

Combined Community Link Group & Yorke Drive Resident's Panel

Tuesday 14th April 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), Karen Moore (KM), Heather Moore (HM), Susan Anderson (SA), Annie Meakin (AM), Bernice Shambrook (BS), Richard Tracy (RT), Julie Ledger (JL), Diane Ledger (DL) and Kimberley Brumpton (KM).

NSDC: 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: Simon Medler- Managing Director (SM)

Members: Councillor Linda Dales (LD), Councillor Debbie Darby (DD) and Councillor Irene Brown (IB)

Apologies: Cara Clarkson- Business Manager- Healthy Places (CC)

No	Item	Action
1.	Welcome and Intro EB welcomed all attendees, and everyone around the table introduced themselves. EB explained that the first part of the meeting would be the Community Link Group session led by RH, followed by the regeneration update.	
2.	Community Link Group - Estate Items and Resident Feedback Community and estate-based issues were discussed. Notes and actions were recorded by RH.	
Resident Panel Meeting		
3.	Minutes of the Resident's Panel Meeting held on 27 January 2026. Reviewed the minutes and DD and residents confirmed they were an accurate record.	
4.	Regeneration Project Update • Planning Conditions Discharge and Programme	



<p>EB introduced SM as the new Director for Compendium Living, replacing Bruce Lister. Lisa Johnson is also due to start next week as a replacement for Wendy Lister.</p> <p>DL expressed feeling nervous due to several new people starting on the project and raised concerns about whether this may affect progress, whilst new members of staff get up to speed.</p> <p>EB confirmed that whilst SM was new to the residents, he has been attending the project team meetings for the past few months with Bruce, to ensure a sufficient handover.</p> <p>SM updated, the Section 73 planning application (relating to the change in wording of some conditions) has now been approved, with the formal decision received on 13 February.</p> <p>It was noted that technical approvals from Severn Trent and Highways is on-going and can take a significant amount of time on a project of this scale.</p> <p>Updated drainage drawings have been submitted to the Local Lead Flood Authority, as the pumping station has increased in size. This change in size has resulted in the relocation of some parking spaces from the pavilion car park to the south of the play area. An updated submission pack has been prepared and shared back with the Local Lead Flood Authority and Highways, for their comments.</p> <p>Other pre-commencement conditions are still being worked through, including Public Rights of Way (PROW), and the Construction Management Plan.</p> <p>GH asked whether a timeframe could be provided. EB advised that the team is doing everything possible to progress matters, but we do not have a date for starting on site yet.</p> <p>DL raised the ongoing difficulties of living on the estate and expressed a loss of faith in the Council due to the continued delays. Concerns were raised about the lack of confirmed dates and the impact this is having on residents, with DL stating that the situation feels unfair.</p> <p>HM reported that Health and Safety representatives knocked on residents' doors last week, which has caused confusion for tenants where homes are scheduled for demolition. This was clarified as relating to stock condition surveys.</p>	
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	<p>IB also reported having a stock condition survey but received a letter with the incorrect name, which had also happened to other residents. RH confirmed there had been a data breach caused by the contractor mixing up addresses. An internal investigation is ongoing.</p> <p>IB also asked for clarification on who is in overall charge of the development.</p> <p>EB confirmed that whilst the project sits within Suzanne Shead's directorate, the first point of contact should be made through EB (as Project Manager) and CM (as Project Officer).</p> <p>Residents raised concerns that the Highways engineer leaving the project has significantly affected timeframes on the project.</p> <p>GH stated that residents were close to giving up, expressing that there appears to be a lack of accountability.</p> <p>Action: EB confirmed it was frustrating and that she would escalate this again internally.</p> <p>Strong concerns were raised about behaviour on the estate, including people walking around empty properties, knocking on doors, and wearing balaclavas, which is making tenants feel unsafe as more homes become empty.</p> <p>Action: EB confirmed she would raise this to Chris Garlick, Senior Housing Officer.</p> <p>GH also raised County Council-related issues and noted that residents had previously discussed contacting them.</p> <p>Action: Check whether CC has emailed Nottinghamshire County Council (NCC).</p> <p>RH suggested introducing a suggestions line to help tenants feel heard and improve confidence regarding their living conditions and concerns.</p> <p>It was reiterated that all conditions must be worked through and agreed by the relevant parties before we can start on site. SM confirmed that they are keen to start as soon as possible. Positive negotiations are ongoing with the Lead Local Flood Authority.</p>	<p>EB</p> <p>EB</p> <p>EB/CC</p>
