



# Edmund Park Newsletter May 2021

A very quiet Warminster Road (taken during 1<sup>st</sup> Lockdown)

## Crossing the Warminster road near ASDA

Rich Ackroyd our local Frome Town Councillor is enquiring whether pedestrians and cyclists have had or are experiencing any problems trying to cross the road near ASDA. The Warminster Rd is one of the worst places in Frome for speeding and FTC have just got funding to carry out an LCWIP - Local Cycling, Walking, Infrastructure Plan, so they can make sure that the Asda roundabout is identified as a problem. This is clearly also identified in the Common Place mapping "Walk Ride Frome" data. Although this is a (Somerset) County Highways problem Rich thinks that there definitely is a need for some sort of speed control and pedestrian crossing at the least. It's also likely to eventually be the route of the NCN24 out of Frome to Longleat so it's important to raise the issue and put plans in place.

Rich is getting the ball rolling by contacting local County/District Cllrs and will also ask about it at the next FTC public meeting. He already has Martin Dimery, Somerset County Councillor on board, who is taking it forward with a view to seeing what can be done.

If you have experienced any problems and have any ideas as to how this might be improved please get in touch with Rich at [rackroyd@frometowncouncil.gov.uk](mailto:rackroyd@frometowncouncil.gov.uk)

## Where am I?



A different way of looking at Frome

Answer on last page.

## The Mayor's Civic Award



Terri & Mayor Anita Collier



Terri's Award

Congratulations to Edmund Park resident Terri Pitts for being one of this year's recipients of this award. The award is very special as only 4 people get chosen each year for charitable deeds to Frome.

"I am deeply honoured that the Mayor Anita Collier chose me for this award. The Community Fridge is well used in Frome and it's lovely to get some positive feedback from the project. People have been using us now more than ever during the pandemic, with people on furlough, being made redundant and also those who are out for their daily exercise. It's lovely to know that the Community fridge helps everyone in our community regardless of income or social status." said Terri.

Terri coordinates the Frome Community Fridge and Larder, working with Frome Town Council and Edventure Frome to keep this community project running. She also helps Hubbub to help other community fridges start-up and to guide them through the process.

Frome community fridge has Terri, working with volunteers to collect donations and to maintain the cleanliness of the fridge. Working with food charities such as Fair Share, Neighbourly and Foodiverse to get allocated donations

Terri also volunteers for Neighbourhood Chaplains for Edmund Park, helping to build a community on the new build estate and, if that isn't enough with a family to care for too, she is a school dinner lady at Hayesdown first school, and enjoys volunteering her time listening to the children read.

## Frome Radio



Frome FM is looking for volunteers to help produce its 24/7 radio service. Live and recorded programmes are made with many groups in the town and there's an opportunity to make your own show from home. Full training, mentoring and

support is given. For more information <http://frome.fm/get-involved/>

## Monthly gardening tips

It's official this is SPRING. Unfortunately, the weather has been a bit all over the place. After a long, very wet winter Spring has been dry, mostly cold with frosts and snow. Early flowering trees and shrubs may suffer but on the whole, if you keep your seedlings indoors and hold back sowing in the garden until we can be sure that the cold snap has passed we are good to go!



*Runner beans. Dead easy to grow*

*Peas in a pot? Yes you can.*

*Just keep them well watered*



What to do. Now is a great time to plant beans, peas, carrots, and any other veggies you are keen on. If you don't want your garden to become a vegetable patch you can plant all these in pots. Deep pots work well, they hold the moisture better. Put in some stakes for peas and beans to grow up. They flower, look really pretty, and are really easy to grow and you can eat them too.

