

Meeting of the Yorke Drive Residents Consultative Panel

Wednesday 7th November 2018 at the Bridge Community Centre, (12 noon to 2.45pm)

In attendance:

NSDC- Rob Main (RM), Karen White (KW), Harriet Partington (HP) (minutes)

N&SH – Dave Newmarch (DM), Julie Davidson (JD), Julie Madin (JM)

CT – Ian Jones (IJ), Julia Johnson (JJ) (chair)

HTA – Emma Haward (EH), Dulcie Finn (DF), Simon Toplis (ST)

Resident Panel members - please see attendance list

1. Welcome and attendance	JJ welcomed all attending the meeting and each delegate introduced themselves .
2. Actions arising from Panel meeting of 10th October 2018	
2.1.	HTAs presentation on masterplan (item 4 on the agenda) will cover the actions 3.32 from 1/8/18 Panel meeting and 5.39 from 10/10/18 Panel meeting.
2.2.	CCTV Cameras contribution to solving crime: RM explained the crown prosecution service is forthcoming with releasing data. CCTV is used as a deterrent against crime and to enhance community safety.
2.3.	Residents do not want confidential data, just verification that cameras work and reassurance that they've been instrumental in reducing crime. RM to discuss further with Community Safety team. ACTION RM.
3.	Feedback from regeneration scheme tour in Lenton, Notts, on 24th October
3.1.	JJ showed abridged version of presentation used at the visit by Nottingham City Homes. 6 residents went on the trip.
3.2.	Two resident panel members provided comments/observations from the day: <ul style="list-style-type: none">• NCH residents said they were happy with their new homes• they were anxious at first but they said their new homes are far better.• The kitchen was too small in the Farndon 2 bed homes but the residents liked the kitchens in the bungalows as they were open plan.• Residents liked that the kitchen was part of the lounge in the Lenton flats, this stopped it feeling small.• The trip was very beneficial as it helped them visualise what

	<p>their new homes could look like.</p> <ul style="list-style-type: none"> • It was a shame that more residents hadn't taken up the opportunity to attend the trip. • NCH said residents can go again or look at any other schemes they have delivered • NCH provided a clip from a demolition time-lapse video. Will be added to Yorke Drive Focus webpages (YouTube link) together with the presentation. The clip was shown to the Panel at the end of the meeting. ACTION HP
<p>4. Update on Masterplan options</p> <p>4.1 Key points</p>	<p>Simon Toplis HTA delivered a presentation</p> <ul style="list-style-type: none"> • Creation of stronger connections between old and new homes. • Phase 1 - Fitness trail and formal path around field. • Junction onto Lincoln road south of Coop proposed in order to improve vehicular access onto Yorke Drive. Reduce impact of future traffic as would be 2 access points. • Phase 2 - Improvements to Yorke Drive – in front of shop, open space at entrance, traffic calming and improved parking. Local play facilities within estate. • Phase 3 connects phase 1 and 2. • Construction traffic access is kept separate from resident access. • Improvements to the loop of Yorke Drive include the pavements and paths, street lighting and street frontages. • Phase 4 – finishes off eastern side of playing fields. 103 new homes.
<p>5. Questions from Resident Panel members</p> <p>5.1.</p> <p>5.2.</p> <p>5.3.</p> <p>5.4.</p> <p>5.5.</p> <p>5.6.</p>	<p>Questions & Answers:</p> <p>Question: A Resident Panel Member raised concerns about the access from Lincoln Road and why this had changed since the last masterplan they had been shown.</p> <p>Answer: ST responded that early highways contact showed a second entrance may be possible. EH explained that there had been some contact with the Coop, and the team would be meeting with them next week to further the discussions and forge positive relationships.</p> <p>Question: A Resident Panel Member queried whether the Coop was going to be a problem for the masterplan delivery.</p> <p>Answer: IJ responded that this may provide a good opportunity to reorganise the entrance to the Coop to address safety concerns residents have expressed.</p> <p>Question: A Resident Panel Member asked when and where people would move during the phases and how this would be organised so that people weren't moving twice.</p> <p>Question: Another Resident Panel Member expressed concerns</p>

