



OFFICIAL

# Great Park

Neighbourhood Association

Great Park Community Centre  
Roseden Way  
Great Park  
Newcastle upon Tyne  
NE13 9BD

Email: [secretary@gpna.uk](mailto:secretary@gpna.uk)

## GPNA Minutes

**Date:** 29.01.2024

**Time:** 7:00 PM - 8.00 PM

**Venue:** Plaza Cafe Bistro, Bowmont House, Wagonway Dr, Newcastle upon Tyne NE13 9BL

Present	Apologies	Absences
Jamie Robinson Ian Tew Sophie Cox Steven Mason Neil Collington Caitlin Smithson Donna Rawling  Susan Wannop Thom Campion  Dave McGregor Michael Hunt	Chris Dawson Michael Forster Sam Walton Peter Monaghan Chris Clarke Paul Cross Claire Khan	

### 1. Welcome and Introductions

Chair welcomed all committee members and attendees and shared apologies.

### 2. Election of Committee Members (Optional)

**Decision:** No forthcoming members. 1 committee space remaining.

### 3. Review of Previous Meeting Minutes

[w 3. GPNA Meeting Minutes 30.10.2023 .docx](#)



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Susan raised issues around noticeboards, some aren't working well - Waiting for discussion with council about updating them/funding coming from councillors.

Susan delivered a bus service update about Q3, stating it was positive, the outcome to be shared soon with GPNA.

Discussion around placement of bus stops, which is also under review.

Discussed that we need timescales set in stone, dates rather than soon so we can hold people to account.

#### **4. Updated Constitution**

Updated draft constitution was presented for review and discussion.

**Decision: Unanimous decision for amendments to stand.**

**New version will be uploaded to the website by the secretary.**

#### **5. Resident Survey Feedback**

[https://drive.google.com/file/d/1d89tINSwpvs6dbTjBgqan6yAgbHhV5oL/view?usp=drive\\_link](https://drive.google.com/file/d/1d89tINSwpvs6dbTjBgqan6yAgbHhV5oL/view?usp=drive_link)

Chair presented the results of the survey (see above) to members.

Discussion around using this as a baseline in the aim to use this to see progress over time. Will survey residents again in the future to compare results.

Thom noted that local councillors deliver 1 leaflet per quarter - but residents may not see that as communication.

Susan stated that the consortium and representatives of the management company will attend a meeting to share survey results.

Susan stated contractor out to deal with potholes on Great Park, discussion around whether this was the best use of money as it hasn't been surfaced or finished

Susan stated lights will also be finished soon, the issue of lack of parts was stated by the consortium, as a reason behind the slow progress.



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A committee member stated they themselves had been online and could buy the parts to fix lightning - feel like it is an excuse.

Issues raised about health and safety. A disabled member of Great Park fell due to lack of lighting and paths which have not been finished. The need for accountability on Great Park.

Key themes for all lack of communication/transparency

Lack of safety another theme across all - lighting/paths/access for those with disabilities

Susan will be discussing with Mark at the community centre the need for a sensory room for children with SEND. They need funding, something we can support with once we gain access to funding from previous treasurer/donation drive.

Timelines needed for adoption, 94% of residents want Great Park to be adopted by the council.

GPNA priorities are now ranked - based on surveys of residents as we acting on behalf of all of them.

Resident concerned; service charges increased as it was miscalculated, partner fell on path, was followed by gentleman when walking - lack of lighting and unfinished paths again impacted on safety.

A local resident meets with Councillor Kemp regularly. Councillor Kemp, wrote to the consortium asking for answers. The resident is meeting Councillor Kemp again on 8th Feb. Residents feel council have failed as they have allowed Taylor Wimpey and Persimmon to build houses elsewhere - when originally they were told they were not allowed to build houses at other locations in Newcastle, until Great Park was up to required standard.

Discussion around council tax; residents feel council happy to take in council tax and provide less of a service as consortium are responsible for street lighting/roads on Great Park.

## **6. Service Charge Information 2022**

**x** 6. Great Park Service Charge - Audit of accounts information 2014 - 2022 Minus c...



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Chair presented his spreadsheet of service charges.

Shared examples of increases in management fees for cell C: 2020: £1813, 2021: £1141, 2022; £2909.

Only £4 in deficit from what collected and spent - questions over how estimated figures are so accurate within the nearest pound in most cases.

Collected £215k from residents 2020, £298k in 2021, 2022 £435k - huge increase - committee members questioning this increase as there is a lack of visual progress evident on Great Park.

Roads and lighting increased from £19k in 2020 to £40k in 2022.

Over £100k spent on roads in the last three years - residents and committee members feel that this spending is not evident in Great Park.

Litter picking increases over the years from £14k, £29k, £49k and to £82k (chair clarified that this includes emptying bins)

Litter picking on the cell representing Greenside, increasing from £6k, to £11k to £17k - there are only 5 bins on Greenside.

Discussion around children/community are organising litter picking - why are they needing to do this when there is such a huge spend on Litter Picking around Great Park?

Community Centre funding increase £45k, £57k to over £100k

Strategic Open space - £46k, £46k to over £80k - where is that money going?

Manco staffing £32k to £54k to £80,455 - questions arose to ask who is this for? Based on Rachel Kandinsky leaving in 2022 - why is there such an increase?



