

My Street – Spring 2010

(The official Newsletter from the NBPRA)

The New Braiswick Park Residents Association meeting took place on 23 March 2010 – a big **THANK YOU** to all those who attended, including Councillor Martin Goss and Scott Greenhill and also to all those who forwarded matters for discussions via the website.

The key issues raised by residents were:

PARKING



Residents stated that their main gripe about the development related to parking and especially commuter parking. Clearly consideration is now required on whether residents would like to see more yellow lines adopted on the development. This will have its own implications for visitor parking etc, so careful thought is necessary – **please let us know what you want by emailing the Association.**

When it comes to apartment parking issues, if someone parks in your space you can place a polite notice on the vehicle – ask the Association for a copy. If this does not rectify the problem you should raise the issue with your Management Company. Various options may well be available including numbering/bollards etc but this will also come at a cost to residents through their service charge. No parking is permitted on pavements where this prevents wheelchair/pushchair access - infringements should be advised to the Police.

MANAGEMENT COMPANY ISSUES



Apartment owners and tenants raised issues about their Management Companies. In the first instance you should always contact the Company direct, as most issues can be easily and quickly rectified. Where this does not happen, owners should seek to raise issues with their Block Directors – your Block Directors have the authority to give notice to your present Management Company and seek an alternative.

GUTTERING TO APARTMENTS



Following the poor weather conditions earlier this year there were a number of issues with guttering for both houses and apartments – most of which have been corrected. If this is not the case for you or your block, if your property is less than two years old it is the responsibility of the developer to put the matter right. If it is after that time, for houses the responsibility falls to the homeowner and for apartments, falls to the Management Company.

FOR SALE / TO LET BOARDS



Residents raised the issue of the increasing number of For Sale or To Let boards on the development. Owners are urged to check the deeds of their properties prior to arranging for either board type to be put up – as a general rule, none are permitted whilst the development sales offices are on-site.

WASHING LINES ON BALCONIES



Apartment owners raised the issue of washing draped out of windows and on balconies of apartments. This falls outside the terms of their leases and such practice should not continue. Residents should raise any concerns with their Management Companies who can, if they wish, enforce the terms of the lease with offending residents.

BREAKING NEWS!

It has been confirmed that a **Community Centre** will definitely be provided to Residents and will be located at the entrance to Apprentice Drive (currently under construction). There will also be other retail units. All units are being marketed and interest has been shown, although nothing definitive as yet. We will keep you updated.

A **Playground and Recreation Area** is also going to be provided at the end of Apprentice Drive, (again currently under construction) and the public artwork will also be sited there – watch this space for further news!

A litter-pick was undertaken in early February and proved to be highly successful in keeping our development clean and tidy – we will undertake further ones later in the year and invitations will be sent out to you. Thank you to all those who attended – led by **Councillor Martin Goss**.

Did you know that we have a resident on the development who organises a number of community based activities throughout the year – toddler groups, coffee mornings, quiz nights and much, much more? You can contact Rosie at 11 Tuffnell Way for further details or look out for her regular newsletter.

**NEXT RESIDENTS ASSOCIATION MEETING – SATURDAY 8TH MAY,
10:30AM @ THE BRICKLAYERS ARMS, BERGHOLT ROAD.**

We now have a page on Facebook. Become a fan to receive all the latest news and information.

CONTACT POINTS

If you have a problem with your home and it is still covered by the two year guarantee please contact:

Persimmon Ian.Jeffrey@persimmonhomes.com 01376 518811

Taylor Wimpey Simon.Brown@taylorwimpey.com 01277 236 800

For apartments, if you have an issue with your management company, please contact your managing agent:

PMS Lisa.Andrews@flatmanagers.co.uk 01206 835 357

RMG Sarah.Williams@rmg.gb.com 0845 002 4444

If you have a problem or issue that you wish to raise with the Residents Association, please e-mail your enquiry to: **committee@newbraiswickpark.org.uk** or see our website at: **newbraiswickpark.org.uk**.

New Braiswick Park – A Community in the Making