

EDMUND PARK SITE NEWS – SEPT 2022

(To contact us please email: edmund.park.frome@outlook.com - any and all feedback is welcome.)

HANDOVER OF THE ESTATE

The ongoing reminder:

If you have any questions/issues regarding your house and what lies within your boundary you should contact Persimmon or NHBC; if anything relates to the open spaces, street lighting, play area or the estate roads, contact Remus using salisbury.admin@remus.co.uk. Remus will action these items appropriately and are still looking to put everything back to Persimmon that is their responsibility to resolve.

Estate maintenance charges

When we received the emails from Remus regarding the estate charges for this year the figures weren't at all clear. Having worked things out for our situation I sent out the following:

Within our purchase documents we received the original (2017) detailed Remus Estimated Estate Service Charge Budget. This showed an annual figure of £84,812 for the estate which equalled £188.47 for each of the 450 properties.

We completed our house purchase on 31st May 2018 which gave us 214 days of occupation in that year. The Completion Statement from our conveyancers showed an inclusion of £110.50 for the estate rent charge which was the correct proportion of the £188.47 annual charge for our 214 days of occupation. ($214 \div 365 \times 188.47 = 110.5$)

Remus has now sent us their 'Statement of Anticipated Service Charge Expenditure' for 2022 which is £84,788, or £188.42 per property (which, by the way, couldn't be much closer to their original 2017 estimate).

The estate maintenance contract was given to Remus by Persimmon on 7th April, which makes them responsible for the remaining 269 days of this year. Therefore, the estate charge for this year is £138.86 for the 269 days of their responsibility. ($269 \div 365 \times 188.42 = 138.86$)

So, we handed over £110.50 when we bought our house and we're now being charged £138.86 for this year. This leaves a difference of £28.36 which is exactly what Remus is asking us to pay.

For us, the sums work out.

Liam Button, of Remus, was contacted by a few residents and copied his reply to me. He wrote:

I have had a few queries similar to yours below, so I have done a bit of digging and our new business team, who deal with completion monies, have informed me that Persimmon haven't sent all of the completion monies for all properties over to us. Only a few properties have had their completion monies sent to us. Lynn in our new business team has chased Persimmon and is expecting the remainder of properties' completion monies to be with us shortly. Once we have received these they will be credited onto your account.

Drains

One of the residents copied me in on an email to Remus and wrote:

I have noticed over the last week some feverish attention to the drains around Lichen and Bluebell and guessed an inspection was due. I believe part of that took place today as two contractors were lifting manhole covers and a man with a high viz marked 'Water' was looking down making notes.

As I was driving off they were outside of my home and I asked if ours had 'passed'. The Water employee told me none had as the metal that the covers sit in (a jacket?) are all 100mm depth when that specified is 150mm. He added that all will have to be extracted and replaced with the correct size. It would appear that another cost saving measure by Persimmon has been highlighted. (I don't know and didn't ask if this is phase 1, 2 or estate wide).

It does mean that all fairly newly surfaced roads will be blighted with numerous patches and residents will have to endure weeks and weeks of noise, dust, dirt and traffic disruption.

Liam Button, of Remus, commented as follows:

It is very interesting to read the account from the water board. It doesn't sound like Persimmon have fulfilled their S.104 obligations in regards to the drainage/sewerage on the estate. The water board will be very strict with Persimmon and will ensure that everything is as it should be before accepting handover of this, unfortunately I am not privy to the conversations between Persimmon and the water board so I am not sure as to how this will progress.

I am also not sure if this will mean that Persimmon will have to carry out any infrastructure works, but if they do, I am sure they will advise all residents affected of this. If I hear anything I will be sure to let you know, if you have any further queries in this regard, please do let me know.

Grass

Liz and I walked around the estate to see if the grass is being cut on all the POS (Public Open Space) areas. As far as we could see, it's being cut on all areas apart from the small one outside our house 😊
Please let us know if there are other areas and we'll tell Remus.

Pathway cracks

Whilst walking around we noticed significant cracking on the Cycle Path in the Reedmace Road area.



It would seem that the dry spell has caused the land under and beside the pathway to shrink such that the pathway is not supported well enough. We'll report this to Remus and if you know of other cracked pathways please let us know and we'll add them in.

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

































































Having chased our Travel Plan Officer (TPO - Alan Muir of SCC) several times I was pleased to receive the following:

The measures you allude to from the Travel Plan are consolidated within the action plan, which as part of our current monitoring processes, the action plan measures are put on iOnTRAVEL by the Agent. For ease I have included extracts of the completed actions below as highlighted in green, with those not in green, and therefore outstanding, shown in the attached with notes to provide an overview of where we are with these matters.

