

**COMMUNITY NEWSLETTER
DECEMBER 2022**



DEVELOPMENT UPDATE

2022 was an exciting year at Locking Parklands. We continued to establish a Locking Parklands Community Interest Company (LPCIC) Steering Group that met quarterly, which is made up of resident representatives, housing associations representatives, and members of our team. The LPCIC ran both a residents' survey and worked alongside St. Modwen and new Managing Agent Preim to continue to listen to residents and improve facilities for the community at Locking Parklands.

The community also continues to grow. With Phases 5 and Phase 12a now fully completed by St. Modwen Homes, we welcome new residents to the area. The expansion of the Winterstoke Hundred Academy also continues and will be opened in September 2023. Funded through Homes England's Housing Infrastructure Fund, the new school facilities will cater to years 7 to 11 and include on-site energy generation and a recycling centre to help reduce carbon emissions, as well as extra bike storage to provide pupils with a sustainable option of cycling to school. Works also continue on the GP Surgery, which is set to open in 2023.

Housebuilder Curo also is due to commence works on Locking Parklands Phase 4, situated just north of the completed 12a St. Modwen Homes area. This phase includes 124 new homes at Locking Parklands. Read on for more information about this new phase of homes.

And finally, St. Modwen has launched a new website to keep you up to date with all things Locking Parklands, which you can find out more about overleaf.

We look forward to 2023 at Locking Parklands, and wish you all the best for the festive season.



WELCOME TO CURO

Curo is thrilled to announce that works will soon be commencing to build 124 new homes as part of the fourth phase of the Locking Parklands development.

These homes will be available for private ownership, shared ownership, and affordable rent, providing a range of housing options for the local community in North Somerset. Construction on this exciting development will start in January 2023, and we will keep you updated on our progress through this newsletter.

Paul Fackrell, Head of Construction at Curo, said "We are very excited to see our plans for the development at Locking Parklands come to life. This project is an important step in the provision of more housing options to the community in Weston-super-Mare, and we are

committed to ensuring that this development enhances the local area, and meets the needs of both future and existing residents."

"Above all, we value your support and want to assure you that we are committed to working transparently and collaboratively with the community – so please don't hesitate to contact us with any questions or concerns", he continued.

A new show home will be delivered by Autumn 2023, with full completion on site expected in late 2026 – take a sneak peek at an artist's impression of the finished product below! You can find out more about this phase of homes [on the Curo website](#).



LOVE LOCKING PARKLANDS

Budding photographer or nature enthusiast? Join in on our Love Locking Parklands photo competition! We're looking for photos of what you love about your area: dog walks, family strolls, solitary meanders, spying wildlife or appreciating your local landscape.

Our winning photo from our last competition was the famous Locking Parklands resident – Gary the peacock, taken by resident Aleksandra Skowronska.

Just send your photo and name to stmodwen@halogenpr.com by **January 1st** to enter. The winning photographer will receive a £25 Love2Shop voucher and the winning image will be published in our next newsletter.



UPDATE FROM YOUR LPCIC RESIDENT REPRESENTATIVES

The Locking Parklands Community Interest Company (LPCIC) was established to manage, maintain and eventually own the areas of open space and site infrastructure that are not adopted by the Local Authority.

We are the current Volunteer Resident Representatives on a Steering Group which oversees the operation of the LPCIC. We would therefore like to take this opportunity to introduce ourselves to those we have not yet met and explain our roles within the Locking Parklands Community.

Mike Turner: As a Resident Representative it is our role to ensure that as a community you are actively represented, our budgets and financials are well managed and practical recommendations and suggestions are taken to the Directors of the LPCIC. My experience of being involved in a variety of organisations has provided me with insights and ideas that I believe can help deliver a difference to the Locking Parklands Community. As a resident of Locking Parklands since 2013, I have personal interests in ensuring Locking Parklands is sustainable and our community has access to all the amenities and opportunities available.

