

**Combined Community Link Group & Yorke Drive Resident's Panel**

**Tuesday 27<sup>th</sup> January 2026**

**Beaumont Walk Community Centre**

**Meeting Minutes**

**Present for the Yorke Drive Resident's Panel section of the meeting**

**Residents:** Ginnette Hardy, Chair of the Residents Panel (GH), Susan Anderson (SA), Bernice Shambrook (BS), Paul Moore (PM), Karen Moore (KM), Diane Ledger (DL), Juie Ledger (JL), Debbie Darby (DD), Doreen Rhule (DR), Christine Rhule (CR), Chris Sadler (CS) and Karen Hare (KH).

**NSDC:** Cara Clarkson- Business Manager- Healthy Places (CC), Ellie Buchanan- Regeneration Project Delivery Manager (EB), Robyn Henry- Tenant Engagement Officer (RH), Chris Morton- Regeneration Officer- Housing (CM), Carol Moon- Regeneration Tenancy Officer (CAM), Jenny Palmer- Community Development Officer (JP) and Emily Price- Project Assistant (EP).

**Compendium Living:** Wendy Lister-Project Manager (WL) and Bruce Lister- Managing Director (BL).

**Apologies:**

Councillor Irene Brown

<b>No</b>	<b>Item</b>	<b>Action</b>
<b>1.</b>	<b>Welcome and Intro</b> CC welcomed all attendees, and everyone around the table introduced themselves. CC explained that the first part of the meeting would be the Community Link Group session led by RH, followed by the regeneration update.	
<b>2.</b>	<b>Community Link Group</b> - <b>Estate Items and Resident Feedback</b> Community and estate-based issues were discussed. Notes and actions were recorded by RH.	
<b>3.</b>	<b>Minutes of the Resident's Panel Meeting held on 8 October 2025</b> GH reminded everyone of the code of conduct, including raising a hand when asking a question.  Reviewed the minutes and confirmed they were an accurate record.	
<b>4.</b>	<b>Regeneration Project Update</b> • <b>Planning Conditions Discharge and programme</b>	



	<p>On the Section 73 application, an application amending the wording on several pre-occupation conditions is due to be presented to Planning Committee on 12 February, with a recommendation for approval.</p> <p>We still await comments back from the Lead Local Flood Authority regarding the surface water condition (17) of the Reserved Matters. There are some further conditions on the Outline application which are being prepared for submission to the planning department shortly.</p> <p>In terms of highways technical approval, the submission was made in May 2025, and by November 2025 all issues raised had been addressed, with detailed designs provided that aligned with Highways' requirements. An engineer was appointed in December 2025 but subsequently left in January 2026. The team is currently waiting for a new engineer to be assigned and continue to do everything within their control to progress matters.</p> <p>DL asked whether there was an estimated timeframe for starting on site, and BL explained that mobilisation and the start on site would typically take around eight weeks. It was also noted that this eight-week period would begin once all planning conditions have been resolved. DL also asked if residents could contact the County Council to raise concerns about delays, and this was confirmed as acceptable.</p> <p>Residents also raised a query regarding letters sent before Christmas- GH to share a copy of her letter on.</p> <p>CS requested SLA documentation outlining the areas for which the County Council is accountable, and CC will investigate locating this. Residents were asking if the 12-week period for technical approval would start again because the previous engineer had left; however, there was discussion confirming that the 12-week period should not restart solely due to a new engineer beginning.</p> <p>Bruce noted that Councillor Barlow remains supportive of the project. In terms of communication, it was agreed that both CC and the residents would send a letter to Highways requesting that the plans be reviewed as soon as possible.</p> <ul style="list-style-type: none"><li>• <b>Decant Update</b></li></ul>	<p><b>GH</b></p> <p><b>CC</b></p>
--	--	-----------------------------------



<p>CAM is leading on the decant process for tenants who are moving off the estate. Across Phases 1 and 2, there are still approximately four to five households due to move in the next month.</p> <p>Plot allocation letters have been prepared and will be issued once final dates and details are confirmed. SA raised that residents have expressed that they would like more information about compensation for further clarity.</p> <p>DL questioned how tenants already know which plots they will be moving to if plot allocation letters have not yet been issued. EB clarified that only general conversations have taken place, and no specific details have been shared.</p> <p>KM asked about carpets and flooring, and it was confirmed that carpets can be installed before tenants move in. Timelines will be agreed individually, and costs can be deducted from compensation. Tenants may also choose to use their own carpet fitters rather than Lovell. It is also possible to arrange two concurrent tenancies for one week to support the move, although there is a cost for this.</p> <p>DL asked how tenants can be assured they are receiving good value for money for flooring. CC explained that tenants can gain their own quotes to compare prices and use their own contractors if they prefer.</p> <p>GH asked whether tenants who are moving off the estate into another property will receive the same opportunity to have flooring installed before they move in. GH also enquired about the remaining number of households in Phases 1 and 2.</p> <p>CC stated that for tenants moving off, each case will be assessed on a case-by-case basis and will have the opportunity to hold two tenancies where possible to allow for flooring/carpets to be fitted.</p> <ul style="list-style-type: none"><li>• <b>Resident Charter</b></li></ul> <p>A workshop with residents and staff was held in December 2025, and EB thanked everyone who attended and helped shape the Residents' Charter. During the session, the group worked through all themes and comments raised.</p> <p>WL has since drafted an updated version of the Charter with discussion being on the meaning of 'meanwhile'. The team explained that it referred to managing the 'now'.</p>	<p><b>EB/CM/EP</b></p>
---	------------------------



