

SGRA MINUTES OF MEETING

HELD ON MONDAY 6TH NOVEMBER 2006
AT 7PM IN THE VICTORY PUBLIC HOUSE

Apologies

Caroline Simpson, Gordon Robinson

People Present

Paul & Hazel Spicer, Irene Matthewson, Jerry Ruddick, Sonia Bradley, Colin Walmsley, Norma Shannon, Sheila Park, Mike Cookson, Ruth Hughes, Dave Roberts, Brian Moore, John O'Brien, Cindy Neary, Siobhan O'Brien

Jerry welcomed Mike Cookson to the meeting along with Eddie Robson (Contracts Manager) and Keith Docherty (Site Manager) from Persimmon Homes.

Minutes of Previous Meeting

The above minutes were agreed to be a true record.

Updates on Action Points from Previous Meeting

Kitchen Waste Pipes – William Street Flats - Problems continue with kitchen waste pipes – it has been suggested that residents of this block of flats need to report problems to Your Homes Newcastle on an individual basis. Jerry had brought this up regarding the drains at the last Ward Meeting.

Steps leading down from field – Sheila and Norma expressed concerns that these steps are often covered in leaves and berries. Jerry had brought this up at the last Ward Meeting.

Newsletter Competition – Jerry informed the meeting that no one has entered this competition. Still waiting for confirmation from the Council of when the two roundabouts were put insitu. Nearest answer wins £25.

Trustees – Jerry confirmed with Ruth that she can become a member of the Board of Trustees.

Ridgewood Crescent – Colin raised concerns about the state of the roads and pavements in Ridgewood Crescent. Jerry will raise this again at the Ward Meeting on Monday.

Action Point – Jerry

Hunters Court – Jerry had raised concerns about the road breaking up around drain areas at the Ward Meeting.

Feedback from Meetings Attended

Jerry had attended the Centre for Life with Abigail McDonald on 15th September 2006. This had been organised by the Home Office and the meeting looked at ways of involving young people in the community and involving them in decision-making.

Jerry also attended a meeting on 19th October 2006, which was held at Newcastle Civic Centre, this gave insight into how the Council go about making decisions regarding spending and budgets.

Persimmon Homes Licence and Other Issues

Jerry welcomed Eddie and Keith to the meeting.

It was agreed that a member of the SGRA along with Dave Roberts would meet each Friday afternoon with Keith, who is the sites manager, to discuss any concerns or worries raised by the local residents. As well as improving communications with Persimmons to keep residents informed of progress. Siobhan is able to attend the first meeting this Friday, however Mike Cookson will request that Jerry is kept informed of any discussions. Residents can pass any concerns to Jerry who will ensure Dave Roberts is informed of the same. ***Siobhan will meet with Dave Roberts and Persimmons this Friday at 1pm at the end of Ridgewood Gardens.***

Keith can be contacted via a mobile number any time during the working week (Monday – Thursday 8am – 4pm and Fridays 8am – 3.30pm) for any residents who need to contact him to resolve any emergencies or immediate concerns.

Concerns were expressed about the proximity of the work been carried out near the NEEB Power Station. Eddie informed the meeting the Persimmons have informed NEEB of the construction work and this is in line with their Health and Safety Regulations.

The notices informing delivery lorries of the agreed access route have been made larger. However, residents felt that these were still not sufficient to prevent lorries taking other routes to the site and outside of the agreed times.

Eddie reassured the meeting that Persimmons will keep delivery firms and drivers well informed of the agreed delivery routes and times and maps will also be provided identify the appropriate delivery sites between the hours of 10am and 3pm.

Persimmons agreed to look at the sign's again as residents felt the arrows were still very misleading. Eddie urged residents to contact Kevin on his mobile should there be problems with lorries and access.

Action by: Persimmons

Concerns were raised about the poor lighting to the back of the building site and at the end of Ridgewood Gardens. Mike Cookson requested that Persimmons look at this issue once power has been turned on at the site. The Council should also be looking to address this.

Action by: Persimmons

Eddie confirmed that a list of questions raised by residents had been passed to Persimmons. Concerns such as traffic congestion on Tuesday when refuse lorries would also be around the area were highlighted. Persimmons felt that there Health and Safety regulations would address all concerns raised and would continue to be in talks with local council to try and ensure the operation ran smoothly.

