

THE Windmill Estate

NEWSLETTER

For residents living on the Windmill Estate

APRIL 2010

Annual General Meeting report

Our fourth Annual General Meeting was held on Monday 22nd February.

As chair, I gave a summary of the panel's work and events. Gill Anderton, from Accent Nene, updated those present on the build programme and project to date. Gill also gave an interesting talk on the new photovoltaic panels and the clean air system which will be used in the affordable housing in phase 1b. (See article on page 3).

Andy Tanser, the artist working on the public art, was also present to talk about proposed designs for the next phase (again see article on page 3).



by Jo Cowe

We are always looking for new members to join us and have changed our meeting time to try and attract new people. The estate does need a forum for our voices to be heard and to have communication with Accent Nene, the building contractors

and South Cambs District Council, so do think about joining us – it will only take about 2 hours of your time, once a month.



Panel members urgently needed

Following the resignation of Catherine Wesley who has moved from the estate, the panel urgently need some new faces to join them.

Meeting time: Now being held from 4pm to 5.30pm on a Wednesday once a month.

Venue: Community House, 4 Dunmowe Way, with light refreshments provided.

Panel members give a resident view point on the works as they progress. They will also help choose both the contractors who will work on the later phases and the remaining pieces of public art.

Use the contact details at the back of this newsletter if you would like to know more or to attend a meeting as an observer to see if it is for you.



Building Update

In November 2009 Accent Nene secured some grant funding for the 34 new rented homes on Phase 1B. The new funding requirements ask that all funded homes be more energy efficient hitting a new standard called Code for Sustainable Homes. To achieve this standard we have added photovoltaic panels to the roofs to provide electricity from sunlight, and a mechanical ventilation heat recovery system to each home to ensure the circulation of clean filtered air through the new home; warm in winter and cool in summer (see article below).

Clearly some redesign work was needed to accommodate these changes and the timber frame manufacturer needed to adjust production runs to link in with the changes which has resulted in some programme adjustments. In addition to that as you

will all be aware the extremely hard winter has also had an impact on the speed of build. It is therefore estimated that the final plots will now complete in early 2011. Phased handovers will take place from summer 2010 through to the end of the contract.

The planning application for phase 2A has now been submitted and we expect a decision from the planners in the summer of this year. If we are successful with this planning application phase 2A will comprise 59 new homes of a similar mix of rented, shared ownership and outright sale to phase 1.

At the same time, we will be seeking a building contractor for phase 2A. We are required by European law to use the Official Journal of the European Union to advertise a build contract of this size and this process has now begun.

Rented homes in next phases will be more even more energy efficient

To meet Government requirements, the rented homes in phase 1B and beyond of the development will be more energy efficient. The new homes will be built to Code for Sustainable Homes Level 3 (also known as CSH3). This code requires some of the energy used within the home to be generated by the house and for water usage to be reduced.

The new homes will include both photovoltaic panels (PV) and a mechanical ventilation heat recovery system (MVHR).

The PV panels work by converting sunlight into electrical power. Although expensive to install, they are silent in operation, need no programming and in a typical home can produce around 40% of the electricity a household uses in a year.

The MHVR system is a 'home comfort system'. Newly built houses are very airtight and it is important therefore to have good ventilation. The MHVR provides the necessary ventilation but does so whilst recovering otherwise wasted heat. This system can also be used for background cooling in the summer.

For existing tenants, any maintenance or servicing of the PV panels or MVHR system in your new homes will be borne by your new landlord, Accent Nene. New tenants to the estate will have an amount included in their service charge to cover maintenance and servicing.

If you would like to know more about the technology being put into the affordable homes on the Windmill Estate get in touch with either a panel member or call into the Community House at 4 Dunmowe Way and pick up a leaflet.

Energy meters for loan

The volunteer library in The Swifts has energy meters available for loan to residents of Fulbourn.

The meters show you how much energy you are using at any particular time of the day, the effect that switching appliances on or off has on consumption, and the difference energy saving bulbs make in the home.

Using the meters for a couple of weeks is really educational and shows the reason why we are always being told not to boil the kettle unnecessarily or fill it too full!