	<p>On page 5, DL queried whether a location for the hub had been agreed. EB confirmed that the location has not yet been finalised, although DL expressed support for using the old shop. Residents had also indicated that the hub should offer evening opening hours to accommodate those who work during the day.</p> <p>GH noted that the hub should be used both during and after the project, while DL highlighted the importance of providing information, updates, timelines and ensuring privacy. DD supported the idea of involving the Police at the hub. GH also backed the use of an existing facility rather than creating a new one.</p> <p>GH stated she felt the hub did not need to be in a specific building but could rotate around the existing community spaces.</p> <p>Residents formally signed off the Residents' Charter, and EB explained that it will be reviewed annually.</p> <ul style="list-style-type: none"> <li>• <b>Terms of Reference</b></li> </ul> <p>In previous panel meetings, there had been discussions about the suggested changes to the Terms of Reference. Copies were circulated to all members, with the proposed amendments clearly highlighted. It was emphasised that panel members must follow and adhere to the Terms of Reference, which will continue to be reviewed annually.</p> <p>Residents agreed with the updates and formally approved them.</p>	
<p><b>5.</b></p>	<p><b>Community Development</b></p> <p>A photography course is due to start on Monday 16th February at 1pm, delivered by West Notts College. Communications about the course will be sent out using JP email.</p> <p>GH provided an update on the BW schedule, noting that planting will begin once the weather improves. GH also raised concerns that volunteer numbers have recently declined and confirmed that a call-out for new volunteers will be issued shortly. The team is also hoping to organise an Easter event.</p> <p>JP will follow up with CVS regarding the outstanding contact, as requested by GH.</p>	<p><b>JP</b></p>
<p><b>6.</b></p>	<p>The next meeting will take place on 14th April 2026, with Beaumont Walk confirmed as the chosen location. The date was agreed by all.</p>	
<p><b>7.</b></p>	<p><b>Any Other Business</b></p> <p>Solar panels: Through EMCCA (East Midlands Combined County Authority), an additional £1 million has been secured to provide</p>	



	<p>solar panels and a storage battery onto every affordable home being built through the regeneration scheme (74).</p> <p>Phoenix Gas: Residents informed NSDC staff that a letter from Phoenix Gas was issued stating that all properties will be receiving new boilers, residents raised concerns about the communication and RH will pick up with the Repairs team.</p> <p>Residents fed back that interactions with Phoenix have at times been rude, with reports of the company offering to carry out jobs separately, having poor administration, and a lack of responsiveness or clear communication.</p> <p>EPCs: It was noted that EPCs are not required for properties scheduled for demolition.</p>	<p><b>RH/EB/CM</b></p>
--	--	------------------------

### Action Log

No.	Action	Responsible	Progress
1.	Review TOR for different groups.	Cara Clarkson, Ellie Buchanan and Chris Morton.	Started
2.	Look into the arrangements for residents moving off site and running two tenancies for a short period of time.	Cara Clarkson	Started
3.	Look at getting a diagram to show what the site compound will look like.	Wendy Lister	Started
4.	Arrange a visit of the site compound for the Panel to meet the team, once set up.	Wendy Lister	Started
5.	To check what is covered in the site induction and will ask the site manager to emphasise that the site must be left tidy at the end of the day.	Wendy Lister	Started
6.	Set up subgroup and prepare documents to be presented at the subgroup.	Wendy Lister	Not started



**YORKE DRIVE**  
INFORMING, INVESTING, IMPROVING

7.	Create a construction section on the Yorke Drive Focus website.	Ellie Buchanan	Started
8.	Circulate the programme at the next Resident's Panel meeting.	Cara Clarkson	Not started
9.	Confirm if EPC surveys are needed and inform residents through the newsletter.	Cara Clarkson	Started
10.	To share a copy of the letter received before Christmas.	Ginnette Hardy	Not started
11.	To locate the SLA documentation outlining the areas for which the County Council is accountable.	Cara Clarkson	Not started
12.	To share more information about the Compensation Process.	Ellie Buchanan, Chris Morton and Emily Price	Started
13.	To follow up with CVS regarding the outstanding contact, as requested by GH.	Jenny Palmer	Not started
14.	Investigate the letter Phoenix sent to residents stating that all properties will be receiving a new boiler.	Ellie Buchanan, Chris Morton and Robyn Henry	Not started