

COMMUNITY NEWSLETTER APRIL 2023



DEVELOPMENT UPDATE

2023 is proving to be another year of progress at Locking Parklands. The Locking Parklands Community Interest Company (LPCIC) Steering Group is now well established, made up of resident representatives, housing associations representatives, and members of the St. Modwen team. To support its work the LPCIC is now rolling-out a new residents survey (included in this issue) to find out what you would like them to prioritise over the year. It is also working alongside St. Modwen and Managing Agent Preim to improve facilities, such as the Radio Wing, for the community at Locking Parklands. Find out more below.

The community also continues to grow and we welcome new residents to the area with Phases 5 and Phase 12a fully completed by St. Modwen Homes. Phases 8 & 10, which will be the retail and community hub at Locking

Parklands, are now a key focus and discussions have begun with operators in line with the programme.

The expansion of the Winterstoke Hundred Academy is progressing to its opening in September 2023. Works also near completion on the GP Surgery, which is on course to be opening later in 2023. The GP Surgery will serve Locking Parklands Villages, as well as existing surrounding communities.

Housebuilder Curo is also well progressed in developing its phase of 124 new homes at Locking Parklands. Read on for more information about this new phase of homes.

Improvements to the play park located on Cranwell Road/Russell Avenue have now been completed. We hope you enjoy the new equipment and improved new surface.



March 2023 progress at the new Winterstoke Hundred Academy



CURO'S PHASE 4 TAKING SHAPE

Curo, the Bath-based housing association and developer, is making big strides towards the construction of its 124 high-quality new homes as part of Phase 4. These attractive, energy-efficient homes will include a significant proportion of affordable housing to cater to the growing demand for housing in the area.

Over the past month, Curo has begun laying the very first foundations on site. This work will pave the way for the development to grow alongside a beautiful open green space setting, with established, protected trees and rich wildlife habitats.

Alongside the first foundations, the initial section of road construction is underway. This is a crucial first step towards linking Phase 4 with the rest of the Locking Parklands neighbourhood.

In addition, the site welfare cabins have been set up to ensure a safe and comfortable working environment for the workers.

Paul Fackrell, Head of Construction at Curo says:

"Curo remains entirely committed to delivering high-quality homes that meet the needs of its customers, and the Locking Parklands development is a testament to that commitment.

We are proud to continue working transparently and collaboratively with the local community and are looking forward to completing the project on time and to the highest standards."



CGI of apartments in Phase 4 at Locking Parklands

PLAY AREA UPGRADE

We're pleased to announce that the Play Park works are now complete. These works included an overhaul of the play surface, with removal of the current rubber matting and new wet pour rubber flooring now installed. This is a significant improvement to the play surface, which used to become very muddy when there was wet weather.

We also installed additional play boards around the perimeter of the play area giving it a much needed lift as well as providing further equipment for young children. The final step will be the planting of landscaped areas within and around the play areas to bring some much-needed colour. We hope you enjoy the new play area and are pleased with the results!



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, Mike and Hazel, are the current Volunteer Resident Representatives on a Steering Group which oversees the operation of the LPCIC.

As volunteers, we both also try our best to attend events and join in with the community, however, if you have any specific issues or ideas you would like to get in touch with us about, please email community@lockingparklandscic.co.uk and we will do our best to get back to you.

Radio Wing Coffee Mornings

We have recently started a Coffee Morning at The Radio Wing, which is open to all residents across Locking and runs on the 1st and 3rd Saturday of each month between 11am and 1pm. There are puzzles, games and yummy cake for all to enjoy! The Coffee Mornings are co-ordinated by Somewhere House Somerset, a local charity whose volunteers kindly bake cakes and organise the tea & coffee on behalf of the CIC. We've also had a couple of small businesses attend to showcase their products and would welcome more to get in touch if they are interested in getting involved.

So, come along and have a cuppa, slice of cake and a chat with your fellow neighbours, we would love to see you there!!



King's Coronation Event

We are also currently looking into some ideas for holding an event on the morning of the King's Coronation on Saturday 6th May – if you have any thoughts, input or would like to get involved, please get in touch with us on:

community@lockingparklandscic.co.uk



LPCIC RESIDENTS' SURVEY

As your Resident Representatives, our role is to understand what is important to our community and what you would like us to prioritise to help make Locking Parklands a great place to live. We ran a survey in 2021 and would like to repeat this process to gauge what we you would like us to focus on in the coming year.

Please help us by answering the questions in the survey on the link below. This should only take 5-10 minutes of your time. The closing date is Wednesday 26 April. Thank you in advance for your support on this.

<https://form.typeform.com/to/YijDMfzE>

GP SURGERY UPDATE

Works continue to complete the GP surgery being built on site, which is on course to be open later this year. The GP Surgery will serve Locking Parklands Villages, as well as existing surrounding communities.

The surgery is a key element in the masterplan for the growing new community hub and will form part of the new district centre to the west of the North-South spine road between Anson Road and Leedham Road, alongside the new primary and secondary schools.

We look forward to previewing its opening in our next newsletter when we will have lots more to share, but we are pleased to have made a contribution to this fantastic new health care facility. It is a core part of our district centre and forms a vital element in delivering a healthy sustainable new community on site.



HI, FROM TOM AT PREIM

Hi, I'm Tom Tracy from Preim and we are appointed on behalf of Locking Parklands Community Interest Company (LPCIC) to manage the communal space that has been formally handed over from the developer to the CIC. Some of you will have met me at one of the recent Drop-In sessions that have been held at The Radio Wing in conjunction with St. Modwen, with the next session scheduled for Wednesday 17th May. These have been a valuable tool in giving an opportunity to speak to residents on the ground about what they want to see prioritised. One of the areas highlighted is the establishment of a clear process for residents to access the Community Stewardship Fund.



1. Promotion of sustainable redevelopment recycling energy efficiency transport and waste disposal.
2. Promotion of play and recreational facilities for children and young people.
3. Promotion of social and community cohesion.
4. Provision of the advancement of education and training of people of all ages resident and working within the Estate.
5. Provision and adoption of measures to involve the residents and occupiers in the long term stewardship of the Estate.
6. Promotion of a safe and attractive environment.
7. Undertaking such measures as may be reasonably necessary to integrate and engage and collaborate with communities surrounding or near to the Estate.

What does this mean for residents? If there is an initiative/event/idea that you think falls into one of the above categories whilst also benefiting the Locking Parklands development, it may be that you qualify for some funding via the Community Stewardship Fund. If you are interested in seeking funding you can complete an application form which is available through the Preim Residents portal, which can be accessed at www.preim.co.uk. Alternatively, if you wish to discuss with a member of the team prior to completing your application, please don't hesitate to contact us using the details below:

Email: helpdesk@preim.co.uk
Tel: 01778 382210

Community Stewardship Fund

For those of you that are not aware, as property owners at Locking Parklands who contribute to the estate service charge, part of your contributions also go towards the Community Stewardship Fund. What this fund can be used for is outlined in your TP1/Lease, within these following guidelines: