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Residents
Meeting

Tuesday 18th March 2025
Welcome

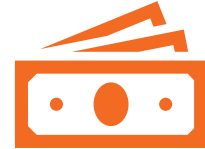


Overview +
Introductions

Meeting Agenda



Meeting Overview
and Introductions



Financial Matters



Landscaping and
Maintenance



Community
Building



Wider Community
Matters and AOB



Questions



Overview + Introductions

Introductions

NAME	ORGANISATION	ROLE
Jade Uko	DevComms East	Chair of Residents Meeting 18/03/25
Zach Jermy	SHW	Senior Property Manager
Derek Hamilton	Newhall Project Limited (consultant)	Communication & Community Development Coordinator
Paul Farrell	SHW	Commercial Property Management Partner
Dominic Brownlee	SHW	Newhall Estate Manager
Ruth Campbell	The Ruth Campbell Partnership Limited	Estate Management Consultant
Chris Hatfield	Ashby House Limited (consultant)	Project Manager

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**Landscaping +
Maintenance**

Service Charges

- The Estate Service Charge is currently £415.26 per annum, with an additional £8.29 per annum for properties also contributing to the Communal TV system
- Between 2020 and 2023 service charge increases were kept to a minimum (between 0% and 3%) in recognition of the financial uncertainties and difficulties many experienced during the pandemic and instability that followed
- In 2024, a large increase was applied to the service charge to reflect changes made to cost-intensive items and inflationary pressures, such as the landscaping maintenance. This resulted in a 17.5% rise.
- For 2025, we have been able to halve this increase, to just over 8.5%, which can be attributed to the reintroduction of the reserve fund as well as woodland maintenance

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Fixed Rentcharge

- An intensive exercise has been conducted into the Fixed Rentcharge applied to property owners' accounts following discussion at last year's residents' meetings
- All Phase 2 freehold property owners have a legal obligation as per their Deed of Covenant & Rentcharge to pay £1 each year. This has not yet been applied for 2025, and a single annual £1 charge will be issued to all relevant property owners in due course. Please note this will no longer be charged on a quarterly basis
- Following the in-depth review, the majority of Phase 1 property owners without the relevant clause in their transfer deeds that have been previously charged incorrectly will have the appropriate adjustments applied to their account. Similarly, leasehold property owners that have previously been charged will also have adjustments applied
- A guidance note will be released with these changes for ease of reference

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Grounds Maintenance Contract

- In line with previous advice, we intend to run a re-tender of the landscaping and grounds maintenance contract in Summer 2025, with a new contract to be put in place and begin on the 1st January 2026.
- The gardening and maintenance, which is currently being provided by Majestic Garden Services, is to a high standard and we have received substantial positive feedback.
- The intention of the re-tender is to ensure and demonstrate that the cost of the current agreement remains reasonable and competitive.
- Furthermore, this process will enable greater resident agency in recommending and nominating grounds maintenance providers for consideration in the tender process.
- Due to the scale of the contract, the re-tender process will be conducted with the assistance of independent, expert tender consultants.

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Open Space Handovers

- Handovers from Vistry, to the Resident's Association have taken place
- These include Areas 8,11,12 in May 2024 and Areas 5,9 & 11 in August. Base Phase 2A in 2024 with commuted sums of circa £27,000
- Further open space handovers are expected in 2025 from Vistry from phases 2A and 2B east.
- This includes legal transfer of land from Edge from Vistry, Sector V from Stonebond, Phase 1 from Barratt

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Phase 1 Front Gardens

- We instructed Tees Law to investigate all legal dwelling documentation on Phase 1 which is now complete
- There is a lack of consistency within the legal documentation over obligations and rights regarding the transfer and maintenance of front gardens due to the phases being sold by multiple developers
- We are giving all residents the opportunity to benefit from this resident association benefit regardless of their legal agreements
- Phase 1 residents whose legal transfer does not include the relevant obligations can opt out of having their front garden maintained if they wish
- Alternatively, you can choose to continue to have your front garden maintained
- Any Phase 1 residents who either would like to know what their transfers contain in this regard or wish to opt out can contact us at: newhallestate@shw.co.uk