If you would like to loan a meter just pop into the library where one of the volunteers will be happy to demonstrate how it works before you take it away.

This year we are looking to install 3 items of public art in the new main central green area of the redevelopment, these are:

- A human sundial
- A wave bench
- A Fulbourn Life (granite) wall

For the life wall we want to create a wall that illustrates village life, both now and the in past – *and for this we need your help!*

Initial ideas include a timeline of key events, local buildings (e.g. windmill, population numbers, maps, natural history such as the swifts, industry, farming and famous people, but we would welcome the

thoughts and ideas of ALL Fulbourn residents, so please alert Fulbourn villagers to our request. There are displays in both The Swifts and the Community House.

Anyone with an idea should either contact a panel member or the public artist, Andy Tanser, direct by email: andy@andytanser.com

It is important that the wall really reflects local Fulbourn life so get your thinking caps on and let us have your ideas.

Fulbourn (Windmill Estate) Regeneration – the next Phase

On Thursday 6 May (yes election day!!) we are holding an event to showcase phase 2A.

Visitors will be able to view the recently submitted Phase 2A planning application, including overall site layout, elevations and floor plans. In addition there will be information on the timescales estimated for the progression of Phase 2A and further detail on the proposed level of energy efficiency requirements for the new homes.

The event is being held between 3.30pm and 7pm at The Swifts Meeting Rooms and Library and you can drop in at any time to discuss the plans over light refreshments.

Representatives of Accent Nene, the Windmill Estate Residents Panel, and the architects Hunters & Partners hope to see you there.

Please park with consideration

A number of people have mentioned to us their concerns about the way some residents and their visitors are parking vehicles on the new development. Vehicles are being parked in dangerous positions and on paths, making it necessary for pedestrians, including people with buggies or wheelchairs, to navigate onto the road to avoid them.

In the April edition of The Mill there is an article from Cambridgeshire Constabulary on this subject, in which they state that any vehicles which are parked on grass

verges, public footpaths and pavements, causing an obstruction for pushchairs and mobility vehicles will be issued with penalty tickets.

The roads on the new estate will be adopted shortly, and when this happens any vehicles which are seen to be causing an obstruction will receive parking tickets from the Police.

Please park with consideration now and avoid receiving a Police fine.

Swifts

Don't forget to look out for the return of the swifts on 7 May.



Meeting their neighbours

On 4 December the Windmill Estate Residents Panel invited residents from Fulbourn to meet their neighbours over a glass of mulled wine and a mince pie. It was also an opportunity for residents, new and old, to meet their local PCSOs and Chair of the Parish Council and to chat about life in Fulbourn.

It was a well attended evening, which offered the chance to play a game of tennis on a Nintendo Wii as well as make new friends.

Everyone who came along was entered into a prize hamper draw with the winner being Chris Shinn (pictured right) from Swifts Corner.



New tenant visits

With work on the new homes progressing well and completion expected to start in the summer 2010, the housing team will be making arrangements to visit any new tenants over coming weeks to discuss moving arrangements. So if you are moving into phase 1B expect a call shortly.

Fulbourn Feast

The Windmill Estate Residents Panel will once again be having a stand at the Fulbourn Feast on 27 June in aid of a local charity.

What the stand will comprise of is yet to be decided but let us know if you have a particular charity that you think we should consider to receive the money we raise.

Summer fun and games for the kids

For the third year running, the Windmill Estate Residents Panel are organising a fun and games event for the young people of Fulbourn.

Where: The Recreation Ground at The Fulbourn Centre

When: 11am - 3.00pm, Thursday 26 August 2010

What: Lots of fun and games for children aged four and over including:

- Rounders
- Sack races
- Jumbo skipping
- Giant twister
- Hula hoops
- Obstacle races
- Frog racing
- Tug of war...

Picnic lunch with voucher given with booking

Cost: £1.00 per child – to be paid with booking

The event is open to all children living in Fulbourn, although we ask that you book to let us know you are coming along. For a booking form, or for more details call into the Community House at 4 Dunmowe Way or contact a panel member.

Windmill Estate Residents Panel

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