*Marigolds are annuals. You can sprinkle the leaves in salads*

It's time to think about annuals. These are plants that you grow from seed and they flower in the same year. Great for cutting and fun for children. Some to consider: poppies, cornflower, nasturtiums (did you know that you can eat every bit of this flower? They taste quite peppery and you can add leaves and flowers to salads. Seeds are like capers). Sunflowers! Kids love them and so do we. They are easy to grow, but



watch out for snails and slugs as they love to chomp at the new growth. If you leave the flower heads to go to seed in Autumn, birds will feast on them over winter. Win-win. Remember to feed and water house plants more regularly. Long days and warmer weather kick-start them into growing.

Now is the best time to repair damaged lawns. If yours is anything like ours the wet, cold winter took its toll. Take a fork and dig into compacted soil then sprinkle over a mix of sharp, horticultural sand, compost, and grass seed. Gently firm it down and make sure it doesn't dry out. You should see new growth in around 14 days. If not, try again!

If you have any questions, post them to Liz and I will answer them in the next newsletter.

Lynn

[Instagram](#)

[Pinterest](#)

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Thanks for this Lynn. I just want to add that our grass has been decimated this spring by leather jackets. These are the grubs of daddy long legs and have munched away at the grass roots. Nematodes seem to be the only answer and we watered 50 million (yes you did read that correctly. They are microscopic) on to our grass last night and now have to wait. Little blighters!

## Dogs



While I'm sure we all love our pooches there are some times when they might come on a bit too strong for others. I've been asked to bring this to other dog owners' attention.

Speaking personally I'm not a "dog" sort of person and I do find it unnerving when a dog comes bounding over to me "only wanting to be friendly". Thanks but no thanks.



## Frogs and toads

I'm sure a lot of you are used to seeing small toads on the roads and pavements around about this time of year. Apparently toads migrate to their ancestral pond each year and even if something has been built in their way they will carry on regardless. In this case it's our estate. One of our residents, Colin Sampson has managed to get the road leading into the estate registered as a crossing point for toads so look out for dropped kerbs and some signage. In the meantime keep on collecting those you see and put them into the nature reserve - being careful not to endanger yourself. Colin will be organising a proper 'Toad Team' ready for next year's migration. Contact him at [sampson2209@gmail.com](mailto:sampson2209@gmail.com)

## Wylve Valley Art Trail

Things are very slowly getting back to normal and one of the signs is that the Wylve Valley Art Trail will be open between 1<sup>st</sup> and 9<sup>th</sup> of May. The trail is a 9 day festival of visual art and craft in south Wiltshire. There are a number of venues close to Frome and none are further than 20 miles away. Our resident artist Lynn Keddie is exhibiting in Fonhill Gifford and looks forward to seeing you there when she will be painting and keen to answer your questions.



## What a cracking idea!



Fresh free range eggs come to Edmund Park. Georgie, number 3 Blackberry Road has set up a little stall selling eggs from her brother's hens. The miles travelled is negligible as they're reared on land on the way to Warminster – just beyond Friggle Street. Predominantly chicken but quail and duck are also available sometimes. Georgie says the birds are well

loved, well talked to and can be better fed than her sometimes. She's rigged up an ingenious way for eggs to be purchased and I hope it's an idea that will take flight. Sorry!

## May Elections

Because of the government's public consultation into changing the way local councils in Somerset work then Somerset County Council elections have been deferred. On 6<sup>th</sup> May elections will take place for the Avon & Somerset Police and Crime Commissioner and there may be some by-elections. Make sure you're eligible to vote. Contact Mendip District Council if you need to register. <https://www.mendip.gov.uk/article/7117/Register-to-Vote>

## Cat neutering and micro chipping

Compulsory microchipping for cats could be introduced later this year. If you think you might struggle to afford this then there is a scheme whereby costs may be paid. The cat/kitten would need to be registered by 31<sup>st</sup> May to be neutered and microchipping at this time will also be available free of charge. For more information go to <https://www.rspca.org.uk/local/wiltshire-mid-branch/latest>

## Rubbish

Well for a change I haven't got much to say about this but I wanted to thank the children on Rosemary Way who have taken on the task of litter picking during lockdown – and hopefully will continue. They have collected rubbish from the streets near them, the road down to ASDA and the nature reserve. Well done and thank you.

