

There is a definite feel of autumn in the air as I write this ahead of the Annual General Meeting, scheduled to be held on Tuesday 26th October at Bourne Corn Exchange.

All members will soon receive a formal letter and statement of accounts ahead of the AGM, but we have decided to produce this fourth Newsletter now to update you on the progress of the Community Centre and to advise that the winds of change are blowing....

## Melanie Is Moving On

Many of you will know Melanie Hart, who has been our Administrator, Company Secretary and the face of The Trust for some time. Unfortunately Melanie has decided to hand in her notice and it is with regret that the Board have accepted it. Melanie's departure will leave a big hole in the organisation, and one which will be difficult to fill, as Melanie's responsibilities, skills and knowledge are far ranging and diverse. We're sure you will join us in thanking Melanie for her hard work and dedication over the years.

The Board have taken a forward look and concluded that with three developers once again building at Elsea Park, and the Community Centre now under construction, the future requirements will be very different to those of the past. To be able to meet those requirements, and with the new building providing office accommodation that will meet The Trust's obligations as an employer, we will finally be in a position to ensure that the office will be staffed during normal business hours to respond to residents' enquiries, take bookings for the various facilities available in the Community Centre, and manage the day to day activities on site.

We have therefore decided to look at a different staffing structure and are looking to employ new staff at two levels. The two posts, those of Community Trust Manager and Community Trust Administrator, will be advertised shortly on the Jobs Today website, [www.jobstoday.co.uk](http://www.jobstoday.co.uk). You will find these vacancies if you search under Bourne. This is the jobs website that links to our three local newspapers. Both posts are advertised at 20-40 hours.

It is our intention that we fill the posts flexibly, anticipating future increased demands on the roles as the development grows and the Community Centre becomes a reality. It will be important that we get the right people for these jobs to ensure as we move into the next phase of The Trusts development (where The Trust Board is filled with elected members) that we deliver what you, the members, expect.

If you are interested in the posts then we would be pleased to hear from you. Please email us at [recruitment@elseapark.co.uk](mailto:recruitment@elseapark.co.uk) for a job pack. We look forward to receiving applications.

## New Resident Director Appointed

We welcome Matt Upex as the latest resident to join The Trust board. Matt 's arrival is timely, and his background in financial services has already proved most useful . We hope to appoint another volunteer shortly, to bring the number of Resident Directors back up to five following the departure of Sarah Caddel from the board. We thank Sarah for her time and effort during her tenure.

The bad news is that there have been some delays to date in getting services on site; the rest is all good. If you look through the Harris Fencing towards the Community Centre plot, you will see that things are now happening, so I thought it was time to give everyone an update, and use the opportunity to call for your help.

### **What Has Happened So Far?**

As you may recall, the last Newsletter was a "Community Centre Special", and was published in early July. The Newsletter was swiftly followed by six open sessions, held at the office on 15<sup>th</sup> and 22<sup>nd</sup> July to enable people to see the plans. Although the numbers attending were small, a lot of enthusiasm was generated. Through these sessions an email group has been established and a number of volunteers have come forward to support the work in planning for the centre. More on that later!

Questionnaires were completed by a number of residents, and the questionnaire is still available on the website. I would appreciate it if you would take time to complete one as this information will be used to help the project team in the planning and decision making. This is YOUR chance to influence the centre. The more opinions we have, the better the decision making will be. Again the results of the questionnaire will be posted on the website and will be steadily updated as further questionnaires are received.

I am very keen that we get as many residents as possible involved either through the questionnaires, through the email group or working in the project team. Decisions on the centre are far too important to be left left to a small number of Resident Directors and the developers, who we can then all blame if we don't like the results. It is also important that The Trust and all those involved in the decision making process are accountable to all residents for the money we spend and the facilities we provide, so I am keen that we get the greatest possible involvement and consultation on this and are as open as possible during the planning and implementation.

### **What Happens Next?**

#### **Project Plan**

The first project meeting was held on 27<sup>th</sup> September. The draft outline project plan will be presented to the Board Meeting early in October, when one of the first tasks will be to agree the Building Specification with the developers in the following two or three weeks

#### **Project Team**

As I have mentioned, a number of volunteers for the Project Team have already stepped up to the plate; I have also twisted a couple of arms and I will soon be able to announce the members making up the Project Team (see the web site for updates). The changes in the management arrangement will also give more administrative support to do the leg work. The work will be split over 5 areas which are:

- Communications
- Finance
- Equipment and supplies
- Building
- Events / Services / Hiring

I already have 'volunteers' for 2, 3 and 5. I am working on 1 but have a real gap in terms of anyone that can give us support on the building side. We will provide external expertise where necessary but we require someone on the project team who can protect our interest and guide us. If you can help, please contact me urgently.

The leads will also need support, so if you can help in any of the above areas then please do email me. The key attributes are willingness, ideas and enthusiasm. The key attributes are willingness, ideas and enthusiasm.