Bearing in mind timescales and the upcoming surveys and related initiatives in September, I will be intending to review progress in October to inform any further steps required. I would like to thank you for your time to date assisting with matters and I wish to re-iterate that we are monitoring this site closely given the delays in fulfilling the proposed measures.

The tabulations (from the iOnTRAVEL application) were not clear to read but I include them below in case you can see enough to finally feel that the Travel Plan has not 'fallen down a crack'.

	On-site route signage	P1 - Persimmon Homes	01/01/2016	One Off	n/a	n/a	Developer				0 User Docs
	New bus shelter	P1 - Persimmon Homes	01/01/2021	One Off	n/a	n/a	Developer				0 User Docs
	Provide further detail about cycle parking on-site	P1 - Persimmon Homes	01/01/2021	On Going	n/a	n/a	Developer				0 User Docs
	Travel plan coordinator	P1 - Persimmon Homes	06/01/2020	One Off	n/a	n/a	Developer				0 User Docs
	Cycle parking - residential	P1 - Persimmon Homes	01/01/2021	One Off	0	450	Developer				0 User Docs
	Motorcycle parking spaces - uncovered (marked and signed)	P1 - Persimmon Homes	01/01/2016	On Going	0	450	Developer				0 User Docs
	Extra bus stop location	P1 - Persimmon Homes	01/01/2021	One Off	n/a	n/a	Developer				0 User Docs
	Smarter Travel Information Pack (Residential)	P1 - Persimmon Homes	01/01/2021	One Off	n/a	n/a	Travel Plan Coordinator				0 User Docs
	Green travel vouchers	P1 - Persimmon Homes	01/01/2021	One Off	n/a	n/a	Travel Plan Coordinator				0 User Docs
	Site-specific travel information leaflet	General	01/01/2019	One Off	n/a	n/a	Travel Plan Coordinator				0 User Docs
	Provide further detail about motorcycle parking	P1 - Persimmon Homes	01/01/2021	On Going	n/a	n/a	Developer				0 User Docs
	Electric car charging points	P1 - Persimmon Homes	01/01/2021	One Off	0	0	Developer				0 User Docs
	Provide further detail about cycle parking on-site	P1 - Persimmon Homes	01/01/2021	On Going	n/a	n/a	Developer				0 User Docs
	On-site walking routes	P1 - Persimmon Homes	01/01/2016	One Off	n/a	n/a	Developer				0 User Docs
	Dedicated on-site cycle routes	P1 - Persimmon Homes	01/01/2016	One Off	n/a	n/a	Developer				0 User Docs

CURRENTLY SORTING BY STATUS, ASCENDING										
Click to Confirm Below	Action	Phase	Date of Implementation	Implementation Type	Provision		Contact	Status		Notes
					Existing	To Be Implemented				
 	Repair & Site servicing	P 1 - Persimmon Homes	01/01/2021	Repeating every 6 months	n/a	n/a	Travel Plan Coordinator			To be in place at end of September 2022 as per email to Agent on 2/8/22.
 	Provide updated travel plan for income and approval	P 1 - Persimmon Homes	01/01/2021	One Off	n/a	n/a	Travel Plan Coordinator			As part of ongoing monitoring to support submission for notice of completion at end of five years
 	Internal sustainability/travel information board	P 1 - Persimmon Homes	01/01/2017	One Off	0	0	Developer			To be in place w/c August 2022
 	Travel Ruckly Scheme	P 1 - Persimmon Homes	01/01/2021	One Off	n/a	n/a	Travel Plan Coordinator			Will be set up as part of baseline survey and in place for October 2022 as per email to Agent on 2/8/22.
 	Provide updated travel information for review and approval	P 1 - Persimmon Homes	01/01/2021	Repeating every 12 months	n/a	n/a	Travel Plan Coordinator			As part of annual monitoring following surveys
 	Enter Milestone Date for Construction	P 1 - Persimmon Homes	01/01/2016	One Off	n/a	n/a	Travel Plan Coordinator			Updated to January 2017
 	Enter Milestone Date for First Occupation	P 1 - Persimmon Homes	01/01/2019	One Off	n/a	n/a	Travel Plan Coordinator			August 2017
 	Enter Milestone Date for First First Occupation	P 1 - Persimmon Homes	01/01/2021	One Off	n/a	n/a	Travel Plan Coordinator			April/May 2022
 	Enter Milestone Date for Mid-way Occupation	P 1 - Persimmon Homes	01/01/2020	One Off	n/a	n/a	Travel Plan Coordinator			50% estimated Oct 2020 and 80% Oct 2021
 	Provide subsidiary travel plan	P 1 - Persimmon Homes	01/01/2021	On Going	n/a	n/a	Travel Plan Coordinator			To be provided after baseline surveys completed
 	Website information	General	01/01/2019	One Off	n/a	n/a	Travel Plan Coordinator			This was likely to be part of build out phasing that was not fulfilled. To refer to other website entry.
 	Extra bus stop location	P 1 - Persimmon Homes	01/01/2018	One Off	n/a	n/a	Developer			Contact will be made by Jubb with the local bus operator in August 2022 to see if this is viable.
 	Newsletters	General	01/01/2019	Repeating every 6 months	n/a	n/a	Travel Plan Coordinator			This action is not part of approved action plan and will be removed.
 	Website information	P 1 - Persimmon Homes	01/01/2021	On Going	n/a	n/a	Travel Plan Coordinator			Discussed with Persimmon to provide update by 12 th August.
 	Enter survey data - 1 Year (Residents travel to work)	P 1 - Persimmon Homes	01/01/2022	One Off	n/a	n/a	Travel Plan Coordinator			To be undertaken in September 2022
 	Discounted cycle purchasing scheme	P 1 - Persimmon Homes	01/01/2021	On Going	n/a	n/a	Travel Plan Coordinator			Relates to 'Investigation of discount at local bike shops' in action plan. Jubb to update on iOnTRAVEL.