## Site News

### MANAGEMENT COMPANY? RESIDENTS ASSOCIATION? BOTH?

#### Management Company

Everyone who owns a property within our estate is automatically a Member of the 'ST EDMUNDS (FROME) MANAGEMENT COMPANY LIMITED' (company number 10598162). The primary objective of this company is to own and look after every part of the estate that doesn't belong to any individual (ie isn't within a person's property boundary). The company must '*repair, maintain, improve, develop, alter, issue and provide services for what it owns and collect rents, fees, and other income and pay all outgoings*'. In other words, every one of us property owners is responsible for our estate in terms of how it looks and how it survives and we have to pay the costs for this. Some Members are expected to become a Director of the company and oversee what it does (or doesn't!). Fortunately, the Members (can) control the Directors.

The Management Company will manage and will delegate the actual maintenance of the site to a services company – currently Remus is in the wings waiting to play this part. I say ‘in the wings’ because this whole setup is dormant until Persimmon hand over the ownership of the estate to the Management Company. We believe the handover of Phase 1 will be about the middle of this year. We should all have received Remus’ estimate of the initial service charge when we moved in; this shows the scope of their activities, and really highlights what we’ll be paying for; the one we received is as follows:

<b>Estimated Estate Service Charge Budget in respect of Wallbridge Frome</b>	
	<b>£</b>
Landscape Maintenance	20,000.00
SUDS Maintenance (Detention Basins)	3,000.00
Public Liability Insurance	750.00
Electricity (Street Lighting)	5,000.00
Provision for Repairs	4,000.00
Play Area & Equipment Inspection & Repairs	4,000.00
Estate Cleaning	2,000.00
Statutory Health & Safety Risk Assessment (Estate)	2,484.00
Management Company Costs	800.00
<b>Note 1</b> Directors & Officers Liability Insurance	Nil
Bank Charges	900.00
Accountancy	4,478.00
Managing Agent Fees	32,400.00
<b>Total</b>	<b>79,812.00</b>
<b>Transfer to Reserve Funds</b>	
Future Resurfacing to Unadopted Estate Roads	4,000.00
Future Replacement of the Play Equipment	1,000.00
<b>Total</b>	<b>5,000.00</b>
	<b>84,812.00</b>
<b>Amount per Property (÷ 450)</b>	<b>£188.47</b>
<b>Note 1</b> Directors & Officers Liability Insurance will be put in place when resident Directors are appointed to the Management Company Board.	

A good description I’ve found, which lends itself to us at Edmund Park, is that a Management Company is a ‘closed shop’ focussed on the physical wellbeing of the estate for the benefit of the estate residents.

### **Residents’ Association**

Residents’ Associations, usually, are community groups made up of local people acting in a voluntary capacity to promote and defend the interests of residents in their area. Residents Associations typically hold regular meetings open to all members in their area but conduct their business through a smaller committee. The strength of any Residents Association lies in the involvement of local people in the activities of the group. A Residents Association is an ‘open shop’ with membership limited only by its constitution and its scope is relatively unlimited – it simply depends on what the members want to do. One of the main advantages is that it’s open to all residents (eg those in rented properties) and not just the homeowners.

Issues that such a group might be interested in, include for example the proposed bridge across the river to the station or a bridge to access to the Feltham meadow. The association could then act as a voice for the residents in any such matters which would impact or benefit the residents.

### **Both?**

There are undoubtedly situations where the two are much the same but, for us, I feel there would be significant differences. Each could complement the other such that the benefit to us on the estate would be broadened significantly. Of course, the ultimate question has to be “Would anyone like to have a go at setting up a Residents Association? Hmmm – now there’s a question! Read on.....

### **POS (Public Open Space)**

We have a fair amount of ‘Public Open Space’ within our estate for which we (the Management Company) will be responsible, as I understand it. There are three main areas, shaded green in this plan....