Hazel Brinton: I have lived on Locking Parklands since December 2018 and am a passionate supporter of local people determining the outcomes for their community and having a say in how that community develops. I am committed to working with my fellow resident representative, Mike and the other members of the Steering Committee to support the changes and progression in the Parklands to the benefit of all who live here.

In a survey run by the LPCIC in 2021, we asked residents to help the LPCIC Steering Group understand what the most important things are to our community, and what you would like us to focus on.

The survey results highlighted the following three priority points:

- The Radio Wing
- The Green space & Environment
- The Managing Agent (Mainstay)

We're pleased to say we have been working very hard since our appointment on progress within these items.

The Radio Wing

We are designing and launching a new LP CIC website, which will enable anyone to see availability and book rooms at the Radio Wing quickly and easily online, without the need to speak to someone. We are also introducing new smart locks, that remove the need for keys, or a caretaker – simply book online and receive a unique access code for your booking day & times. We are aiming for this to be live in January 2023.

The Green Space & Environment

We have been working closely with St. Modwen and GFI on a Green Infrastructure Plan for the whole of Locking Parklands,



which culminated in a consultation event at the end of 2021. Background work continues on this, but in the meantime we have also been working on plans for improvements of the existing play park on Cranwell Road. More information will follow shortly, with an anticipated delivery of February 2023.

Our Managing Agent

Following discussions regarding the survey results, it was agreed the Locking Parklands community needed an improved service, quicker response times and more visibility from the Managing Agent.

To address this the LPCIC Steering Group decided to undertake a formal comprehensive tender process to look at other options regarding Managing Agents. This led to the appointment of PREIM as our new Managing Agent, who took over responsibility in Autumn 2022. We continue to grow and build our relationship with PREIM and are pleased with the changes.

We are now working on a new survey for 2023, which we hope that you will support and help us make further improvements to the running and development of our community.

The Resident Representatives also proposed that the Community Stewardship Fund, part of the funds collected from the Service Charge by PREIM, be utilised as a one-off payment to every property at Locking Parklands. It is recognised that people are facing exceptionally challenging circumstances around the economic environment and in particular energy costs. All residents should have received a letter explaining this in detail, and a one-off £150 payment will be made to each service charge account at Locking Parklands this December.

We are always looking for help and support, whether you are looking to work on a project, start a new group or activity or want to become a Resident Representative. If you think you could help please get in touch.

In the meantime Seasons Greetings and a Happy New Year to you all.

Mike Turner & Hazel Brinton

HELLO FROM PREIM

Preim is the new Managing Agent appointed to deliver all aspects of the estate management service.

Introducing Tom Tracy

"I have recently joined Preim and will be overseeing operations at Locking Parklands on behalf of the Managing Agent. I come with an extensive background in both leasehold and freehold property management, having previously held the role of Estate Manager for some prestigious estates located in the Cotswold Water Park. Some of you may have already seen me on site or at the recent residents surgery, with the next surgery scheduled for 15th February 2023. If you need to contact me or a member of the Preim team, please call us on 01778 382210 or email us at helpdesk@preim.co.uk."

Grounds Maintenance

Over the last few months we have been undertaking a review of the grounds along with the maintenance team from Countrywide. In previous years 'savings' had been achieved under the budget heading for Grounds Maintenance, however this was due to the allowance for re-planting across the development not being utilised. We are in the process of agreeing a re-planting plan which will hopefully bring some life to those areas of the development where plants have failed and not been replaced.

Play Area

We are in the process of finalising the date for a major overhaul of the Play Area located on Cranwell Road/Russell Avenue. These works will include laying wet pour rubber which will create a more appropriate surface for when children are playing, as well as improving the aesthetics of the area. The works also involve installation of play panels which bring a bit of colour to the area as well as providing something else for the children to engage with. We are pushing for these works to be completed in early February.

Residents Surgery

Next residents surgery is the 15th February 2023 and will be held at The Radio Wing. Preim will write to all residents in mid Jan with further details.

We hope you are enjoying the Christmas lights that have recently been installed at Locking Parklands, and we send our very best wishes for the festive season!