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	<p>Technical Approval under S104 with Severn Trent is still awaited. Additional ground survey information has been requested and will be submitted shortly. Detailed discussions are continuing to progress this.</p> <p>LD noted the frustrations in the room but understood that the number of conditions attached to the consents was challenging and time consuming. LD suggested that a simple chart/ visual table be produced to provide a clear, visual view of progress. It should be easy to understand and colour-coded (red, amber, green) setting out all the planning conditions and their progress. EB agreed this could be compiled and shared for next time.</p> <p>DL asked whether there is any accountability for not adhering to previously discussed timeframes.</p> <p>Formal comments were received back from highways on the 12th March, Lovell provided a response back on the 31st March. Lovell are awaiting their response.</p> <p>Technical approval for Highways may not be able to be issued until amendments to parking arrangements are approved through NMA.</p> <ul style="list-style-type: none"> • Decant Update <p>The removals company Amer Logistics has been appointed the contract to undertake all the decant moves. The appointment follows input from DL and Geraldine on reviewing the submissions.</p> <p>DL queried the change from Johnsons Ltd to Amer Logistics.</p> <p>EB explained that shortly after the contract award, originally to Johnsons, a novation request was submitted for Amer Logistics. Further advice was sought from the Council's legal team, Welland Procurement (who supported the original tender), and the decision was escalated to Director level. As the original team remained the same and the original contract obligations and costings were unchanged, it was agreed to novate the contract from Johnsons to Amer Logistics. Very positive feedback has been received so far.</p> <p>CM updated that Phase 1 and 2 move-offs are almost complete. Due to programme delays, Phase 3 has not yet been progressed and is currently on hold.</p> <p>Residents requested that the removals company attend a future resident panel meeting once works are underway on site. EB</p>	
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	confirmed this can be arranged and it was included as part of the original tender.	
6.	<p>Nominations/ applications for Chair of the Panel</p> <p>An election will be held for the position of Chair of the Panel (following GH being in position for the past two years), with residents able to either nominate a candidate or apply for the role themselves.</p> <p>Interested residents should email the Yorke Drive inbox or call Chris Morton no later than 15 May to register an interest, after which application forms will be issued. The deadline for applications is Monday 15 June.</p> <p>CM provided printed information explaining the application process and outlining the responsibilities associated with the Chair role.</p>	
7.	<p>Community Development</p> <ul style="list-style-type: none"> • May half term activities No activities were proposed or discussed. • Summer Family Fun Day (Thursday 30th July 2026) Residents were pleased to hear that another Fun Day is being planned and commented positively on the entertainment provided last year. GH and other volunteers suggested the idea of holding a Picnic in the Park, which will be explored further before confirmation. It was also noted that Lovell and Compendium will be attending. <p>DL suggested that information on their apprentice roles could be shared. EB confirmed this is included within their social value obligations and SM agreed this can be promoted on the day.</p>	
8.	<p>Date and Time of the next meeting</p> <p>Tuesday 21st July 2026 6pm, Beaumont Walk Community Centre</p>	

Action Log



No	Action	Responsible	Progress
1	Look at getting a diagram to show what the site compound will look like.	Compendium Living (WL replacement)	Started
2	Arrange a visit of the site compound for the Panel to meet the team, once set up.	Compendium Living (WL replacement)	Started
3	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.	Compendium Living (WL replacement)	Started
4	Create a construction section on the Yorke Drive Focus website.	Ellie Buchanan	Started
5	Circulate the programme at the next Resident's Panel meeting.	Cara Clarkson	Not started
6	To locate the SLA documentation outlining the areas for which the County Council is accountable.	Cara Clarkson	Not started
7	Check whether CC has emailed Nottinghamshire County Council (NCC).	Ellie Buchanan Cara Clarkson	Not started
8	A simple visual chart/table to be produced for the next meeting to clearly show progress against the conditions. This must include an accessible, colour-coded table (red, amber and green) setting out all planning conditions and their status.	Simon Medler Ellie Buchanan	Not started
9	Raise concerns with ongoing delays with the technical approvals internally.	Ellie Buchanan	Not started
10	Raise ASB concerns with Senior Housing Officer- people walking around empty properties, knocking on doors, wearing balaclavas which is making the tenants feel very unsafe.	Ellie Buchanan Chris Garlick	Not started