



THE Windmill Estate

NEWSLETTER

For residents living on the Windmill Estate

JANUARY 2011

Chairman's Update

The development continues to change on a daily basis with residents moving into their new properties every few weeks.

Every resident I have spoken to who has moved in to their new home is delighted with it – I can't wait to move into mine early in the New Year I hope.

The panel continue to represent your views at the various meetings they attend – if you



by Jo Cowe

have a few hours a month spare why don't you consider joining us? Further details are on page 5.

May I take this opportunity to send best wishes for 2011 to you all from the Windmill Estate Residents Panel.



MOVING ON – and moving in!

Would you like to join a new writing group meeting in Fulbourn Village Library once a month? We hope to produce an anthology in summer 2011 to show what living in Fulbourn means to us, whether we were born here or are new residents.

Fulbourn has had many changes in the past, and with the re-building of the Windmill estate, is 'moving on' to a new stage in its development. What will be the effect of the increase in households? Can we become a sustainable village? We expect the past, present and future to be involved in our writing, and we'll have visitors to our meetings to help inspire us.

Meetings are held on the second Tuesday of the month – the next meeting being held on 11 January when local residents will be talking about their 'Fulbourn Memories'.

For further information contact either Gill Aslett on 881254 or email gillaslett@phonecoop.coop or call Helen Kingsley on 510866 for more information.



Art attack



On 29th July an art morning, organised by Accent Nene, was held at the Community House for village children. The workshop was led by Andy Tanser, our public artist for the Windmill Estate and all materials were provided.

Andy demonstrated how to start off a picture and how to build it up using different materials e.g. pencils, crayons and chinks. He was working with the group to get ideas for the Fulbourn Life Wall which will be one of the main pieces of public art on the new estate.

Mid morning refreshments were provided and the event was greatly enjoyed by the children (and some adults) who went home clutching their art work.



Community house on the move

As 4 Dunmowe Way is being demolished during the first part of Phase 2 of the redevelopment, the Community House will be moving early in the New Year to 8 Farmers Way. An actual date for the move has yet to be agreed but we will send round a flyer with more details shortly before the move.

This new facility will give local residents an easier way to access information about the project and to speak to Accent Nene and Council staff.

Panel welcomes new residents

When residents move into their new properties on the estate, panel members are visiting to welcome them to their home and to give them a goody bag which includes some useful domestic items such as rubber gloves and toilet rolls, as well as a Welcome to Fulbourn booklet.

The Welcome booklet was put together by the panel to help residents settle easily into the village and contains lots of useful information about what the village has to offer, how to get about and who is who. The booklet has proved very popular, with many new residents to other parts of the village picking up a copy in the Volunteer Library.

Estate walk about

The panel are regularly attending walkabouts on the estate with Accent Nene Housing Officer, Alan Percival and SCDC Housing Services Officer, Louise Moulding.

Walkabouts are an opportunity to point out things that need attention, such as lights which are out or dumped rubbish. If you would like to join us on a walkabout please contact either Jo or Julie (contact details on page 8) who can let you know the details.

Meet the contractors drop-in event

7 Farmers Row, Fulbourn
Thursday 10 February 2011
2.00pm – 7.00pm



Everyone welcome.

This is an opportunity to talk to Carters, the new contractors for Phase 2, about their work programme for the estate and also discuss with Accent Nene staff any concerns or problems you may have.

Light refreshments available, we look forward to seeing you there.

Photovoltaic Panels in Phase 1b – Truly Renewable Energy on the Windmill Estate

Rental homes in Phase 1B have been fitted with photovoltaic solar panel technology – but what is this and what does this mean for the residents living there?

What are Photovoltaic Panels?

Photovoltaic panels or PVs are a solar electricity system which capture the sun's energy using photovoltaic (PV) cells to create truly 'renewable' energy. The PV cells convert the sunlight into electricity, which can be used to run household appliances and lighting. PV cells don't need direct sunlight to work - you can still generate electricity on a cloudy day.

How do PVs actually work?

PV cells are encased in the panels that are attached to the roof of the homes fitted with the system. Each cell is made from one or two layers of semi-conducting material, usually silicon. When light shines on the cell it creates an electrical field across the layers. The stronger the sunshine, the more electricity is produced. The strength of a PV cell is measured in kilowatt peak (kWp). That's the amount of energy the cell generates in full sunlight.

What benefit will residents derive from having a PV system in their home?

Residents that use PVs to source electricity are helping to improve the environment and their carbon footprint is therefore greatly reduced.

Homes are by far one of the highest producers of CO2 emissions and so by using the PV system the average home can save up to 1 tonne of CO2 per year.

