



PENNS CROFT NUNEATON

**Minutes of Meeting Held on
Friday 2 October 2015 at 11.30am
Car Park
Penns Croft**

Present: Andy Nuttall (AN) – KWB Property Management Ltd
Matt Crossley (MC) - Nuneaton & Bedworth Council
Kerry Nicholson (KN) - Midland Heart
Becky O'Connor (BO) - Taylor Wimpey
Diane Day (DD) - 26 Swan Close

AN/BC/MC initial conversation before others arrived regarding the responsibility for the grassed area at the back of the car park to the apartment block facing onto Bermuda Park lake. Conclusion that the management company area was only to the edge of the car parking spaces and, therefore, all grassed land behind to be transferred to the local authority's responsibility which MC confirmed. Further plans would include new large and knee high fence to replace the current one at the bottom of the car parking spaces and then removal of the temporary Taylor Wimpey fence further back towards the path as part of the redesign. To include some trees although small. BC confirmed current fencing installed by Taylor Wimpey as a temporary measure and will include the whole area of grassed land further down the access road beyond the apartment block area.

BC confirmed Taylor Wimpey to resolve any repairs to broken fence in meantime instead of the management company. DD highlighted had been issues with dangerous nails etc.

MC advised that the two posts currently had originally been in as a small goal area to encourage kids playing ball etc. around the lake. AN confirmed to discourage this around this area as will be to detriment of the residents. MC explained that during their remit deal with open spaces across the lake area generally had improved with kids using other area due for playing sports.

DD had problems with people jumping over the fence to shortcut to the path and AN explained that with all the fence coming down long term will improve accessibility although may well increase some flow of pedestrian traffic over the area.

DD raised concern that residents in the Midland Heart block had pets with three different dog owners noted to be allowing their dogs over the landscaped areas. KN confirmed that no pets were allowed with only one resident allowed a border terrier due to medial reasons and will stress to residents.

KN confirmed acceptable for residents in the block to contact Midland Heart direct regarding this and any other day-to-day issues over the use of external areas and to only involve KWB if issues not resolved. KN confirmed main Midland Heart contact no. as 0345 602 0540.

DD concern regarding increased use of the rubbish in the rear area and over-use of the small bin provided by KWB at the back. AN confirmed originally intended to discourage



people throwing rubbish over the fence but was proving to be too successful and attracting more than really needed. All agreed that a larger more appropriately designed bin would be better. However, all agreed to keep as it for the moment until firstly the local authority complete the areas which may include public bins anyway and secondly, BC confirmed Taylor Wimpey looking at building new footpath at the rear of the Midland Heart block to access the side bin store more easily and to discourage people from going from the easy option of using such a bin at the rear area without walking round to the front to the bin store area.

AN confirmed better outside lighting will be needed over footpath area which KWB can be arranged but would need to be connected to a Midland Heart power source which KN agreed.

DD raised concerns over large commercial van being parked in the car park space in front of her flat. BC confirmed commercial vehicles were not permitted except deliveries, etc. KN to pursue with the owner who is a resident in Midland Heart block.

AN advised Taylor Wimpey had installed additional external lighting to the rear of the block to improve lighting of the car park which KWB are including in monthly electrical checks.

All noted no additional footpath had been constructed at the front of the KWB management block due to change in design later on. Access to the rear car park, therefore, is around the block on the pavement for the access road or along the path between the apartment blocks. Noted that Taylor Wimpey rehung the front main entrance door to the KWB block the correct way to accommodate the new path in front direct to the road. However, DD confirmed snagging still to complete, eg, fixing self-closure and plaster works around the frame.

AN confirmed completing final works within the KWB block including signage and repaired store and meter cupboard doors. DD advised no keys issued by Taylor Wimpey. Therefore, KWB to issue the master key for all the electricity and store cupboards within the block but also for the separate gas covers on the outside of each property.

DD expressed concern over the lack of light on the access road from the dual carriageway and BC/MC advised will be agreed plans between the county council Highways and Taylor Wimpey for finishing road surfacing and appropriate lighting work once the scheme is completed and roads adopted to highways. DD advised pitch black at night and difficult for drivers to see where to access Penns Croft from fast moving traffic on the dual carriageway. Suggested at least one bollard light on the grass to clearly identify the entrance and AN agreed will look at installation of a temporary bollard with light through solar panel energy so no power source required.

AN confirmed completing residents manual which will be issued to all residents. Agreed to be in two halves, one to be for external areas which can be issued to Midland Heart as well and the second for internal areas of the KWB managed block.