured that the Council has been advised that Homes England see the project as a “credible project” and whilst there are no guarantees ,the council is moving forward to bring project along asap.</p> <p>A resident asked if more funding mean more affordable homes. KW explained that more transformation of the estate could happen in the future but the initial funding being sought was to deliver the proposal within the outline planning permission. IJ commented that further funding could increase the number of affordable homes in future but not at present.</p> <p>Cllr Brown queried whether there is there a cut-off date for the project i.e if it’s taking too long/ funding isn’t being agreed. RM explained that there is a project plan dictated by Homes England funding availability which requires spent by March 2021.</p> <p>A resident queried that the regeneration is because of housing coming to end of shelf life, therefore why are we only doing half of the estate? RM – explained that the scope of the project is heavily dictated by funding availability.</p> <p>A resident shared their worry about the divide, lovely new houses along with older homes. KW said the Council Vision was to tackle worst quality housing especially the flats as a priority. CC- reiterated that there are also commitments to doing additional works around the rest of the estate including environmental and traffic calming.</p> | <p>HP</p> |
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| | <p>A resident asked if we can't get funding for the project as it is, would we be able to get funding to demolish the whole estate and build on the fields. KW – whilst the council understands that residents not included in demolition have concerns, there is only a limited amount of money to support the entire districts housing stock and whilst Yorke Drive is an important part of stock it is not the only one. The council therefore needs to balance and deliver improvements to other areas.</p> <p>A resident asked why NCHA haven't taken any interest In the project RM – responded that NCHA have a large stock in NSDC, they were originally invited to be part of the panel but as their properties aren't directly impacted by the proposals they declined. CC to instigate further contact and extend invite again.</p> | <p>CC</p> |
| <p>5. Resident involvement in affordable housing design</p> | <p>IJ – there will be a workshop in August to consider the design of new housing residents want to see. Residents will be invited to input to a 'Design brief' –for all affordable council housing.</p> <p>IJ asked for volunteers and four attending residents put themselves forward. Two residents confirmed that they could do from 6pm-8pm on 5th instead.</p> <p>The Design Brief workshop will also aim to invite some of people who have already moved in to new homes as part of the HRA Development Programme to have a range of volunteers with different views and experience of new homes.</p> <p>The design brief will consider e.g.:</p> <ul style="list-style-type: none"> • Storage space • Refuse disposal • Access to properties • Sustainability (which Cllr Brown noted as important) <p>Cllr Brown queried whether there will be any input from professionals such as Occupational Therapy on e.g. width of doors, stairs etc. RM – Current Building Regulations already cover these particular requirements.</p> <p>IJ outlined the requirement for a Housing Needs Survey in the Autumn to speak to everyone impacted by the demolition and rehousing to feed into detailed design e.g. to establish specific requirements for adaptations.</p> | <p>HP to rearrange</p> |
| <p>6. Development partner</p> | <p>RM – In selecting a partner the council wants to ensure the developer fits with residents not just the council, therefore residents will be invited to go out to see other sites they have built and talk to the developers.</p> <p>IJ – Pointed out that on the Schedule of future meetings the next meeting will determine how people will support the procurement exercise. The panel will need to identify a group of residents who can commit their time to this as it is important. Training will be given.</p> <p>Cllr Brown – queried whether involvement in the procurement exercise is just for tenants directly affected or other tenants that are not affected? IJ explained that discussions are not just about building new homes, it is about the construction programme and improvements for the whole estate</p> | |

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| | <p>therefore we wouldn't want to stop anyone from having a say.</p> <p>One resident noted that they would like to speak to people that live near the new builds rather than just people that live in the new builds. RM – dictated by people's availability but confirmed the council would aim to involve different people in different situations.</p> | |
| 7. Strengthening Yorke Drive panel | Covered above – training for involvement in partner procurement, design brief involvement and increased recruitment. | |
| 8. Any other business | <p>A tenant queried whether the outline planning permission will go back to town council. KW confirmed that the decision taken by planning committee already included consultation with the Town Council.</p> <p>A resident asked if there was a start date for the project. RM – There is no finite date yet but there is a time line. KW reiterated that the timeline is not far from time frame previously shared with residents.</p> <p>KW – Queried the timeline for publication of the next YD newsletter. CC- confirmed that the next edition of the newsletter would be published by end of august and noted some items from the panel to include.</p> <p>Cllr Brown – mentioned a bus survey currently being undertaken by Notts County Council. The officers present were not aware of the survey so CC to pick up with NCC.</p> | <p>CC</p> <p>CC to contact Notts CC</p> |
| 9. Dates of future meetings | <p>It was proposed that the Panel meets every three months with a mix of morning, afternoon and evening meetings around school pick up/ drop off times.</p> <p>New membership will be encouraged including with JM helping with door knocking/flyers etc Cllr Brown – reiterated the need to strengthen the Panel with people who are likely to come not just in numbers.</p> <p>The commitment to enhance Social media presence and a Specific email for Yorke Drive to be advertised in the next edition of the newsletter.</p> | |