



OFFICIAL

# Great Park

Neighbourhood Association

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

Email: secretary@gpna.uk

## Questions raised by the GPNA to the consortium 26.02.24

1. Why has there been a significant increase to the developer recharge costs and landscape and maintenance costs?
2. Significant changes to accounts sheet within 30 days for income and expenditure not adding up inline with audit of account information in January 2023? Why when an average of £22000 is spent on UNW for account audits?
3. Service charge income for each cell (Including commercial centre funding) does not match income with what has been inputted on companies house? Can you explain this please? E.g Cell G creditors 2022 = £124,515 vs Cell G income = £103,610 Cell G debtors 2022 = £55,590 vs Cell G expenditure = £103,608
4. How is each house charged?
5. What is the Management Fee and what does this pay for?
6. How many staff did GPMC employ over these three years and why the substantial increase in 2021 and again in 2022, when only R Kadansky was available? Who was the other part time member of staff?
7. What RA/Audit/Reviews took place in 2022?
8. What does the PPO Liability insurance cover?
9. What is the forward funding cost?
10. Can you confirm what land is strategic open space and local open space and when it was handed over?
11. Why the substantial increase for strategic open space in 2022?

## Landscaping and maintenance



Which of the green areas are open / local space?

Where is the £80675 being spent?

If the amount increased from £46481 to £80675 due to more land being accrued – how much of this map was “coloured in” for £46481?

Has there been any more local open space adopted in the last 3 years?

12.



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13. Can you confirm what land is strategic local open space and differentiate this on the previous map in another colour?
14. Can the parks be addressed for SEND residents?
15. Residents are paying for the upkeep of the play parks – should it be the case that only residents can use them?
16. There are 26 bins on the service charge paying side of Great Park.  $49,820 / 2 = \text{£}1916$  for each bin in 2022 (LA costs  $\text{£}800$  p/a)
17. Cell G (Greenside) was charged  $\text{£}17139$  for bins – yet only has 4 bins?  $\text{£}4284$  a bin for a year? Please explain this.
18. Bins are supposed to be emptied twice weekly and this does not happen, why?
19. What does the community facilities cost cover?
20. Why are residents and not the developers and local council paying for this?
21. Why has the community centre just stated it needs to fund raise for a SEND sensory area when it's received over  $\text{£}100k$  in 2022 and is also being run as a business?
22. Why is lighting included in the header lights, roads and sewage maintenance? We were made aware the developers are responsible for all lights currently, and you informed us at the initial meeting that this cost is for paths not roads?
23. Why have the roads not been topped now that many parts of the site have been completed and construction traffic no longer enters these areas of the Great Park?
24. Where has this amount of money been spent on the paths?
25. Why can roads connecting to the main spine roads on the estate not have junction markings to improve safety?
26. Why have paths not been topped / finished or end when in the same amount of time you have been able to build Cell A?
27. Can this money not be allocated to road safety / crossings?
28. Can we have strategic bollards / accessibility kissing gates to stop dangerous driving on the footpaths?
29. Why is the yearly cost of professional fees so high?
30. We would like to see the accounts audited independently, do you have any objections to this? (If so, why?)
31. It's been brought to our attention that although UNW charges up to  $\text{£}26000$  to audit the service charge accounts that it's clearly stated in the accounts filed at Companies House and in the UNW report that they are in fact not audited? Can you explain this please?
32. What are the legal and professional fees for?
33. When can residents attend an open meeting with you to get answers to these questions? Initially we were told that there could be 15 residents present, and were informed that neither residents could attend on the 26.02.24 and that journalists were also not permitted to attend. We feel that this would promote further trust and transparency should they attend the meeting to gain answers to the above aforementioned questions on 25.03.24.