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Over the past few years they have received double the money from residents - what are we getting for this? Where is the money going? Where are the contracts and invoices?

Discussion over roads that are unfinished - why is our money going towards this when heavy vehicles for building sites are still using the roads? All committee members agreed that this should not be in our service charge responsibilities.

Law says we can copy and look at invoices

[www.legislation.gov.uk/ukxi/2007/1257/regulation/3/made](http://www.legislation.gov.uk/ukxi/2007/1257/regulation/3/made) (item 10 in particular)

Why are residents asked to sign an NDA to see invoices? Lack of transparency is a big concern.

The money incoming does not match accounts on the company house website.

Serious concerns from GPNA about transparency and where money is going.

Figures taken from the company accounts website. Does not include commercial income from businesses on Great Park so it is likely these figures will be higher.

Consortium wouldn't comply with FOI requests, as they said are a private business so are not obliged to comply. Discussion whether this was legal.

Committee member was questioning the financial ethics of the auditing company UNW. Another member of the committee asked to meet with UNW, they agreed but did not show.

### **7. Councillor Update**

Thom had researched the number of residents on Great Park. 4,500 residents - 1 quarter had responded to the GPNA survey.

Thom sends apologies from Ali who was called in to work.

Councillors have been working on safety measures around school - working alongside priorities gained from residents' surveys - concerns over road safety.



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Planning permission for Great Park Academy has been approved - concerns over access to Havannah and Havannah First School - also working on this.

Councillors are still working to speak to the consortium for lighting. Councillors were scheduled to meet the consortium in January but it was cancelled at the last minute by the consortium.

Councillors have a meeting with the head of planning - week after next.

Question over meetings with consortium - have councillors met with the consortium since the previous GPNA meeting?

Thom replied saying he had a call with David Abercrombie where he raised pathways, street lighting, road toppings etc.

Bus service - councillors spoke with GoNorth East with issues on accuracy of their app and timings of buses. Ghost buses sometimes appear and the tracking on their app is sometimes off. They are looking to address this, as it affects them system wide, not just Q3.

Q3 will be going down Great North Road again rather than going through Jesmond, as the majority of residents wished for. It was also not viable to keep going through Jesmond.

Thom will endeavour to update residents via Facebook with meetings etc.

Thom not getting tags through Facebook if you need to speak to councillors please use their email addresses.

[thom.campion@newcastle.gov.uk](mailto:thom.campion@newcastle.gov.uk)

[ali.avaei@newcastle.gov.uk](mailto:ali.avaei@newcastle.gov.uk)

Email Thom through his council email address, if you do not get auto response - it did not work.



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### **8. Access to GPNA Accounts**

Steven has been in touch with James (previous treasurer) James said he would go to the bank to change names on accounts over Christmas. No further updates from James as of yet. Steven will chase.

Concerns if this hasn't happened - will need to investigate.

### **9. Donna Rawlings' Work on A1 Fencing**

Concerns over safety after widening of A1. Lots of missing fences. Children/wildlife can easily access the motorway.

Donna has produced a report for councillors. Thom had not received it. Thom will discuss with Donna after the meeting.

### **10. "What 3 Words" App and Resident Reporting**

Discussion around using this to address issues.

Looking for local people to be responsible for reporting lights out etc to hold developers accountable, dates reported, how long they have been out of action etc.

### **11. Great Park Orchard**

The GPNA have been invited to join the conservation steering group. Ian Tew has nominated himself to join the group and to establish funding to grow our own King's Orchards from the Coronation Living Heritage Fund.

Please speak with Ian or Sue if you are interested in also joining this group.

Looking to do something positive for the GPNA.

Need consortium's consent to find suitable location for orchard.

Susan responded that the city council are not applying for that funding - but other funding pots available once permission has been granted.



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### 13. Any Other Business (AOB)

Susan is to set up a meeting between council officers, planner, highways, consortium, adoption officers, Catherine McKinnel, councillors.

Discussion around dates - 6.30pm onwards on Monday or other dates and members would be happy to attend when best for others

Meeting with police tomorrow - discussion with residents, suggested to ask for crime statistics for Great Park.

Residents noticed - officers checking car/home doors, increased police car presence - positive improvement.

Discussion around portable speed camera locations on Great Park.

Discussion around stream outside - not resolved or any plans to resolve at the moment

Chair had received messages from residents where cars are driving down pathways which aren't roads, bollards in strategic places - raised before with previous committees.

FOI on the 818k of CIL money to make the park and ride into a car park - no results on what the money has been spent on. Response was these decisions are still being made, but money has been allocated. S106 funding has been used by developers on other parts of the estate. Susan stated this money is also used to spend on pavements, infrastructure. Chair had this information from the planning officer and disagreed based on the information he has received.

Donna to meet with Kian Jackson, Community Champion at Morrisons next week, to understand what he could support with relevant to our GPNA community initiatives.

### 13. Adjournment

Meeting adjourned at 20.27pm.

Thanks were given to all attendees and the Plaza Bistro for allowing us to hold our meeting in their venue.



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**Minutes submitted by: Sophie Cox**

**Date: 29.01.2024**

**Minutes approved by: J Robinson**

**Date: 29.01.2024**