Phase 1 Road Options



Roads and footpaths are the responsibility of the developers for maintenance until their adoption by the local authority (LA)



This can take many years and the local authority will not adopt roads until they are compliant with their required standards



SHW does not collect charges within estate services charges for roads or path maintenance as they are the responsibility of the developer or local authority once adopted



Any queries regarding roads or drainage need to be directed to your developer or where adopted, Essex County Council (ECC)



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Estimated schedules of adoption

PHASE	AREA	UPDATE
1	Barratt Phase 1	Road and drainage adopted .
1	South (Newhall)	Agreed fit for purpose with local authority and will be adopted later in 2025. Drainage adopted.
1	North (Newhall)	To follow South. Residents to be contacted by Newhall Projects Ltd regarding oversail licenses.
1	Linden and Phase 1 Countryside	Surveys currently taking place with remedial work likely prior to adoption. Drainage ready to be adopted.
2	Bridge Street (Newhall)	Inspection to be undertaken this year. Road adoptions likely end of 2026. Drainage adopted.
2	Edge (Linden)	Will follow Bridge Street. Remedial works to be undertaken. Drainage ready for adoption.
2	Bellway (Fusion)	Will follow Bridge Street. Application for drainage adoption on NPL roads has been made.
2	Stonebond	Will follow Bridge Street and Bellway

All Phase 2 Base phases are being progressed by Vistry

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Community Facilities

- We are pleased to announce important updates to the new community building.
- Construction commenced in Sept 2024 and we expect all works to be completed by Dec 2025
- This high spec, sustainable building has a low carbon footprint and aims to reduce running costs
- It brings back to life an important local heritage building which dates back to the 1620s
- The capacity of the hall is around 120 people and includes a new kitchen to support community uses
- Newhall residents will be eligible for booking discounts once operational
- Newhall Projects Ltd have fully funded the design and construction and the building will be transferred to the Residents Association by mid 2026 after completion for £1

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Community
Facilities



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Community Facilities



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Community Facilities

BARBARA WEISS ARCHITECTS ©



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Community Facilities

BARBARA WEISS ARCHITECTS ©



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Newhall Resident Association (NRA)

- Building once operational will be fully owned by the NRA which is already legally constituted
- The running costs following transfer to the NRA, will be funded from service charges secured under the Deed of Covenant and Rent Charge
- Any income from lettings and EV charging will help offset the running costs
- Building specifications, and the maintenance strategy will be agreed with Harlow Council as per the relevant S106 legal obligations
- Newhall will be seeking active resident involvement to establish a steering group for the management and running of the new building in early 2026. Application details will follow nearer the time. This group will be responsible for decisions about opening hours, alcohol licences, events, hiring, and management of the hall
- A management council of qualified professionals will be appointed in 2026 to support this group

