



## *Edmund Park Newsletter August 2021*

I've been doing some work at Frome Museum and I came across this advert in the Somerset Standard 1953. Can anyone remember these ugly pieces of furniture?

My laptop screen is 15 inches!

If this month's edition looks a bit lightweight it's because I have taken the decision not to continue with the newsletter in its current format. From now on there will just be site news and we will send out information about any changes that we have as and when we do.

I'd like to thank those of you who appeared in "Meet the neighbours", shared recipes, suggested cafes, wrote articles, recommended trades people, set up groups, shared photos, and gave us gardening tips.

I have put out 30 editions to date and am quite pleased to have had a take-up of approximately 25% of households. The aim was always to encourage a feeling of community on the estate. We still have no premises where we can meet collectively but this may change if or when the school gets built. I've had great fun compiling the newsletter and met some great people along the way. If anyone wants to take over the "chit-chat" side, because of General Data Protection Regulations, I can't pass on my distribution list to you. However if someone does come forward then I'm happy to email everyone on the list and ask if they want their details passed on.

### **Where am I?**



A different way of looking at Frome.

Answers on last page

## **Litter pick**

There will be a litter pick around the estate on **Saturday 14<sup>th</sup> August**. Meet at the front of ASDA at **10:30am**. Picking tools will be supplied by ASDA via Jackie Bryant, Community Champion, who will join us on the pick. If you do have your own please bring them and bring gloves.

## **Rubbish rota**

There are still only 3 of us on the rubbish rota. We take it in turns on a weekend to clear rubbish from the road leading up from ASDA and the lay by. If anyone wants to join us please let me know and I'll add you. The more people we have involved the less we have to do.

### **SITE NEWS**

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

## **SCHOOL**

The last update/info I received was Dec 2020 from Paul Wynne (FTC Town Clerk) and March of this year from Sarah Pickford (Berkley School Business Manager). We've heard that two academies have shown an interest in the Edmund Park site but heard nothing more. I emailed Paul Wynne this last week and he's replied to say *I'm afraid I haven't an update on the school situation. I haven't been involved in any discussions since last December*. I also read on Facebook of road closures related to *installing ducts across the road for the future school development and installing a pipe line for the same purpose*. If anyone knows more please do let us know so that we can share it.

## **ESTATE APPROACH ROAD FROM ASDA**

Having responded to a request from Persimmon/Tithegrove and sent around the questionnaire to help them prepare for the approach road one-night closure, we've been left feeling decidedly embarrassed due to the complete non-event. I emailed Tithegrove for an update and received the following:

*Unfortunately, at the moment I have no more news. The aim is to have another meeting with Persimmon on site next week to review the works area again and try to agree a way forward. I would say, the earliest date for any works would be W/c 16th August.*

So it's another 'watch this space'.

## **HANDOVER OF THE ESTATE**

Remus is the Managing Agent waiting in the wings to take on the estate maintenance once it's handed over to them. In response to a request to them for an update regarding the estate handover, I received the following:

*The word from Persimmon is that they expect this to be toward the end of August now, having experienced a few delays their end. However on a positive note this handover is planned to be for both phases rather than just phase 1 so the whole of the estate would be handed over.*

I replied last Friday asking .....

*1 There are 3 Phases to the estate so will the handover be just Phases 1 and 2 or all 3?*

*2 What is the process/timescale regarding fixing snags?*

*3 When might things start regarding handover to the Management Company (residents becoming directors etc)*

..... but have yet to receive a reply – we'll send it on to you without delay.

### **IDENTIFICATION OF ESTATE SNAGS (not property snags)**

One of our estate residents contacted me two weeks ago asking whether a list of snags for the EP estate is being compiled, either by Persimmon or by the residents, ready for the final inspection before the estate is handed over to us residents. I replied to say that I'm not aware of anyone compiling a list of snags and, having asked Remus about snags, they explained that as they take on each phase of the estate, maintenance issues can come to them provided they relate to the areas they maintain. Remus added that maintenance or defect issues relating to people's houses and non-managed areas would need to go to the Developer. If an issue with a managed area needs referring to the Developer, Remus will then do this.

I exchanged emails with the resident and agreed to meet up and discuss things such as:

- Capturing as many snags as possible from residents:
- Inspection & Sign Off Process:
- Timescale & Scope:
- Key Contacts:
- Managed Areas List:
- Site Snags Log:

We're aiming to meet during this last week of July.

### **CONVEYANCING PLANS**

Further to the above and directly related to identifying the estate's Managed Areas, it's vital to know where property boundaries lie. Whilst these can be established on the Land Registry website it costs a few pounds for each address so it's not a practical option to try and map the estate. Fortunately Persimmon produce Conveyancing Plans and I was able to obtain a copy for Phase 1 via Remus (Phase 2 and 3 plans not then being available). The two plans covering Phase 1 can be viewed on our website: <https://www.edmundparkfrome.com/boundaries>

I've recently contacted both Persimmon and Remus to obtain the plans for Phases 2 and 3 and I'm waiting patiently.

### **PEDESTRIAN BRIDGE OVER THE RIVER**

This was covered in some detail in Newsletter No.27 June 2021 but we have no information to share this time.

(Note: all Newsletters are available on [www.edmundparkfrome.com](http://www.edmundparkfrome.com) )

### **TRAVEL PLAN (see [www.edmundparkfrome.com/travel-plan](http://www.edmundparkfrome.com/travel-plan) )**

The major challenge continues to be attempting any degree of catch up on this largely forgotten item. I've exchanged a few emails with our Mendip Councillor, Shane Collins, and

shared the conciliatory responses I've had all the way through this saga to explain my frustration. Shane understands the situation well and has been trying to liaise with Mendip District Council Planning enforcement since early July to make something happen. I'm not surprised that his most recent update was simply 'No response from SCC'.

It's worth adding an extract from the Travel Plan (the fifth schedule within the S106 Agreement) for those who have not claimed the Travel Vouchers even if not the first owners of the property:

### **3. Travel Vouchers**

*3.1 To make the Travel Voucher Scheme available to Occupiers upon First Occupation and offer the Travel Vouchers to each Dwelling on First Occupation of each Dwelling and upon 2 (two) further changes of Occupation (3 (three) in total) within the Duration of the Travel Plan.*

Best regards to all.  
John Corfield

## **Where was I?**



This advert is on a house in Paul Street, the pedestrianised street between Palmer Street and Catherine Hill.

I hope you've enjoyed this section. I've enjoyed finding them. It's certainly given me a different view of Frome.

**Continue to email:** [edmund.park.frome@outlook.com](mailto:edmund.park.frome@outlook.com)

**And continue to check out our website:** [www.edmundparkfrome.com](http://www.edmundparkfrome.com)