<p>5.7.</p>	<p>regarding the 6 houses to be demolished first and whether or not they would get a choice of the new housing when it is built, and whether those 6 would get the disturbance allowance twice if they had to move twice.</p> <p>Answer: RM responded that those 6 people affected wouldn't get the home loss payment twice; a bespoke offer would have to be created for those 6 people as it is not a straight forward move.</p>
<p>5.8.</p>	<p>Answer: KW confirmed that those 6 houses are not all Council properties, there is a mix of tenure and therefore they will need different support and offers to suit their tenure.</p>
<p>5.9.</p>	<p>Answer: IJ confirmed that those 6 properties would get same choice of properties that everyone else gets if they are a Council tenant.</p>
<p>5.10</p>	<p>Question: A Resident Panel Member expressed concerns regarding the estate improvements; concerned that the project would be leaving some homes untouched. The Council have said they are poor condition so why are they leaving these homes unimproved for people to live in.</p>
<p>5.11.</p>	<p>Answer: IJ explained that the project aimed to take out the properties that perform less well. The Council does not have the money to do everything. It will take 7 or 8 years to do the whole project so the Council may then have access to further funds.</p>
<p>5.12.</p>	<p>Question: A Resident Panel Member raised concerns over the lack of improvements to the shop area.</p>
<p>5.13.</p>	<p>Answer: ST explained that there are the public realm improvements rather than any major improvements to the structures in this area.</p>
<p>5.14.</p>	<p>Question: A resident raised concerns over the proposed new access to the south onto Yorke Drive, and how this would look.</p>
<p>5.15</p>	<p>Answer: ST explained that there would be landscape improvements around the access to provide a new gateway to the estate. This would improve the overall area.</p>
<p>5.16.</p>	<p>Question: Cllr Irene Brown asked the following questions:</p> <ul style="list-style-type: none"> • What is going to happen to those who will stay on the Drive? How are their properties going to be improved? • Will NSH or NSDC paint or decorate the external ?
<p>5.17.</p>	<p>Answer: KW explained that this would be dealt with within the Council and Company standards, re-letting standards exist and Council/Company will meet them. Impossible to change an old property to the standard of new home, but improvements can be made through the standards already in place.</p>

5.18.	Question: A Resident Panel member expressed a view that residents opinions weren't going to make a difference.
5.19.	Answer: JJ said that was a disappointing view as residents views have clearly been responded to with each change to the masterplan and that full explanations had been provided.
5.20.	Question: A Resident Panel Member raised concerns about funding, unsure if the funding was secured or not.
5.21.	<p>Answer: KW explained that:</p> <ul style="list-style-type: none"> • Funding streams depend on what the final scheme materialises as and the shifting sands in terms of what the government is doing at that point in time. Homes England has offered £2million for a particular funding stream, but this has certain conditions and may or may not work for us. • The Council is also bidding for affordable homes funding which may help to provide the Council housing side of the project; however this is still in discussion. • There is HRA and Council money. The playing fields are in the general fund not the housing revenue fund. The Council is still trying to bring costs down to improve the viability of the scheme. • The new proposed access will hopefully come with a lesser cost. Soft market testing with a private developer may help to reduce costs as well.
5.22.	<p>Answer: RM added:</p> <ul style="list-style-type: none"> • The Council couldn't borrow above the cap before, the cap has now been removed, and the recent announcement gives us better flexibility. • The Council has been engaging developers and there has been interest in the scheme, more positives than negatives.
5.23.	Question: A Resident Panel member said there are rumours that two residents houses are not going to be knocked down, but also rumours that they are going to be knocked down.
5.24.	Answer: RM explained that the road network issues had changed the phases slightly so this may have created some confusion.
5.25.	Answer: JJ suggested that there is conflicting information on the estate from rumours and hearsay. She encouraged residents to tell the project team of any rumours so that officers can state the facts. JJ can be contacted by text or e mail, as can HP.
5.26.	Answer: IJ explained that there would be a special edition of the Yorke Drive Focus newsletter issued following the Policy and Finance committee on 29 th November. This will go through the phasing and

