

**COMMUNITY BOARD
MEETING AGENDA**

Meeting : Monday 11th February 2019
Venue: Watford Rural Parish Hall, Oxhey Drive
Start Time: 7.30pm

Agenda

1.	Approval of Minutes of last meeting & AGM minutes – 3 rd December 2018	
2.	Matters Arising – 3 rd December 2018	
3.	Developers Report	
4.	Commercial leases	
5.	Resident Member Vacancy	
6.	Constitution	
7.	AOB	

MINUTES

SOUTH OXHEY COMMUNITY BOARD

COMMUNITY BOARD

Monday 3rd December 2018, 8.00 pm

South Oxhey Parish Hall, Oxhey Drive, Herts, WD19 7SB

Present

Board members

Cllr Alison Scarth	Three Rivers DC – Liberal Democrat nominee	AS (Chair)
Rob Holland	Commercial Leasee	RH (Vice Chair)
Cllr Joan King	Hertfordshire CC – South Oxhey Division	JK
Christine McManus	Resident Member	CM
Richard Glaister	Home Group	RG (minutes)
Cllr Stephen King	Three Rivers DC – Labour nominee	SK
Peter Leaver	Co-Optee	PL
Cllr Pam King	Watford Rural PC	PK
Cllr Donna Duncan	Three Rivers DC – Conservative nominee	DD
Rev Pam Wise	Resident Member	PW
Mary Connolly	Resident Member	MC
Dan King	Countryside Properties PLC	DK

Other participants

Ian Jarvis	Countryside Properties PLC	IJ
Tracy Chandler	Countryside Properties PLC	TC

Apologies

Item	Description	Action
1.0	Approve minutes of last meeting – October 2018	
1.1	Approved.	
2.0	Actions from Last Meeting – October 2018	
2.1	<p>JK said that it is wrong that existing families have to bid for alternative accommodation, because the development is not building properties to meet their needs. JK said she acknowledges it is a problem for TRDC to resolve and not a Home Group or Countryside issue.</p> <p>MC said she has received a reply from Anthony Malek from Home Group regarding one family who the above affects. MC said she feels TRDC need to review and reconsider the housing needs of the existing residents.</p> <p>AS agreed that it should be discussed at future CB meetings, until the Board feels a satisfactory solution has been found.</p>	
2.2	The dry risers at Hallows Crescent to be changed to a metal plate to prevent future vandalism.	
2.3	IJ said that the wall at Hallows Crescent is programmed to be repaired shortly.	IJ
2.4	RG confirmed that estate inspections are happening and he will obtain future inspections dates. Residents can accompany the Housing Manager.	RG
2.5	Phase 2 site is now tarmacked and will be ready soon. IJ waiting for Herts CC approval. Station Approach now approved by Herts CC.	
2.6	IJ said the licence to build the market place has been difficult to obtain. JK asked for the list of people involved. DK said that it is close to being resolved.	
2.7	SK said trucks were parked in the Parade. IJ said they have only used the Parade for access at a particular point in the development. SK said that vehicles are still driving up the Parade the wrong way. IJ said he hasn't witnessed it, but he will speak to the workforce and emphasise the access route.	IJ
2.8	IJ will visit Hayling Place to inspect the planting and will report back.	IJ
2.9	Valuation of commercial rates. DK said they have had some success and the rates have been reduced to a lower amount. £22,500 initial rateable value, now reduced to £17,000. DK said a further appeal has been submitted.	
2.10	PK said she is still trying to meet with Nick Lee.	PK

3.0	Developers Report	
	Community Development Update	
3.1	Phase 2 Ground breaking Event was a great success. A number of organisations attended.	
3.2	Kimberley from Countryside and IJ will make contact with St Joseph School.	
3.3	TC said that the children have received their vouchers.	
3.4	The Christmas event raised about £500.00. Unfortunately the rain affected the attendance. Home Group and Countryside contributed financially to the event. Unfortunately the Christmas tree didn't arrive in time.	
3.5	The next newsletter will have an article on the Community Board.	
	Employment Update	
3.6	Phase 2 is currently in the demolition phase, so apprentices will be recruited later in the phase.	
	Construction Update	
3.7	Station Approach: Landscaping currently being completed. Should be open to access by mid- December. The lighting is temporary, because after the initial order was placed, the specification changed. The specification change is outside of Countryside's control. JK asked if the new lights will be compatible with Christmas lights. IJ said he doesn't know, but he will look into the matter further.	IJ
3.8	MC said there are still temporary cables. The electricity to lights in the car park and the ticket machine are due to be boxed in before Christmas. Lights will also be placed on the shop frontages. New posts and lamp heads will be replaced. IJ said the barriers should be removed before Christmas.	
3.9	IJ confirmed the street lights will be adopted by Herts CC.	
3.10	Ladbrokes will hopefully be in their premises later this week. The delay has been caused by a BT infrastructure problem. This has also affected the Nail Bar.	
3.11	Drainage gulleys installed to prevent heavy rain going down the steps.	
3.12	Countryside confirmed that new commercial retailers do receive a rent free period.	
3.13	Main Site: deep groundworks currently taking place. Bridlington Road currently disabling utility supplies. Soft demolition should be completed in mid-Jan and then full demolition at the end of January.	
3.14	On the old Ox pub site, brickwork currently being undertaken.	