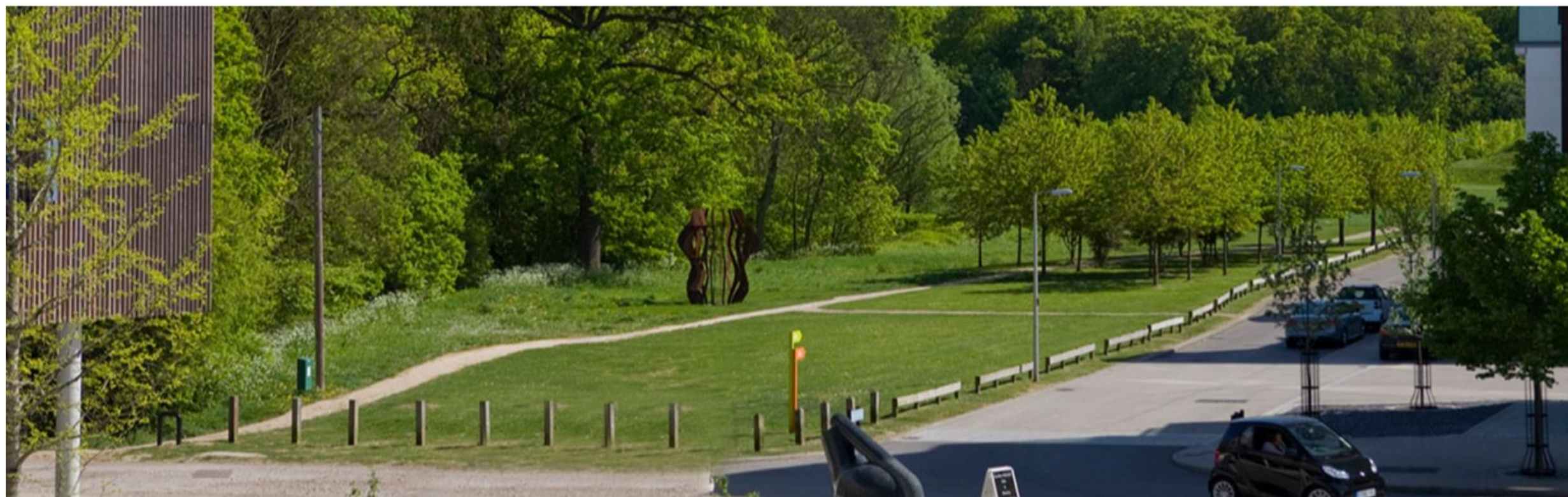
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RESIDENTS



Community Matters

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Welcome to Newhall

www.newhallresidents.co.uk

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Community Matters

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HOME

ABOUT

LIVING IN NEWHALL

SUPPORT

NEWS

SHW PORTAL

DOCUMENTS

CONTACT



EXCEPTIONAL LIVING IN
A UNIQUE COMMUNITY

Light Dark

New website coming soon

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Community Matters



www.linktr.ee/newhallresidents

- Easy way to find information about Newhall.
- Links to our social media channels.
- Connects directly to the Estate Managers phone and email.



Community Matters

- Second Sunday of the month from 10am.
- Set up by residents in collaboration with Newhall Projects.
- Sponsored by local Estate Agents.

www.bit.ly/NewhallFarmersMarket

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Community Matters

EV Chargers

- Issues due to hardware.
- We hardware has now been replaced.
- Software and connection issues.
- Escalated to EO and awaiting repair.

EV Charging Costs

- 45p kWh: Resident Discount.
- 75p kWh: Normal.

Sign up for Residents Discount at:

www.bit.ly/NewhallEVSign-Up

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Community Matters



Newhall Magazine - The Quarter

- 4 x a year.
- Information about Newhall.
- Profiling the history, people and businesses in Newhall and surrounding area.

The Details

- Will be paid for by advertising.
- Lower costs for local businesses.

For more information email: community@newhall.co.uk



**Community
Matters**



@newhallresidents



@newhall.essex

You can keep up to date with all things Newhall, by following us on the official Newhall Social Media channels:

- **Instagram:** @newhallresidents
- **Facebook:** @newhall.essex

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AOB

- **Television System:** Stock is now held of essential parts that will ensure should there should be no significant multi-day downtime of TV systems due to delays in securing parts, such as last occurred in December 2023
- **Planting:** Planting across the estate has now been completed
- **Woodlands:** Woodland maintenance and tree surveys will be completed in 2025
- **Waterways:** We continue to maintain the reed beds and waterways, and have also recently installed a duck feeder to the bank of the Newhall Pond
- **Play Areas:** We continue to work with Newhall Projects to designate suitable locations for additional play areas that comply with the local authorities' requirements
- **Benches:** In addition to the existing, we intend to install 10 benches each year over the next 3 years to various locations across Newhall.
- **Breaches & Alterations:** We continue to attend to covenant breaches and alteration requests as appropriate

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Q&A

Questions