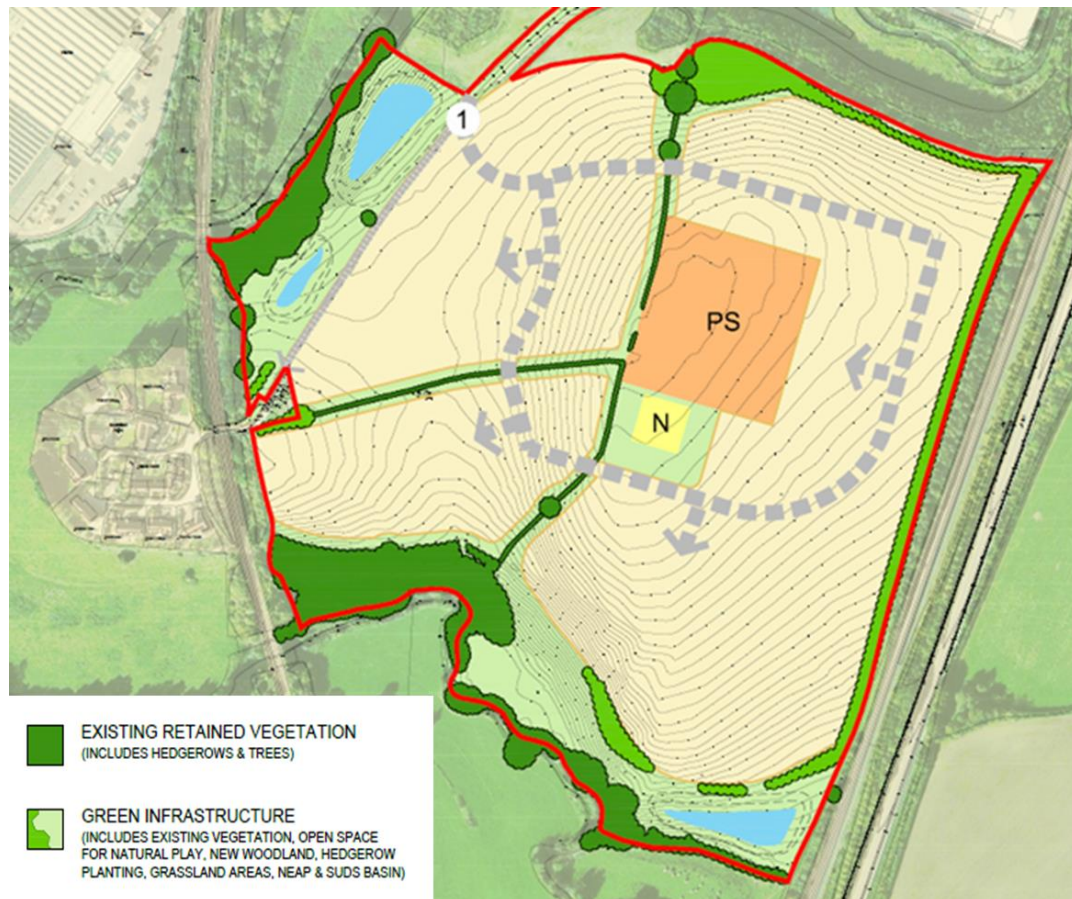


To get this into perspective I'll use the areas as given in the original planning application....

The estate in total is 20.65 hectares with the housing taking 12.9 and the school site 1.2. This leaves the POS covering 6.55 hectares, which is close to a third of the site! Another way to judge the POS is that it's the area of nine average football pitches. Of course, the land is far from flat and level so we couldn't use it for football, but it can make you think about how we could use it.



