



PENNS CROFT NUNEATON

**Minutes of Meeting Held on
Saturday 5 March 2016 at 2.00pm
At the Phoenix Community Centre
Bermuda Road, Nuneaton**

Present: Andy Nuttall (AN) – KWB Property Management Ltd
anuttall@kwboffice.com
The Occupier (O) - 13 Feather Lane
Mr K Wakefield (KW) - 11 Swan Close (separate conversation after meeting)

O noted that various different types of street lighting on the estate, including white, orange and dimmed. AN explained Taylor Wimpey are looking into strip lighting at the entrance road following a meeting with apartment residents last year and has been looking into a temporary lighting bollard post at the entrance following issues raised regarding it being dark here. O confirmed that some degree of lighting when the Indian restaurant is open and AN noted the signboard for the café may be worth illuminating.

O highlighted some of the drains on the site are covered with rubbish from the build

O confirmed there had been some construction issues including roof covers and boundary fence panels. AN explained all queries regarding the plots to go through to Taylor Wimpey in accordance with any warranty period for them. KWB managed areas are the areas of grassed land to the entrance of the site and around the apartment block with the main roads around the site still within Taylor Wimpey's ownership to be designated highways at some point.

T concern over land to the right as you drive in on Feather Lane and development. AN confirmed that not within Taylor Wimpey ownership and assumed to be with housing provider although end development now complete and, therefore, AN to chase Orbit on future plans for this land. Noted that poor appearance.

AN noted mound of soil on the front grassed area at the entrance of the site which is within the management company's control for AN to chase with Taylor Wimpey as to the purpose and finish of this. AN will chase landscapers regarding ensuring litter picking around this entrance park is continued.

T query of the purpose of the concrete blocks on the road to the Bermuda village as one instance of an emergency service not able to get through. Also area of open area further along Bermuda Road towards the rear of the development not yet complete which AN suspects from being designated as a highway.

AN explained that a new KWB residential website with information for people to view.

KW observation that residents in apartment blocks tending to park in the road rather than the allocated car park at the rear. AN to communicate to them. AN confirmed query from block



residents that some plot owners further along Feather Lane were parking within the apartment car park area.

KW confirmed reported damage to the bin store at the side of the apartment blocks which AN instructed roof repair of. AN noted that no outside light although KW believes reasonable degree of lighting from adjacent street lights. AN to look at additional bin store locks and any general signs regarding mis-use of additional items of rubbish being left in this area.

AN confirmed recent queries from resident in the apartment block regarding poor reception for the aerial which KWB instructing aerial company to investigate after further seeing if Taylor Wimpey can assist with.

Query raised from resident in apartment block regarding people walking on the grassed area in front of the block rather than provide pavements. AN to look into options of additional vegetation to stop this.

AN reported meeting last year with Taylor Wimpey and residents at the apartment block and local council representative regarding completion of the boundary works at the back of apartment blocks to the lake. Separate minutes available on website, www.kwbresidential.com. Noted that further damage to the temporary fence which KWB can easily arrange repair of to stop people walking and cycling through and damaging the grass. Additional items of rubbish also noted behind this boundary fence. Council to also look at refuse bin provision here rather than management company immediately looking at.

AN reported that Taylor Wimpey progressing with option of additional walkway at the rear of the end block for easily access the end bin store.

O concern over top surface of roads and pavements not yet completed yet for AN to chase Taylor Wimpey. AN note that one particular kerbstone dislodged and potential trip hazard near apartment block to report.

AN confirmed observation of additional car parking spaces on the right as you enter the site. O confirmed had been the original visitor spaces to the showroom.

AN observed a grit bin on provision on road by Taylor Wimpey.