Action by: Persimmons

Eddie explained the construction technique in stages: -

Ground Work

Demolition – this would be done by a Demolition Contractor – it should take approx. 1 week for the building to be demolished and then a further week to prepare the ground work.

Next the ground worker comes in to prepare the foundations and a timber frame will be erected.

It is only after this work has been carried out that the bulk of the larger delivery lorries will start to come on site. It has been agreed that items will be decanted onto smaller vehicles at the Newcastle Great Park Development site before being transported to the Wrendale site. It was estimated that this would take approx. 3-4 weeks.

The outer skin would be put insitu over 2-3 weeks following the above.

Eddie reassured the meeting that Persimmons only bring items onto site as they are needed and that there would not be large quantities of building supplies being left around the site. Persimmons would take responsibility to ensure that the site is tidy. Eddie stated that the issue of security would be periodically assessed by Persimmons. Any spoil from the building work will be carried off site between the agreed hours of 10am – 3pm.

Eddie informed the meeting that it should be a quieter build, as there were relatively few people involved on project.

Parking for Persimmons workers would be provided on site and accessed via Field Street.

Licensing – No start date has been agreed until the Council have confirmed there agreement. Mike Cookson will reflect this back and once official agreement is in place Persimmons will start work soon after.

Mike suggested that any other areas that need to be resolved are discussed at this Friday's meeting with Persimmons. The meeting agreed that a letter from Persimmons should be sent to all residents in the area detailing:-

Start date, hours of work, Keith's Mobile No., contact details of who to contact if there are concerns out of hours etc.

Action by: Persimmons

Siobhan raised concerns about the fence that has been erected around the site as residents are concerned this will not be sufficient to protect the surround properties from general dust and debris. The License states a Plywood fenced is required once the building has been demolished. However, it was felt that debris net could also be erected.

Action by: Persimmons

The meeting thanked Jerry for his input over recent weeks in relation to the Persimmons build.

Website

Jerry had received an e-mail from Bill Carrick an old resident of South Gosforth via the website. He now lives at Kapunda in South Australia, Bill wished the SGRA well and the e-mail was passed round for the meeting to view.

Colin expressed concerns that links on the website are not working properly, i.e. the link to Thompson's had not worked when using the website. Jerry advised that he will look at the website to find out why this is not working.

Action by: Jerry

Statement of Community Involvement

Jerry informed the meeting that the local Council want residents to become more involved in planning issues in the area. Jerry has a copy of the Statement of Community Involvement if people want to read it.

Ward Committee Meeting

The next meeting will take place at St. Nicholas Church Hall on Monday 13th November 23006 from 7pm.

It was suggested that a representative from SGRA attend the Sub Committee and possible identify 2-3 members who could rotate attendance at the same.

To be discussed further at the next SGRA meeting.

Any Other Business

Residents Parking

No further developments on this as yet.

Bowes Court Lighting

Cindy expressed concern about the lack of lighting in this area and the risk of accidents. Dave Roberts explained that the lighting has been privatised and that only 25 street lights are allocated to the ward over the year. If there are repairs to the tarmac or street then lighting will be also be considered. The next date for any work is 2008. Jerry will bring this up at the Ward Meeting on Monday. It was also noted that Ridgewood Flats lights has been out on the sidewall for some time. ***“Jerry will have a look at the area as he had not received any concerns regarding this matter”***

Action by: Jerry

Bowes Letting

Dave confirmed that he has spoken to the above re: Mildene Home and permission has been given for foliage to be cut back – it appears that work has already started.

Rails near South Gosforth Club

These have now been painted.

Dropped Kerbs

It was confirmed that monies have been secured for dropped kerbs to be put in.

Mildene Home – Lights

Lights are to be installed.

Ridgewood Gardens Trees

Colin raised concerns about the broken trees in this area and asked Dave about the possibility of putting railings around them. This has been included into the Ward plans.

Date and Time of Next Meeting

Next SGRA meeting will take place on Monday 4th December 2006 at 7pm in the Victory Public House.

Please forward any Agenda Items to Jerry.