

# YORKE DRIVE FOCUS

Newsletter issue 09 - September 2020



## Hello and welcome to your Yorke Drive Focus newsletter

This newsletter, published by Newark and Sherwood District Council, is for all residents of the Yorke Drive estate to keep you up to date on the proposed regeneration. In this issue:

- Ground investigations to begin
- Introducing your Project Team
- What to expect between now and Christmas
- Your Questions Answered



## The Resident Panel meets online

The Resident Panel held its first virtual meeting in August and it was great to see a few familiar faces online. The role of the Panel is to represent your community and provide views and opinions throughout the regeneration project. Perhaps because it was the first virtual meeting, we did not have as many residents in attendance as when we held meetings face to face. We understand that some people may not be confident with online meetings or you may not have access to the internet or a laptop/ computer. However, to ensure that we keep all staff and residents safe during Covid, online meetings will continue for the foreseeable future - so please don't miss out. If you want to be involved with the panel but need some support to get up and running online please get in touch on 01636 655 462 or by emailing [yorkedrive@nsdc.info](mailto:yorkedrive@nsdc.info)

## Ground Investigations: work to start

We are super excited to announce that Ground Investigations are due to start on Monday 28th September!

Here's what you need to know:

### What are Ground Investigations?

Ground investigations (GI) are necessary to understand the ground conditions e.g. the soil type to inform the type of foundations required for the new homes and how well water drains away in the current ground. This is done by digging a number of trial pits/ trenches across the area.

On the Lincoln Road Playing fields, the most extensive work will take place to the north of the field with mechanically dug trenches. To preserve the sports pitches, pits will be hand dug.

### Who will be undertaking the works?

The works will be undertaken by a company called Lithos Consulting—you may spot their van on the estate next week.



### How long will works last?

The first phase of GI, on the playing fields, are expected to last up to two days and include the playing field and the access road running along side the Surestart to the north of the estate. No work will begin before 8am.

### How will they access the field?

To maintain the security of the playing fields it has been agreed that access for these works will be through the existing pavilion access. This means that the heavy concrete planters, located by the Surestart/ play ground to the north of the site can remain in place.

### What condition will the field be left in?

Where the trenches have been dug mechanically, we do expect to see a raised level of soil once these have been filled in; it will be compacted as far as possible and will fall over time. However, to protect the pitches most in use, no mechanical digging will be undertaken.



## Introducing your project team



**Karen White—NSDC – Project Sponsor**

Karen is one of the Directors at Newark and Sherwood District Council and has been actively involved in bringing the Yorke Drive Project to life. She acts as the senior project sponsor within the council ensuring that the project meets the councils objectives within the Community Plan and ensuring that the project team maintains a resident focus.



**Cara Clarkson —NSDC – Growth and Regeneration Lead**

Cara has worked in housing for almost 12 years and has worked with Newark and Sherwood District Council (and Newark and Sherwood Homes) for the last five. Cara is the lead for the project from the council with responsibility for coordinating all aspects of the development including resident engagement and communication, the relationship with the developer and ensuring that decisions made within the project are made in partnership with residents e.g. decisions around design and policy.



**Julie Madin—NSDC – Tenancy Officer—Yorke Drive**

Julie is a familiar face on Yorke Drive as the areas Tenancy Officer. She now has a dual role on Yorke Drive with her existing tenancy officer duties including: signing up new tenants, dealing with tenancy enforcement and engaging with residents. She is also taking on a new role as lead supporting residents through the regeneration project including understanding your individual housing needs, helping arrange house moves and helping allocate housing.



**Steve Brown—WT Partnership— Employers Agent and Cost Consultant**

Steve enjoys over 30 years of experience in his field and has extensive knowledge of all traditional aspects of cost control and project management. His role on the Yorke Drive project is to support the council in managing the relationship with the developer, to ensure costs are controlled and that project value is maximised.



**Dave Bullock – Managing Director—Compendium Living**

Dave has worked in housing, construction and regeneration for more than 30 years. In 2005 he helped establish Compendium Living, becoming its Managing Director and securing its first major project in early 2006. Since then, Dave has overseen the company's growth and project successes. On the Yorke Drive project, Dave leads Compendium Living's partnership working and negotiations with the council, making sure that the company develops and maintains a close, collaborative relationship with NSDC. He also has overall responsibility for the project. Once work has begun on site and the project is established, he will continue to oversee Compendium Living's work in Yorke Drive.



**Wendy Lister – Project Manager**

Wendy has worked in housing for over 25 years, and been with Compendium Living since 2008. Wendy helps manage Compendium Living projects, particularly areas such as reporting, communications and resident/community engagement. She also leads the company's efforts to provide wider benefits to communities where it is working. On Yorke Drive she will be responsible for continuing community engagement across the life of the project, day to day liaison with NSDC project staff and Compendium Living's contribution to the wider community.