<p>5.27.</p> <p>5.28.</p> <p>5.29.</p> <p>5.30.</p> <p>5.31.</p> <p>5.32.</p>	<p>include a fold out masterplan.</p> <p>Question: A Resident Panel Member stated that the scheme needs to be done, and there is no point in asking questions now when there's no definite plan.</p> <p>Answer: JJ responded that there is every point in continuing to ask questions and seek clarification and that residents are encouraged to do so.</p> <p>Question: A Resident Panel Member asked if the Panel will we get to see the plans before they are submitted to planning for approval.</p> <p>Answer: IJ responded that the proposals shown earlier by HTA are roughly what will be put in front of the Council Planning committee. There may be minor changes but nothing will be significantly different to what the Panel have been shown at this meeting.</p> <p>Question: A Resident Panel member asked about discussions with the County Council highways dept.</p> <p>Answer: IJ addressed this by explaining that transport planners (WSP) t have already been talking to highways. RM confirmed that the team have been talking to Highways England as well not just the County Council highways team.</p>
	<p>End of Q&A in this section.</p>
<p>6. The Planning process and next steps</p> <p>6.1.</p>	<p>Planning Process: IJ explained the following:</p> <ul style="list-style-type: none"> • We are making an application for outline planning approval – the application sets out the whole scheme. • This includes the number and type of new homes, access roads, location of open space, transport proposals etc. • Outline planning applications don't pick up any details of the proposals; it is more like a blue print of the scheme. • The Council's Policy and Finance Committee (29/11/18) will review the report on the scheme and all the associated documents that support the scheme submission. • Once this stage has been completed and approval to proceed granted, the outline planning application will then be submitted. This is scheduled for December. • This will then hopefully go to Planning Committee for full planning permission in March 2019. • The Council will contact neighbours surrounding the application site and will ask for comments on the proposals; they will also answer any questions people have about the scheme. • The Planning Committee will decide whether to approve the

<p>7. Questions from Resident Panel Members</p>	<p>planning application or not.</p> <ul style="list-style-type: none"> • The Residents Panel will be kept updated as the process is followed, and made aware of any key issues affecting the scheme. <p>Questions and Answers:</p>
<p>7.1.</p>	<p>Question: A Resident Panel Members asked who the people with binoculars and cameras were on the estate a couple of weeks ago.</p>
<p>7.2.</p>	<p>Answer: IJ confirmed they were ecologists and were looking for evidence of bats on the estate.</p>
<p>7.3.</p>	<p>Residents confirmed that there certainly were bats on the estate in recent years but unsure if they are still present. They will ask around.</p>
<p>7.4.</p>	<p>KW re-iterated in connection with IJs earlier summary of the planning process :</p> <ul style="list-style-type: none"> • A report is to be submitted to policy and finance committee, where they will be asked to look at the proposals. • They will then make a decision whether or not it should go ahead to planning application stage. • Policy and finance committee will have to agree with it for it to be submitted to planning.
<p>7.5.</p>	<p>IJ added that the report will also cover the residents offer, and that the planning committee will take this into account as part of the proposals.</p>
<p>7.6.</p>	<p>Question: A Resident Panel Member asked about the residents offer and whether it still needed tweaking, how far it had got, whether or not it was still in progress and when could residents see it?</p>
<p>7.7.</p>	<p>Answer: RM explained that this the draft residents offer still in progress. When the papers do go live JJ can circulate the reports and info which will include the details.</p>
<p>7.8.</p>	<p>Question: A Resident Panel Member sought further clarification on proposals to improve the houses that aren't being touched by demolition.</p>
<p>7.9.</p>	<p>Answer: DM explained:</p> <ul style="list-style-type: none"> • This would be dealt with through the Asset Management programme which includes replacement kitchens, bathrooms and some structural elements. • These programmes are carried out over a number of years e.g. kitchens every 15 years. • This will continue for all of the properties on the estate, all homes will need improvements, for example NSH have done energy efficiency improvements on the estate already with 'tops

	<p>off'..</p> <ul style="list-style-type: none"> • The fencing programme is due to start; these improvements affect boundary fences not the fences between gardens. • Improvements that can be made to the walls are being looked at. Sandblasting and jet-washing may be done as part of the programme.
7.10.	Question: A Resident Panel Member raised a concern around the lighting at the first cul-de-sac as you come in to the estate on the right.
7.11.	Answer: DM agreed to look into it once he knew the accurate location.
7.12.	Question: A Resident Panel member mentioned that the new builds at Lenton had solar panels and asked whether that be something that is looked into for these new houses on the estate?
7.13.	Answer: IJ explained that this was too much detail for the planning application but would be looked at as part of the detailed design; it depends on the orientation of homes for it to work. Could definitely be explored further, as it would be a good idea.
7.14.	Question: A Resident Panel member asked about the specifications of the new homes and whether they will be tailored to be more energy efficient?
7.15.	Answer: IJ explained that building regulations require much tighter standards of home building than they did even 5 years ago. So homes built now will be much more energy efficient than the current homes on Yorke Drive.
7.16.	Question: A Resident Panel member asked about insulation and in particular loft insulation
7.17.	<p>Answer: RM explained that new build homes are much more energy efficient than current homes and there are new and better ways of insulating them now.</p> <p>Answer: ST added that building regulations are much tighter than before and they have to be met.</p>
7.18.	Question: A Resident Panel member asked about ASB and when the Panel find out the information about the cameras if there isn't going to be another meeting until after the planning application goes in.
7.19.	Answer: RM replied that he will talk to Ben Adams in community safety and circulate the information on crime and interventions as soon as it is available.
7.20.	Question: A Resident Panel member asked whether any further improvements, demolition and building is planned for after the completion of phase 4.

Meeting of the Yorke Drive Residents Consultative Panel - Wednesday 7th November 2018

<p>7.21</p>	<p>Answer: JJ explained that funding was an issue for anything further than what was currently being proposed. There could be more improvements in the future but it would depend on funding streams available at the time.</p>
<p>7.22.</p>	<p>Question: A Resident Panel Member asked whether Carol Dring and Julie Madin will be going round and talking to residents 1 to 1? And if so whether they are they expected to take this additional task on as well as their regular duties and responsibilities? It was noted by Panel members that Lenton had a big team of people to support the residents.</p>
<p>7.33.</p>	<p>Answer: RM and DN explained:</p> <ul style="list-style-type: none"> • the project will have more resource as it goes forward; • the resident offer says that resident swill receive dedicated one to one support so that is what they will get. • Carol and Julie won't get pulled away from their existing duties. • NSH are looking to recruit people in the future that can alleviate the work from Julie and Carol, and allow them to focus on the Yorke Drive Project if it goes ahead.
<p>End of Q&A's for this meeting</p>	
<p>8. Date of next meeting</p>	
<p>8.1.</p>	<p>Date of the next meeting needs to have maximum benefit for residents, JJ will come back to this and contact Panel members via the usual methods.</p>
<p>8.2.</p>	<p>Future Panel meetings: these will be scheduled in: suggested December, Late Jan/early Feb and mid-March for now. Further dates 2019/20 will then be arranged as needed.</p>
<p>9. Any other business</p>	
<p>9.1.</p>	<p>Newsletter: RM explained that the next newsletter will be hand delivered to make sure that they are delivered as only 79% of people answering the feedback questionnaire at the September Exhibition confirmed they had received them all.</p>
<p>9.2</p>	<p>Trip to another regeneration scheme: JJ will canvass interest in a further trip to a different example of regeneration. Residents suggested the Meadows.</p> <p>Meeting closed.</p>

Carried forward outstanding actions from previous Panel meetings:

Actions arising from the 1st August Panel Meeting

Ref	Update	Responsible/Status
3.32	Transport Summary: Included in HTAs masterplan presentation to 7/11/198 Panel. The full Transport Assessment and Travel Plan will be available in the Planning application which can be accessed via Council's website.	IJ – COMPLETED
4.8.	Information on success of CCTV cameras	ACTION RM – to speak to Community Safety Team again following further discussion at 10/10/18 Panel and 7/11/18 Panel

Actions arising from the 10th October Panel Meeting

Ref	Update	Responsible/Status
5.39	New Build Figures: This information was included in HTAs Masterplan presentation to Panel of 7/11/18. Figures slightly revised for the Planning application.	IJ – Will update at 12 th December Panel meeting.
5.41	Rehousing figures: will be available for December Panel meeting.	IJ - Will update the 12 th December Panel meeting.
6.14	A comparison on new builds and current properties will be undertaken and fully explained.	ACTION RM Will aim to have these for a Panel meeting early 2019.
6.16	Clarification when the RTB will cease. Draft communications prepared.	RM - Will cover under agenda item at 12 th December Panel

Meeting of the Yorke Drive Residents Consultative Panel - Wednesday 7th November 2018

Actions arising from 7th November Panel Meeting

Ref	Update	Responsible/Status
2.3 from 7/11/18 meeting. 4.8 from 1/8/18 meeting	CCTV cameras – residents requests for confirmation and information following ongoing concerns.	ACTION RM – to speak again to community safety team and update Panel if/when information made available.