



OFFICIAL

Great Park
Neighbourhood Association

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

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GPNA

July 29th 2024

Chair Update

Top 5 Priorities - Summer 2024

Based on Survey Responses



1. Continued collaboration with the Consortium, Managing Agent and Consortium (Met June 10th / Scheduled 15th August)
2. Transparency on service charge & finance (No NDA - Full review in August and requested independent audit)
3. Road & Path agreements / Adoption (Sighted Adoption Map)
4. Improved GPMC communication with residents (Challenging again in August)
5. Lights - watch and report (August Light walk)

1. GPNA / Consortium June 10th - Meeting Highlights

- **Open Space Plan**

- A finalised plan detailing open spaces, including square metre breakdowns, is expected within a month. (15th Aug)
- Consortium to update the NGP website with corrected information regarding space under the A1 designation.

- **Service Charges Review**

- Review of service charges ongoing, with a completion target of July.
- Clarification provided: Residents are not legally required to sign NDAs to view invoices.

- **Infrastructure and Development**

- New potential bus routes are **under consideration.**
- **Issues like the agreed pub and gym facilities are yet to be provided; land remains available for these purposes.**
- Adoption process for infrastructure progressing, with draft plans for adoption dates shared.



1. GPNA / Consortium June 10th - Meeting Highlights

Resident Concerns and Actions

- **Communication Improvements**
 - Efforts to enhance resident communication via email registration.
 - Clear guidance on reporting procedures to be provided to reduce misdirected issues.
- **Specific Issues Addressed**
 - Flooding on Leasingthorne Way being investigated.
 - Missing lifebuoys will be regularly checked and replaced.
 - Discussions on defining areas where dogs must be on leads for safety
 - Plans to improve path quality and manage bollard placement for better access.
- **Security and Safety**
 - Incidents of attempted car break-ins and other security concerns noted - please remember to lock your cars
 - Continuous monitoring of parking enforcement issues, with increased actions from NCC.

1. Next Steps and Ongoing Actions

- **Finalised Plans and Communication**

- Written responses to previous unanswered questions by the next meeting.
- Consortium to finalise and share open space plans, service charge reviews, and infrastructure updates.
- Improvements in communication channels to ensure residents are well-informed and can report issues effectively.

- **Melbury Adoption Process**

- A clear timeline for adoption expected by summer.
- Private court and streetlight responsibilities to be clarified and communicated to residents.

- **Continued Engagement**

- Next meeting to discuss progress on ongoing actions.
- Residents encouraged to keep reporting issues to ensure they are addressed promptly.

2. Buses

- Meeting tomorrow regarding the bus route concerns. GPNA, Local Councillors, Consortium & Nexus.
- All issues raised by residents will be highlighted.
- We encourage all residents with concerns to attend the first bus 'engagement session at the community Centre from 2pm - 6pm.
- Local Councillor update / Report - to be shared on our website



HOUSE OF COMMONS
LONDON SW1A 0AA

As the Member of Parliament for Newcastle North, residents of Great Park have long raised with me the need for improved and expanded public transport services. For many, Newcastle Great Park's proximity to central Gosforth, as well as the Q3 route linking the development to Jesmond and the Quayside, have been key drivers in encouraging residents to move to the estate.

Whilst the extension of the X47 route to link Great Park with Kingston Park and increased city centre services, and the investment into scholar's services at peak times are welcome, I appreciate the significant concerns raised over the planned replacement of the Q3 service which reduces the frequency of services to Gosforth High Street, provides no direct routes to Jesmond and the Quayside, and reduces evening and Sunday services.

Any changes should be subject to a public consultation to assess the impacts on residents' ability to get to work, school and amenities. While I understand that decisions had to be taken ahead of the end of the school term, I am concerned that they were not taken earlier to allow for a consultation period given that the Transport Advisory Board agreed to review the service in September 2023.

I would be grateful if the consequences of the changes to Great Park's bus services could be fully reviewed as soon as possible, and that work is undertaken to ensure that residents' concerns and voices are heard and everything possible is done to best provide for those who rely on these vital services.