3.15	Tower crane on the main site from the 10 th December 2018.	
4.0	Commercial Leases	
4.1	DK said retailers are accepting leases on Station Approach and he is pleased with progress. DK said there are a number of retailers currently in negotiations. DK confirmed the Blue Lagoon have signed a lease agreement.	
4.2	DK said there are a couple of units in the middle to be let. The middle café is still vacant.	
4.3	Fairfields are currently fitting out their unit.	
5.0	AOB	
5.1	SK still trying to contact Caroline Tipping.	SK
5.2	An observer thanked IJ for resolving disabled access problems.	
6.0	Next Meeting: Monday 11th February 2019	



South Oxhey Community Board Report

11th February 2019

1. Community Development Update

St Joseph's School

We have been in touch with St Joseph's School to discuss community engagement activity plans for this year. A planned activity list is being compiled by the school, once we receive this we will update the Board on supported activity.

Oxhey Jets football match

We have made contact with Oxhey Jets and are hoping to arrange a charity partnership football match in 2019. This we hoping to finalise this in the next few weeks.

Community website

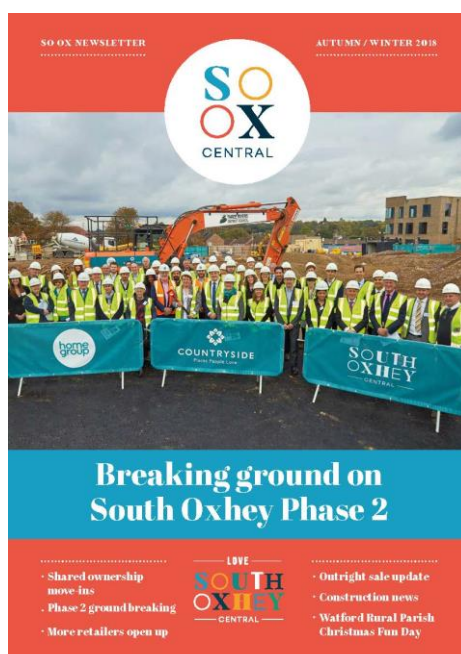
Our community website provides residents with information on the development and its phasing, how to get involved and how to join our apprenticeship scheme.

Browsers will find the latest construction updates and news, answers to frequently asked questions, overview of the project partners and the team, how to get in touch, and downloadable documents including copies of the newsletters.

Website address: <http://www.lovesouthoxheycentral.co.uk/>

Residents newsletter

The Residents' Summer Newsletter was distributed in mid-November. The next issue of the newsletter will be distributed in the week commencing 18th March 2019.



2. Employment and Training Update

Phase 2 is in demolition stage and therefore currently has no apprentices on site. Countryside anticipates employing, through Joe Brennan Training, a similar number of apprentices to Phase 1A, following its success. Phase 1A employed four apprentices in carpentry, bricklaying and plumbing, with an excellent result of three apprentices gaining full employment and qualifications. We have some CVs from local people and hoping to recruit in the next few months for Phase 2.

3. Construction Update

The Satellite Sites

The units are now completely occupied.

Parcel 1A

All homes on Phase 1A are now complete with almost all new homes already sold. The first occupations began taking place over summer 2018 and the feedback from our new home owners has been really positive.

Station Approach



The second phase of Station Approach is now complete. Six retailers are currently trading, with further retailers fitting-out their units. Station Approach hard landscaping was complete ahead of the Christmas Holiday. There will be further additions in the spring including the new bus shelter and taxi shelter plus call point, there are also planters to be installed once the weather improves.

Phase 2

Phase 2 is located over two sites, namely the old Ox pub site and the area north of St Andrews Road. The public walkway from the Ann Shaw Garden and the car park on Henbury Way to St Andrews Road remains open.

The 'Ox Pub site' is progressing well with brickwork now past first floor level. Over the next couple of months, the scaffolding along with the brickwork will rise to a similar level as the phase one buildings.

The main Phase 2 site (former Luffenham House and block north of St Andrews Road), is on programme with the majority of the groundworks including piling, ground beams, drainage and ducting installed. We are just starting the ground floor columns. Over the next couple of months, the frame will start to rise. Demolition of the remaining building on Bridlington Road is scheduled to occur towards the end of February.

4. Planning Update

Full planning consent is in place for Phase 1 and Phase 2. Outline consent is in place for Phase 3. Planning design will soon commence for Phase 3 Reserved Matters Application.

5. Phase 2 decant and new home allocations update.

Phase 2 allocations were complete in the summer of 2018, however, residents who experience a change in circumstances (e.g. a change in housing need - at the discretion of TRDC's housing supply team) or who feel the offer is no longer suitable, were given the option to join the Three River District Council's Housing Register up until 1st July 2019, after which all allocation offers are locked in.

At the point of all allocations, there were **40 households** that required a move into the new phase 2 homes (some of which needed to join the TRDC register).

To date, the current allocations for Phase 2 include:

- 13 one bedroom allocations (including 2 new tenants who have split from their main household)
- 11 two bedroom allocations
- 6 three bedroom allocations
- 12 households have joined TRDCs housing register or already moved within the district.

This will result in **42 household** moves in phase 2 (40 of which are eligible for a home loss payment, currently at £6,300)