I responded to Alan as follows:

Genuine thanks Alan.

What you have shared gives us a level of visibility that we've wanted from the very beginning - confirmation of the items being identified and progressed in a clear summary form. We accepted that the TPO and TPC are the fundamental players in the game but until your arrival we could elicit almost nothing

Whilst I can make out much of what is within the tabulations you emailed, they're pretty much unreadable when I add them into my Site News. Is it possible for me to have read access to our estate plan within iOnTRAVEL or perhaps to have sharper images? Read access would allow me to keep up with changes, rather than ask you each month, but I fully understand if this would not be acceptable.

Alan replied as follows:

Unfortunately I cannot allow public access to iOnTRAVEL as it is for Travel Plan Coordinators to use for their specific sites they are responsible for. I admit the print/reading quality is not the best as this was undertaken purely for demonstration purposes at this stage. As part of reviewing our

requirements, this is being looked into to ideally provide an easy to read document for users, agents, developers and ourselves.

The role of the instructed Travel Plan Coordinator is to liaise with residents as part of their duties. Of course we will continue to monitor the site as well, aided by the submission of annual reports by the TPC. I have also noted to review progress at the beginning of October this year.

It would perhaps makes sense to obtain updates from the TPC in the first instance and if you have significant issues that remain unaddressed, I am happy for travelplanteam@somerset.gov.uk to be copied in to flag up for our records.

Lastly I can advise that a website is now available www.edmundparktravelplan.com I will ask that progress updates are put on this as it provides a key point for residents to refer to.

SCHOOL

All that I have seen relates to the ongoing estimation of the number of school places needed and the associate discussions regarding what schools might be needed. I've not seen anything that suggests decisions are being made. If anyone knows more please do share it.

LITTER BINS & DOG POO BINS ON THE ESTATE

This seems to have completely fallen by the wayside but I'm not giving up. I noticed only yesterday when looking at some site plans that a litter bin and a dog poo bin were actually shown – worth chasing 😊

PEDESTRIAN BRIDGE OVER THE RIVER

I'm not aware of any further news.

SPEED CONTROL

Apologies if I've posted this before but it's a useful overview on this subject. The following was a response to a resident who contacted the Traffic Engineer (East Mendip) within SCC:

This estate is still currently unadopted and therefore not public highway maintainable by Somerset County Council.

When the estate was designed it would have been to a 'design speed' on the internal roads. These are usually designed to 20 mph and would be regarded as self-enforcing. This refers to the layout and traffic calming measures including bends, humps, raised tables etc. The use of on street parking is also an effective method of traffic calming by preventing vehicles from travelling too fast. When any new estate has a longer or wider, what we call a 'spine road' through the estate, they are usually designed to 30 mph. This design would have been approved by Mendip District Council before any of the properties were built.

With a series of Street lighting the speed limit is automatically 30 mph unless told otherwise. However, the Police will not be able to enforce anything if the road is not on the public highway.

It may be worth checking with the Developer whether, as part of their legal agreements, they may have been asked or are intending to put a speed limit in place as part of the planning approval from Mendip District Council.

Best regards to all

John Corfield

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