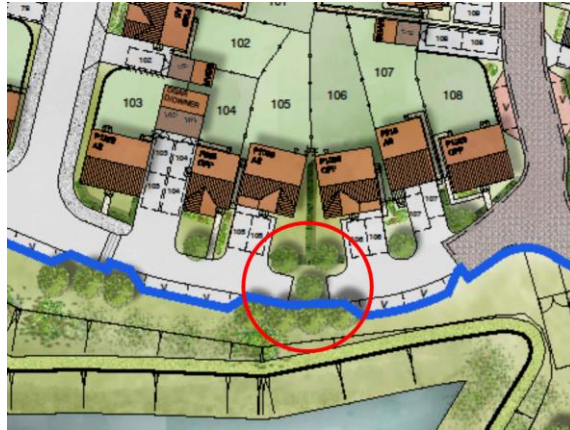
On the original planning application, see below, it describes part of the POS as '*Existing Retained Vegetation (Includes Hedgerows & Trees)*' and part as '*Green Infrastructure (Includes Existing Vegetation, Open Space for Natural Play, New Woodland, Hedgerow Planting, Grassland Areas, Neap & Suds Basin)*'.



We know that a significant part of the POS doesn't lend itself to being used for anything much due to its gradient and the trees and the need to protect natural habitats, but seeing '*open space for natural play, etc*' does get you thinking about how we could make use of it for our community. Hmmm – now there's a question!

### COMPLIANCE ISSUES

We currently have two prime examples of compliance problems. The various maps/layouts that we have clearly show trees in many places amongst the buildings yet many have not been planted and there's no sign/indication that they will be. One example is where Lily Road joins Lichen Road, at the very bottom of the estate, adjacent to the water drainage basin. The two roads are joined ('end to end'), thereby giving a continuous stretch of tarmac, yet the maps show a gap between the roads with several trees planted there so that traffic cannot pass – making it a safer area for pedestrians, especially children out playing.



The other example is one of the junctions between Rosemary Way and Lichen Road which is currently being prepared for block paving (as are many of the estate junctions) and where the maps show three trees at the roadside. The people now working there will only install the paving and know nothing of the trees; so trees will not be planted there without breaking up a good part of the new blockwork? If the trees are not planted it will not be compliant with what the homeowners were told when purchasing their houses and some have shared that they will be very disappointed.



The main problem, exemplified by these two compliance problems, is not knowing exactly which plans can be used as a reference so as to challenge and make our case with confidence. On the Mendip Planning website database there are 21 Approved Planning Applications covering our estate, which together list over 500 documents. Within these documents there are approximately 600 drawings and a good bit of dredging is needed to identify many of them and their exact application. I mention this only to put the following in perspective (although it does strengthen my anorak status!!).

Mendip Planning identified 4 Planning Applications and 4 drawings as Planning Layouts to focus on for compliance. However, the versions of the drawings were not clarified and a dredge through the Planning Applications found 10 versions of them leaving the question 'Which version applies?' I emailed Mendip Planning but received the following (somewhat understandable) reply:

*'I am really sorry I cannot answer your email on this issue, I only work 3 days a week and I'm behind on my planning applications at the moment, which take priority. If you do consider that Persimmon*

*are not building as per the plans, please refer to my colleagues in Planning Enforcement- see link to our website - <https://www.mendip.gov.uk/planningenforcement>*

At least this gives us a route to take if we decide that, pending Persimmon's departure, they haven't complied with planning agreements.

I've also contacted Persimmon Customer Services to get their agreement on the plans we can use and to ask them to explain the strategy regarding the trees (and planting in general). Although I spoke to a Customer Care person on Monday, my request didn't seem to get passed on, but I tried again today (Thursday) and spoke with the Customer Care Co-ordinator Wessex who will be looking into it ("answer maybe this week or possibly next").

### **WHEN WILL WE OWN OUR ESTATE?**

Looking ahead to when we (property owners) are handed the management of the estate, I emailed the Southern Regional Manager of Remus to ask about the sequence of events prior to, during and after the handover of the estate ownership. I particularly asked him to clarify the organisation and interaction regarding the Estate Management Company, ie the residents being in charge of the estate business, and Remus, being responsible for the maintenance of the estate.

His reply was as follows:

*Thank you for your email. It is completely understandable that residents will want to understand in more detail about what happens prior to, during and post-handover of a new build development.*

*Full handover of the Management Company will take place once the construction has been completed and once all snagging has been identified and completed. Remus will confirm this and after this Persimmon will transfer all land to the management company and be ready to withdraw from the site. Before they completely do this and at the point that we are happy snagging has been completed, we will call a meeting in which to appoint new resident Directors. Once we have this completed and paperwork for Companies House ready the Persimmon Directors will resign and the appointment of resident Directors will be notified and registered with Companies House.*

*Before the above is ready to happen there will of course be phased handovers of the development. In this instance it will still be Persimmon who are in control, however the handed over areas will now be considered managed land and Remus will arrange the maintenance and management of this. Service charges will then become payable at this point and Remus will arrange all of this. Only once all phases have been handed over for management will the final transfer into resident ownership take place.*

*In terms of Management Company organisation and interaction, the Management Company (St Edmunds (Frome) Mgmt Co Ltd) has been formed by the Developer to undertake the management of the development. Currently the Directors of the company are Persimmon senior employees. All owners of properties on the development are Members of the Management Company. Remus have been appointed by the Management Company to undertake the management of the development. At the point of transfer to the residents some residents will become Directors and Persimmon employees will resign and take no further part in the management and direction of the Management Company. As Remus are appointed by the Management Company we will remain in place upon transfer to the*

*residents but all interaction would then be with resident Directors rather than Persimmon Directors.*

*I hope that the above is of assistance. Please let me know if there is anything that is unclear and that I can help with or if you have further questions/queries.*

This confirms our broad, general understanding and that Remus will oversee the Management Company transition from Persimmon to Property Owners. It's interesting and useful to read that Persimmon will hand over the estate management to Remus Phase by Phase, but *'Only once all phases have been handed over for management will the final transfer into resident ownership take place.'*

Our primary goal is to have a 'no surprises' regime so I really hope we are gradually achieving that.

Still plodding along .....

John Corfield 😊

### PERSIMMON CUSTOMER CARE

For those of you who have asked the Customer Care link is:

[claire.young@persimmonhomes.com](mailto:claire.young@persimmonhomes.com)



This is 25 Market Place where John Webb Singer first set up his business in 1851. Singers became a well established foundry and produced some of the most iconic public statues including Justice on the Old Bailey and Boudica on the Thames Embankment.

The entrance to Eyetech opticians is through a door on the left. Matthew Paul Interiors is the shop to the right.

**Email:** [edmund.park.frome@outlook.com](mailto:edmund.park.frome@outlook.com)

**Website:** [www.edmundparkfrome.com](http://www.edmundparkfrome.com)

**Deadline for June's issue: 22<sup>nd</sup> May 2021**



## Supplement

One of our neighbours, Rachel Brown, has been fortunate enough to secure a place with The Project Trust to volunteer overseas in Chile during her Gap Year from September 2021 until July 2022. For almost 50 years Project Trust has organised long-term, ethical and responsible voluntary placements for school leavers and was the first charity to specialise in organising Gap Year placements. Since 1967 over 8,000 young people have volunteered in more than 67 different countries.

Rachel will live with a family and will be teaching science at the local school. She has to raise £7,000 to be able to participate and has already raised £3,000 by working in a local care home. Project Trust is a Scottish charity and she is taking part in the Virtual Kiltwalk on Saturday 24<sup>th</sup> April by walking up and down Cleyhill 100 times with her dog. If you would like to help Rachel reach her target please check out her Just Giving page at <https://virtual.thekiltwalk.co.uk/fundraising/ScotlandsVirtualKiltwalk2021-RachelElizabethBrown> or make a BACS payment. Sort code 83 07 06, Account Number 16821481, Reference 23948955

## Where was I?

