



NEWSLETTER – Arborfield Green Community Interest Company (CIC) – JUNE 2024

Estate Management team update

The contact email for the estate manager; Gareth Davies is:

Gareth@arborfieldgreencic.co.uk or you can contact Gareth on 07435 173013. If you have any queries relating to maintenance issues or contracts for cleaning, gardening, or health and safety etc. please contact Gareth. Queries relating to Service Charges and/or payments or Lease/Transfer queries should be sent to arborfieldgreen@pinnaclepm.co.uk

Community centre

Since the last newsletter in October 2023, Pinnacle has taken over management of the community centre on behalf of the DIO/Crest. The community centre is a facility available to all residents whether for a unique occasion or regular hire. If you would like more detail, please contact our property administrator; Claire Wilson at claire@pinnaclepm.co.uk or 07721 063895. There are various classes held at the community centre including art, yoga, dance, Zumba and meditation and there is a softball club for children held every Saturday morning. There is also a resident hair salon, physiotherapist, dog therapist and Barkham Parish Council are based here at the community centre.

Engage are holding a summer fete on the sports field on 26th August and they will, in the coming months, be arranging additional inclusive events to bring the community together. If any of these organisations/classes/services are of interest to you or you are an individual or organisation that would like to make use of the facilities, Claire would love to hear from you..

Surgeries

We have arranged to hold surgeries in the community centre on **Monday 8th** and **Tuesday 9th July** between 6pm and 8.30pm. If you would like to discuss any aspect of the management of Arborfield Green, please come along to the main hall. These surgeries will give residents the opportunity to meet with Gareth and the property manager; Karen Casey to discuss any concerns/queries.

Landscape maintenance

As you are aware, we have 3 contractors working across the development, maintaining various land parcels. This year there has been unprecedented growth which has been difficult for contractors to navigate bearing in mind the fortnightly visits (20 visits per annum). With this in mind, we are investigating ways to maximise their time on site which is why we are planning to arrange the planting schedule as a separate entity to allow the current contractors to concentrate on maintenance. We will continue to monitor the level of service and make any necessary changes.

Pinnacle are working alongside Crest Nicholson to prepare the grounds around the lake (Linear Park 3) for regular maintenance and Crest are liaising with relevant parties regarding management of the lake which will hopefully address, the issue of illegal fishing.

Pinnacle continue to maintain the Section 38 areas (areas to be adopted by Wokingham Borough Council) on behalf of DIO/Crest Nicholson.

Ecological survey

We wanted to remind residents that an ecological site wide survey will be completed annually to ensure compliance with the landscape management plans and conservation requirements.

Tree survey

A site wide tree survey was completed in August 2023 and urgent maintenance is ongoing. Additional maintenance is scheduled for July/August but is subject to a TPO (Tree Preservation Order) application. Quotes for the replacement of missing or dead trees will be submitted to Crest Nicholson this month with the aim of replanting in October/November 2024.

Streetlights

We are continuing to liaise with Crest Nicholson regarding repair/replacement/connection of streetlights and Crest has appointed an Adoptions Manager to deal with these specific issues.

As you are aware, responsibility for these lights is with either Wokingham Borough Council or Crest Nicholson but we are proactively working with both parties for resolution. You can report defective streetlights to the estate manager:
Gareth@arborfieldgreencic.co.uk

Parking

Pinnacle are liaising with a parking enforcement company regarding breaches of parking in private and visitor bays. Residents will be notified as/when this is implemented. Wokingham Borough Council are working with Pinnacle regarding options for parking restrictions on S38 roads and visitor bays. This has been deemed necessary owing to multiple instances of inconsiderate and dangerous parking across the development.

Arborfield Green residents' forum

The forum is being updated with information from all stakeholders but more importantly, this is an outlet for residents to utilise for reporting maintenance issues, queries and ideas. If you would like information using the forum, please contact Gareth;

Gareth@arborfieldgreencic.co.uk.

Litter bins – parks and open spaces

The bins are emptied weekly. Pinnacle are investigating options for additional bins across site; however, if a bin is full or overflowing, please report to the estate manager and take your rubbish home with you.

EV Chargers

There are working EV charging points located at Equestrian Court and Victory Gardens. Gareth is working with developers and suppliers to activate additional chargers on Lance Way and we will notify all residents once these are operational. If you would like information on registering for use, please contact Gareth.

Planning

Crest has confirmed planning has been approved for the new sports facilities and allotments located on Nightingale Fields. The enabling works for the Sainsburys store will begin toward the end of this year with the store opening planned for the end of 2025.