### **Jack Murray – Regional Development Manager**



Jack has been with Lovell/Compendium Living for over five years, and specialises in pre-planning work and the technical aspects of design and planning. His role on Yorke Drive is to co-ordinate the technical team and external consultants during the early stages, overseeing design work for the development and ensuring that the technical preparation and planning needed for the scheme to start on site is achieved. Once work starts, Jack will manage the on-site technical team and maintain an overview of all technical matters.

### **Nicola Bailey – Liaison Officer**



As Resident Liaison Officer, Nicky supports Compendium Living's construction site teams in all aspects of resident communications and local community engagement during the time that projects are on site. For Yorke Drive, this will include liaising with local schools and/or community groups, arranging educational visits, making any necessary letter drops about building work during the development etc. Nicky also makes sure that the company complies with the codes of conduct for the Considerate Constructors Scheme, of which it is a member.

### **Charles Addison and Emma Haward, Senior Architect and Architect, HTA Architects**



Compendium Living has engaged HTA to undertake the design of the new development and the homes. Charles led the HTA team that previously worked with Newark & Sherwood District Council and local residents on the masterplanning for the Yorke Drive Estate regeneration, successfully achieving outline planning consent for the project. He brings extensive experience of residential layout and design, and stakeholder consultation to the team. Emma joined HTA in 2011 and was Project Architect for NSDC's

outline planning application for the Yorke Drive Estate Regeneration, leading on community involvement in design. Emma is therefore very experienced in consultation and developing designs for successful planning applications, and is very familiar with the Yorke Drive project and community.

## **What else is happening between now and Christmas?**

**On the front cover** we told you about the Ground Investigation works due to start on 28th September... but what else might you expect to see between now and Christmas???

### **Contractors will be visiting the site over the next few months to undertake:**

- A further noise survey to ensure that any noise heard within the area for development is within acceptable levels
- An archaeological dig to check whether there are any remains of interest within the ground
- A survey of the Football Pitch conditions to understand what work will be necessary to bring the pitch to the agreed standard e.g. re-seeding or drainage
- An assessment of the existing utilities provision and future need
- Landscape design

### **In addition:**

- Detailed design will be worked up for consultation with residents. This will include design for the housing on the site and the new sports pavilion. We remain hopeful that we will be able to undertake face to face consultation with all residents later in the year, depending on government advice at the time and the ability to deliver the consultation in a 'Covid secure' way.

We will keep our Facebook page @yorkedrivefocus as up to date as possible and will post details of who you might see and when so that you know what to expect. No contractors will require access to your home for site investigations.



## Your Questions Answered

It seems like a long time ago now... but back in July we held a Facebook Live event, an online, virtual 'Meet the Developer'. The event provided an opportunity for residents to have a project update from Cara Clarkson the councils project lead and to meet the Managing Director of Compendium Living, Dave Bullock. A series of questions were put to Cara and Dave from residents in advance and on the day. A video of the event is still available to view on the Facebook page and has already been viewed a whopping 335 times!

A couple of the key questions and answers are detailed below with a full write up available here : <https://www.newark-sherwooddc.gov.uk/housing/housingstrategyanddevelopment/yorkedrivefocus/>

If you don't have access to the internet and you would like a paper copy of the Questions and Answers please get in touch with Harriet on the number below.

**Question: Will you be 'dotting' social housing throughout the development or will social and market housing be separate within development?**

The first thing to say is that none of the housing will be recognisable as 'social housing' or 'market housing' - all the properties will look the same so that tenure is not identifiable. Our preference is normally to mix affordable and open market sale housing in small clusters. However, because we need to provide a lot of affordable housing early on, to enable the decant of existing residents, there will be a higher proportion of affordable housing in the first 'phase' of development. However, we will ensure that whilst the majority of social housing is provided early on to allow for the decant, there will be social housing on both the field as part of the phase 1 and where the existing properties currently sit, as part of a subsequent phase.

**Question: Will the designs of social housing include a hallway so we do not have to walk through the living room to the kitchen? And will kitchens be at the front of the house or the back?**

Our house-types are flexible and can have separate hallways or can be open plan, similarly kitchens can be at either the front or rear. What we build will depend very much on the majority of residents priorities e.g. if you have a hallway in the house you lose living space compared to having an open plan ground floor. This is the type of detail that we will want to work through with residents later this year as part of our consultation.

**Question: When will the construction work begin?**

Depending on the findings from the ground investigations and additional surveys, we are aiming to consult with residents on designs before Christmas with a view to submitting a reserved matters planning application for Phase 1 once feedback from residents has been considered and fed into the design. If detailed planning approval is achieved in early 2021, construction should begin by later summer/ September 2021.

**If you need support** understanding the content of this newsletter or you require an alternative format e.g. large print or audio please get in touch with Harriet on 01636 655 462.



Polish: Jeśli potrzebujesz pomocy w zrozumieniu treści tego biuletynu lub potrzebujesz alternatywnego formatu np.: dużego druku lub dźwięku, skontaktuj się z 01636 655 462.



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