Catherine McKinnell MP

The Mayor - Kim McGuinness

The Mayor is supportive of efforts to ensure that people travelling to and from Great Park have the best possible bus accessibility. She has been clear about her intentions to take buses back into public control to provide a better service to residents, though unfortunately a change to the operation of the bus network will take time to put into place.

3. Questions to UNW - 1st May 4pm - 6pm



Initial Response

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <https://www.icaew.com/regulation>.

This report is made solely to the board of directors of Newcastle Great Park (Estates) Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Newcastle Great Park (Estates) Limited and state those matters that we have agreed to state to the board of directors of Newcastle Great Park (Estates) Limited, as a body, in this report in accordance with ICAEW Technical Release TECH07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Newcastle Great Park (Estates) Limited and its board of directors, as a body, for our work or for this report.

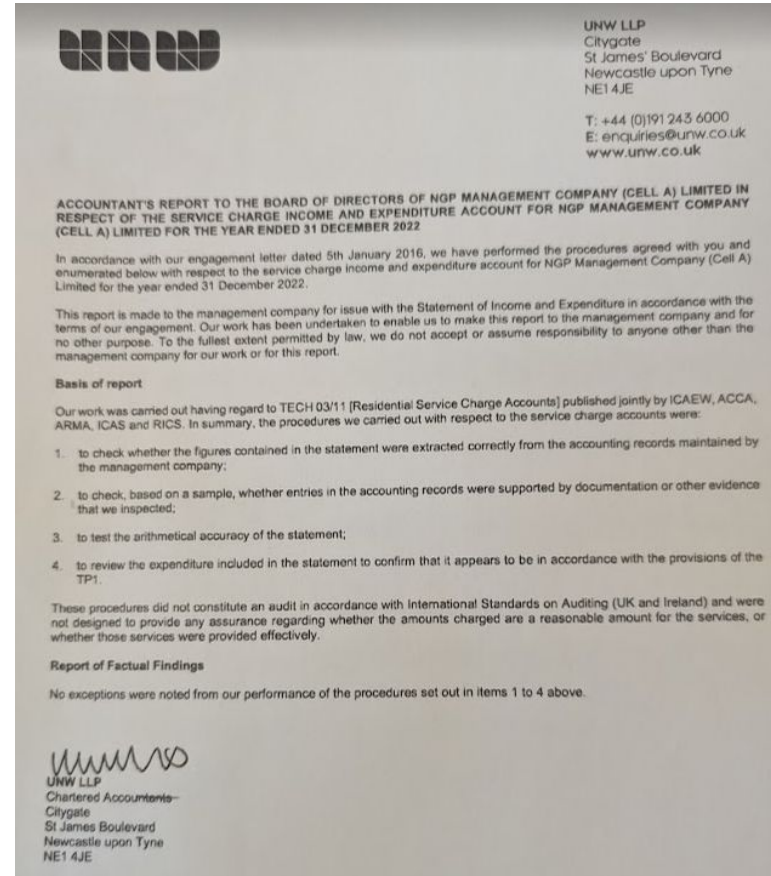
It is your duty to ensure that Newcastle Great Park (Estates) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and result of Newcastle Great Park (Estates) Limited. You consider that Newcastle Great Park (Estates) Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or review of the financial statements of Newcastle Great Park (Estates) Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

3. Questions to UNW - 1st May 4pm - 6pm



1. To check whether the figures contained in the statement were extracted correctly from the accounting records maintained by the management company.
2. To check based on a sample, whether entries in the accounting records were supported by documentation or other evidence inspected.
3. To test the arithmetical accuracy of the statement
4. To review the expenditure included in the statement to confirm that it appears to be in accordance with the provisions in the TP1.



3. Questions to UNW - 1st May 4pm - 6pm



Scope of the Audit

- **Level of Service Provided**
 - UNW prepares statutory accounts and conducts a review of the statements according to ICEAW and RICS guidance. The company is not required to undergo a statutory audit.
 - Gain and check invoices for cells and prepare accounts
 - Reports detailing these tasks are attached to their response.
 - Level of assurance to cost benefit
- **Engagement Letter and Procedures**
 - The scope of services is outlined in the reports provided by UNW.
 - Wouldn't share the engagement letter with us, they deemed it to be confidential and didn't feel it added anything to the meeting.