We are working towards a handover date of April 2011 so the next two months are crucial for agreeing equipment schedules, ordering goods, and getting staff in post. We will also need to create the long term financial plan, and start looking for groups and individuals who might want to hire the facilities. We need to get something that everyone will be enthusiastic about and want to use. This is vital to the development of Elsea Park as a community, and we want and need it to be a success.

I am hoping that this article will galvanise a few more volunteers to give their time, their opinions or their ideas. So if you want to be part of this, please contact me at [community@elseapark.co.uk](mailto:community@elseapark.co.uk)

Angela Bailey

Resident Director

### WANTED

Melanie has now given us her formal notice and she leaves on the 6<sup>th</sup> October. Although we have a process for recruitment in place, there will be no cover from 7<sup>th</sup> October. If you have the skills to provide cover and you are available to work then please let us know.

We are looking for temporary cover until we have permanent staff in post. If you are thinking of applying for a permanent position then this gives you a fantastic opportunity to try it out. We can be flexible about hours and some work can initially be done at home as we wait for interim office facilities

Email:

[recruitment@elseapark.co.uk](mailto:recruitment@elseapark.co.uk)

### The Primary School is Finally Coming.....

Many of you will have moved to Elsea Park because of the promise of a new Primary School. When this was initially written in the Section 106 planning agreement, local Primary Schools were oversubscribed and often had waiting lists for entry for children moving into the area. Unfortunately (or fortunately, depending on your circumstances), the position changed and the local schools experienced falling rolls and often had vacant places.

However Lincolnshire County Council have taken a long term view and decided that with the return of developers into the area, there will be a need for increased school provision. They have now given the go ahead to Kier for the development of a one class intake Primary school on the land between the Community Centre and the land at the rear of the Grammar School. The discussions are now well underway and we hope to be able to give more information soon; as soon as we have a timetable we will share it with you.

You may also be aware that under the Section 106 agreement, the developer was obliged to offer land to the rear of the Grammar School. Discussions are now underway to develop all weather pitches on this land and we understand that the Grammar School may make these facilities available to the wider community.

**Don't forget to visit the website. There's a list of useful telephone numbers, you can access newsletters and minutes of previous AGMs & EGMs, find background information on The Trust, and use the email links to get in touch with any of the Board members.**

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Elsea Park's resident subject matter expert on roads, Peter Garnham, has continued to chase Lincolnshire County Council about progress of remedial works on the various roads and phases of the development, culminating in the summary below:

- The Pollards - remedial works will move progressively along the road and resurfacing will follow.
- Phase 1 part 1 & 2, Cross Lane, Pond Lane, The Yarde and Tilia Way (from the roundabout to the junction with Cross Lane), Aykroft, Heartsease Way - Minor remedial works to complete to footways and kerbs but a legal problem exists with windows that open into the 'highway'. Kier say progress is being made and adoption should follow thereafter.
- Cowslip Crescent and Bluebell Way - There are problems with the binder course levels that appear low in comparison with the kerbs, apparently the problems can be resolved however the remedial works are more complex and are unlikely to happen this year.
- Marigold Avenue will be resurfaced from its junction with The Pollards to the corner where it meets Pimpernel Walk.
- Buttercup Drive will be resurfaced from its junction with Marigold Ave to a point approximately 20m west of Teasel Drive junction.
- Champion Way will be resurfaced from Tilia to Buttercup.
- Tilia Way will be resurfaced from its junction with Champion to The Pollards (roundabout).

All-in-all Kier are investing a deal of time and money completing remedial works across the site. They will be keen to ensure that these works culminate quickly in the adoption of phases so we can expect some of the earlier phases to be adopted this year with other phases being placed on a 12 month maintenance period hopefully to be adopted this time next year.

Assuming that LCC and Kier deliver their promises, Peter will focus his efforts on the cycleway from Tennyson Drive to the Community Centre and the remaining roads that don't look like they will be surfaced this year namely:-

Buttercup Drive from Teasel Drive to Cowslip Crescent, Cowslip Crescent, Bluebell Way, Water Lane, Quayside West

Peter does not expect The Gables and Greenacre Drive to be surfaced soon as they will be haul routes for the coming works north of Greenacre and West of The Gables.

Peter has also raised questions regarding the cycleway that will run across the site. Justin Johnson of SKDC advises that it may be subject to a new planning permission due to a variance in its layout and until he sees the planning submission he can't comment further. Peter is keeping tabs on this situation as the cycleway is an important part of the Elsea Park development and feels it will come into its own with the Community Centre and new phases at the north end.

On a final note, Peter asks for feedback from residents regarding the junction of Tilia Way and Aykroft. LCC have said that if there was enough support from residents they would consider laying junction markings at the end of Aykroft so that all users can clearly see who has to give way and who has priority. If you would like to comment on this, please email me at [barrycook@elseapark.co.uk](mailto:barrycook@elseapark.co.uk) and I will feed your input back to Peter.