

EDMUND PARK SITE NEWS – MARCH 2022

(To contact us please email: edmund.park.frome@outlook.com)

Any and all feedback is welcome.

HANDOVER OF THE ESTATE & DEALING WITH SNAGS

Persimmon will soon be handing over the maintenance of the state to Remus who I emailed in early February as follows

'We're being told now by on-site Persimmon that they anticipate handing over the estate to Remus mid to late February (literally, just weeks away). Whilst we have an overview of the process, homeowners are keen to know what to anticipate and prepare for. Can you share any details/timing please of the sequence of events to reach the point at which homeowners will be running the management company? Any information will be very welcome at this time as many of us are feeling rather ignorant instead of being well prepared for what is to come.'

I awaited a response (see a bit further down).

At the end of January one of our residents had emailed Carlo Yates (our Persimmon on-site contact) regarding ongoing awareness and correction of snags primarily associated with potholes, blocked drains and block paving. Carlo replied to say that he had held a review with Tithegrove who will be completing any defects and ensuring the outlets, levels are as they should be over the coming weeks. I'm sure we've all witnessed the work that has been going on during recent weeks.

Later in February, having witnessed some of the work being done close to our house I emailed Carlo and Lee Brittan (Persimmon Customer Care Manager) with a heading 'Feeling let down ..'

I shared the following:

'Seriously, we are increasingly feeling let down. Having been pleased to see snags being worked on there's been some comments about the end result being disappointing. The road crossing at the junction of Rosemary Way and Bluebell Road has just been worked on so I thought I'd take a look this morning and comment on that – please see the attached picture. The quality of the finish is poor due to gaps being left unfilled, chipped blocks being re-used and blocks of a different colour and finish being used and also not fully levelled. In addition there are residues left over a significant area of tarmac which I really hope the rain will clear. The people doing this latest work just don't seem to be up to it and, based on the above example, we cannot understand why they're not being taken to task. I genuinely worry that I can honestly see us getting to the point where we end up making a new list of snags instead of ticking off the previous ones. Please, please, will you look into this for us?'

I was really pleased to have the following response from Lee:

'Please be assured that we share your frustrations. Carlo is working hard with our sub contractor to get all defects rectified to a satisfactory standard and all other matters concluded in order to get handover finalised. Attempted repairs like those shown in your images are not acceptable and will be addressed.

I must politely set your expectations however and make clear that some areas of Edmund Park have been occupied for some years and will not be returned to an 'as new' condition. Defects and damage will be identified and repaired to a serviceable condition whereby both Persimmon Charles Church and Remus are satisfied. Please keep in touch.'

I responded with:

'Many thanks Lee - much appreciated. I certainly don't envy the challenges that you and Carlo must be dealing with to bring things to a conclusion and what you say is reassuring. I fully accept your advice regarding our expectations, and I'll share it in our Site News so that the message is clear.'

Whilst awaiting a response from Remus (see further above), I was really pleased to receive the following:

'I have been passed your email from Gary as I will be the property manager for the estate. I was looking to introduce myself and possibly arrange a site meeting with you to walk around the site and identify any outstanding issue and have a chat about the site. If you could let me know any dates/times that would suit you to meet that would be greatly appreciated. If you have any queries in this regard please do not hesitate to contact me.

Kind regards, Liam Button MIRPM, Property Manager, Remus Management Limited'
















So we finally know who our Remus contact is regarding their taking over the maintenance of the site. I replied very positively and gave the URL to the website where I try to give a good overview of the estate as a whole. I really look forward to walking around and chatting with Liam.



Finally, and I mean finally, I've received the plan from Persimmon for the whole site and loaded it onto our website:

<https://www.edmundparkfrome.com/boundaries>

Zoom in for the detail, and you'll be able to see the following:

KEY	
	Site Boundary
	Conveyed plot areas to private dwellings
	Highway to be maintained by Management Company
	Area of Public Open Space to be maintained by Management Company
	Shared Access
	Drainage Easement
	Underground Cable Easement
	Road to be Allocated to residents of Southfield Farm
	Adopted highway
	Substation
	ENC & SSE 24 hr access & SSE cable easement
	ENC & SSE 24 hr access & ENC & SSE cable easement
	ENC & SSE 24 hr Access & ENC cable easement
V	Visitors Spaces
	Bin store area maintained by Management Company with Shared Access
	Bin store area to be shared by Plot 21 & 22

TRAVEL PLAN (see www.edmundparkfrome.com/travel-plan)

Last month I babbled on a bit to give some background but ended with 'So, I wait in eager anticipation ...'

Alan Muir (our new Principal Travel Plan Officer) had replied to my query, back on 21st January, saying:

'Once I have done so and engaged with Jubb and/or Persimmon I will provide an update regarding Travel Plan obligations.'

So, a month later and having heard nothing, I chased him only to receive:

'Thank you for your email. Please note that I am currently unavailable due to assisting with a planning inquiry. If the query is urgent, please contact us on 01823 359540 or email TravelPlanTeam@somerset.gov.uk which will be monitored.'

So, I immediately emailed the Travel Plan Team, and received the following from Alan Muir:

'I have no further update as of yet. Please be assured that we are looking into this matter and will then contact the relevant parties. As soon as I do have any further information I will be in touch.'

So, again, I wait in eager anticipation ...



However, following last month's Site News, one of our Frome councillors (Steve Tanner) shared it with other councillors commenting on residents being let down and asking what can be done about this travel plan?

Following a good exchange of emails between councillors, I was asked if I would send Martin Dimmery (County Councillor overseeing Frome East Ward) a letter that he could pass on and hopefully get some action. I wrote a summary of the history so far, which was described by one reader as 'it makes quite uncomfortable reading' and this reached Martin on 20th February. It was interesting to read the following comment during the email exchanges

'... matters (notably planning and highways) that fall under the remit of both councils can be easily batted between the two with the result that nothing gets done. If there is a positive outcome to Single Unitary it ought to be that all these concerns should be dealt with under one roof.'

..... so I'm not surprised that resolving our travel Plan problem is a struggle.

SCHOOL

As much as we'd love to hear of progress, I'm afraid I'm not aware of any news.

I'm just continuing the wait



PEDESTRIAN BRIDGE OVER THE RIVER

Following last month's final comment that this project is still very much in the planning stage, I have no news.

BINS ON THE ESTATE

Following my response to Chris Stringer (Frome Town Council Environment Manager) on the subject of litter bins and dog poo bins on the estate, I'm awaiting his response.

LOOKING AHEAD

I guess many of us are on pins and needles regarding Persimmon handing over the estate, so that's very much my primary focus at present. Liaison with Remus is key, so I really want to meet with Liam Button and won't hesitate to share whatever I learn – and share it as soon as I know it!

Best regards

John Corfield

(Note: all Newsletters and Site News are available on www.edmundparkfrome.com)