Service Charge Accuracy

- **Examining Invoices and Management Time**
 - Residents can request to view invoices once year-end accounts are issued, as stated in their TP1, without any additional charge.
 - Managing agent stated that UNW were the cheapest organisation via a tender process
 - Each cell on the park is its own company, the baseline charge for a company to be "audited" is £1000, therefore if Great Park was one company it would cost £1000 a year compared to the 6 cells - making the charge £6000 before UNW continues providing any other service.

3. Questions to UNW - 1st May 4pm - 6pm



Breakdown of Costs

- **Allocation Process Across Cells**
 - Costs are calculated based on square footage. The service charge document includes a worked example showing cost allocation across different cells (e.g., A, D, E). Cell Specific and Parkwide.
- **Land Handovers and Invoice Allocation**
 - When land is handed over from developers to the management company, contractors are informed, and invoices are revised to reflect this change. Open Spaces checks invoices for correct allocation. Management plans are updated as new areas come under management.
- **Yearly Costs and Estimates**
 - Income and expenditure for the period generally match, as costs are charged based on actual expenses. Some years may show a loss if all costs are not charged to residents.
 - There is a balance sheet behind these figures for each cell. GPNA Chair asked to see these, UNW stated we would need to approach the accountants for Taylor Wimpey / Persimmon as the Consortium.

3. Questions to UNW - 1st May 4pm - 6pm



Legal Structure and Related Costs

- **Role of TW Developments and Persimmon Homes**
 - TW & PH are owners and directors of NGP Estates, with operational duties handled by the Managing Agent. (Kingston Open Spaces)
- **Costs and Income Allocation**
 - These entities do not take income but may recharge costs. They have provided subsidies to avoid deficits, which is not a requirement and could cease at any time.

Discrepancies in Ownership and Accounting

- **Ownership of Cell C vs. Other Cells**
 - Cell C is owned entirely by Persimmon, while other cells are a mix of properties from both PH & TW.
- **Service Provider Costs and Income**
 - NGP Estates collects all income and pays all costs (except for Cell C), transferring these to the respective trading companies. It currently does not have its own costs.

Terminology and Transparency

- **Audited Statements of Account**
 - The term "audited statements of account" refers to a review engagement by UNW, following ICEAW and RICS guidance, performed by a separate team from those preparing the I&E statements.

4. GPNA SEND Survey

Key Trends in Accessibility and Facilities



Overview:

- Surveys were conducted across six play parks to assess accessibility and facilities, with a focus on community feedback for improvements.

Key Findings:

- **Parking & Entrance:**
 - Limited designated disabled parking across all parks.
 - Varied accessibility at entrances, with many parks having surfaces that are difficult for wheelchair users.
- **Paths & Gates:**
 - Paths often unsuitable for all users; many parks lack pathways to all equipment.
 - Gates generally wide enough but lack appropriate locks, posing safety concerns.

5. NGP Community Orchard

This is moving forward.

The site will be located between the community centre and Kids First Nursery.

NCC have asked if the site can begin to be cut down / trimmed in preparation for planting and looking into the best way to check volunteers are covered for liability, health and safety.



6. Streetlights



Despite raising this issue on 25th March at the GPNA - Consortium meeting (“repairs to the lights that have not worked for 9 months was raised”.) and then pushing for new contractors on 26th April.....

We still do not have a timeline for works or what has been shown to require fixing.

We are conducting our own street light Audit of August so that we can see a comprehensive up to date list of issues, when they were reported as a whole and then push for this to be fixed.

We will be looking for volunteers to assist us in auditing individual cells and will post this on Social Media shortly.

7. Traffic speed signs



- After consultation.
- One now active on Rosedon Way.
- Another was put outside One Stop on Wagon Way Drive facing traffic coming into the estate but this was removed - Seeking clarity.
- We have requested more.

Melbury Fencing A1



GPNA - Future Meetings



- Set a date for selected members to review service charge information and reviewing invoices. (August)
- Set AGM Meeting date - October
- Meeting Pamela Holmes, Assistant Director of Transport NCC, Nexus, Councillors and Consortium 30th July, 10.00am Civic Centre
- Next meeting with the consortium 15th August @ Kingston Open Spaces 5pm - 7pm.