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Great Park Neighbourhood Association

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

Email: secretary@gpna.uk

Agenda for the Great Park Neighbourhood Association (GPNA) Committee with the Great Park Consortium & Kingston open Spaces

Date: 13.01.2025

Time: 5:00 PM - 7.00 PM

Venue: Great Park Community Centre, Roseden Wy, Newcastle upon Tyne, NE13 9BD

Present	Apologies	Absences
GPNA Jamie Robinson Donna Rawling Open Spaces Cheryl Cessford GPMC Mark Jamieson - Project Manager		

1. Welcome and Introductions

All attendees introduced themselves.

Jamie Robinson apologised for being slightly late due to work commitments.

2. Adoption

Mark stated that David Abercrombie from Taylor Wimpey (TW) and Pamela Holmes from Newcastle City Council (NCC) had met earlier in January. David proposed that in addition to the roughly £70,000 in funding that developers contribute to NCC each year for adoption—an amount Jamie noted would total roughly at £700,000 over the past decade—TW was willing to provide additional funding to support the adoption process, even though no assets have yet been adopted in the Great Park.

David also requested that Pamela expedite the adoption process through NCC's legal teams. Mark mentioned that, in addition to his role as project manager, an extra



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“Adoption Manager” position has been funded and created by TW to assist with this process and that NCC claim that adoption is being slowed by being with NCCs legal team.

Unfortunately, NCC did not commit to any timelines during this meeting regarding the legal aspects of the adoption process. It was confirmed that considerations for streetlights and roads would fall under the remit of adoption.

3. Great Park Lights

Mark confirmed that a new light contractor had been hired and that this Thursday and Friday they would be working on Cell I. Mark also confirmed that out of all of the areas of Great Park Greenside had the most input and extensive repairs due to the age of the lights, but would be double checking lights that are on paths rather than roads around the Greenside estate after Jamie stated that this had been raised as a concern by residents.

4. Great park maps

Mark confirmed that re-drafted final plans of maps of Great Park would be added to the Great park Website shortly that would highlight a bins map and Management Company Land. Jamie raised that this had been discussed in August 2024 and that we would like these to be uploaded asap.

5. Strategic routes

Mark confirmed that the Ouseburn bridge development that would improve the bridges from Greenside to the rest of Great Park had been rejected by the Environmental agency. Mark did state that the DFE had been pushing for this to be overturned so that pupils attending Havannah First School and the Great Park Academy when opened would assist greatly in pupil school access through a safe environment.

7. Town Centre update

In addition to the currently occupied units, Mark confirmed that the dental practice has been expanded, and new shops have been acquired, including Goodfellows estate agent, an interior designer specialising in soft furnishings, and a coffee shop next to



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Kwai Fei. He also noted that there are still six shop fronts yet to be occupied. Furthermore, Mark mentioned that over 20 additional seats are being finalised for the town centre, along with a revamp of the planting in the area.

Following feedback from the GPNA and residents, Mark confirmed that improvements have been made to the steps next to Morrisons and enhancements to the drainage throughout the town centre. Jamie expressed his hope that these measures would alleviate the issues with what he referred to as the "Great Park stream."

Mark also announced that a nursery is being added to the development, with the planning proposal set to go through committee in February.

8. Buses

Donna asked whether the bus timetables would be changing in March following the six-month review period. Mark responded that there would be no review of the timetables at this time.

He confirmed that Taylor Wimpey and Persimmon Homes had provided £2 million to NCC through the S106 agreement. While they are part of the Transport Advisory Board (TAB), it was their responsibility to ensure that the funds were spent wisely. Mark explained that NCC had chosen to award the Stagecoach contract instead of the Go North East offer after carefully comparing the monthly costs. Stagecoach's proposal was more cost-effective, which influenced the decision. However, this was intended to ensure the sustainability of the route rather than merely being a cost-cutting measure, a point Jamie disagreed with due to the impact on many residents.

Mark also confirmed that Cell A would gain access to the X47 bus route starting in March or as soon as possible.

9. Service Charge

Cheryl explained that last year, residents received both the actual service charge for 2022 and the estimated charge for 2023, with the intention of also issuing the actual charge for 2023 and the estimated charge for 2024. Unfortunately, this was not achievable, and as a result, the actual charge for 2023 and the estimated charge for 2024 will be issued by the end of January 2025.



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She also mentioned that this year, rather than last, will involve a double billing period as the financial records will be transferred to Kingston Open Spaces software.

Consequently, in addition to the January bill, another service charge will be issued after January for the actual charge for 2024 and the estimated charge for 2025, expected to be sent out in March or April 2025. Cheryl assured that for those who might be unprepared for this, a payment plan could be established.

Jamie inquired about the Audit of Account information provided by UNW. Cheryl confirmed that this would be available for both the previous year and the year before that. Jamie welcomed this, as it would allow him to demonstrate to residents the overall combined cost they would be contributing.

He also reminded Cheryl that the GPNA was still awaiting access to the balance sheets, which form part of the audit of account information, to promote transparency between residents and the developers. Cheryl stated that she would look into this matter further and provide Jamie with a response.

Closing

The GPNA will try to continue to ensure both NCC and Developer key personnel regarding adoption are present in February. Jamie thanked those present so that residents of Great Park could be updated on progress.

Best wishes,

Jamie Robinson

GPNA Chair