Whilst all of our new homes perform well when it comes to energy efficiency, residents can generate up to 40% of their electricity from the PVs alone and so lower fuel bills even further.

What happens if a system generates more energy than a resident needs?

It is likely that the PV system will generate more energy than residents can use. Each PV installation is registered with EoN and excess energy is sold back to the National Grid via EoN. Quarterly meter readings are provided to EoN – the meters for this are located in the hallway of each property with an external feed in order that Accent Nene can access the relevant meter information without disturbing the resident. The installation of a PV system is costly for Accent Nene and revenue generated by this excess energy will help towards replacing the PV system in 20 to 25 years time.

At this point we are uncertain as to what renewal technology will be included in phase 2 – we hope to be able to provide further details in the near future.



Panel help chose contractors for phase 2

On 25th August panel members took part in the interviewing process for the building contractors for phase two of the regeneration of the Windmill Estate. The interviews were held in The Swifts, with three contractors being invited along to give presentations to the panel.

Following the interviews the panel completed a scoring sheet and the results of this, along with scoring from technical interviews and the tenders

themselves, were used to make the final decision as to who would be the successful contractor. Carters were chosen and we look forward to working with them on phase 2 of the redevelopment.

To find out more about Carters see the article below...



Introducing Carter Homes



Carter Homes, part of East Anglian based construction group R G Carter, are the contractor who will be working on phase 2 of the redevelopment of the estate.

They have over 80 years of experience in the construction industry and specialise in building affordable homes. They help to transform the communities by delivering housing solutions which cut carbon emissions, provide excellent energy efficiency ratings and are attractive places to live in. They are also proud of using local supply chains and supporting the local economy.

Involving residents

Carter Homes are committed to working with residents in order to minimise disruption. They will have a dedicated Residents' Liaison Office on site and will engage the community by organising open days, school visits and work experience opportunities.

KEY PEOPLE FOR FULBOURN PROJECT

Colin Knight, Project Manager (above left)
Paul Skerritt, Site Manager (above centre)
John Loades, Resident Liaison Officer (above right)

Next steps for the project:

December 2010 – February 2011

- Asbestos survey and controlled removal.
- Removal of fascia and soffits to prevent wildlife nesting.
- Relocation and introduction of new boxes for swifts which will protect the wildlife during the construction work on the estate.
- Site surveys.
- Preparation and the setup of our site offices.
- Setting up of Resident's Liaison Office.
- Open evening for the residents before the construction work starts in February 2011.

Panel members wanted

If you care about the Windmill Estate and have a few hours spare each month, why not join the Windmill Estate Residents Panel.

Meetings are held from 4pm to 5.30pm on a Wednesday once a month at the Community House which is currently at 4 Dunmowe Way, Fulbourn. Tea and cakes are normally available.

As panel members we help ensure that residents influence the redevelopment works and work closely with Accent Nene and South Cambs District Council on problems and issues that arise for residents on the estate, both new and old.

If you think you might be interested, use the contact details at the back of this newsletter to speak to either Jo or Julie to find out more or arrange to attend a meeting as an observer to see if it is for you.



Development Update

The first batch of handovers in the lower half of phase 1b took place from 11th October 2010. Despite a number of delays on site, Accent Nene and Kier are now confirming dates with residents as they prepare for their exciting move into their new homes in the remainder of Phase 1b. First viewing sessions with residents began w/c 20th September 2010 and these were co-ordinated by Alan Percival, housing officer at Accent Nene and Louise Moulding, housing officer at SCDC.

Accent Nene appreciate that moving home can be stressful and are doing all they can to assist residents. Provisional move dates have been issued and letters sent to residents moving before Christmas. It is important that residents do not make any arrangements for moving until they have been contacted by their housing officer. The project team are meeting with Kier on a weekly basis to agree which dwellings are to be brought forward for inspection and then formal handover. We promise to give residents a minimum of 2 full weeks notice of any confirmed move date.

In addition to news about the first handovers in phase 1b, Kier are making steady progress with the rest of this part of the project. It is anticipated that the remaining dwellings in Phase 1b will be ready for handover between February and March 2011 and then the green open space will be completed later in the spring. Whilst there have been delays, Kier are doing all they can to make up time wherever they can.

Whilst Phase 1b is still very much a priority for Accent Nene, residents will recall that we have obtained full planning consent for phase 2a and completed a thorough tender process for the construction of the 59 new homes. The successful contractor, Carters, have already met with the Windmill Estate Residents Panel to confirm site hoarding arrangements and to showcase how they intend to kick start phase 2a in January 2011, see page 8 for more details.

Fulbourn Feast

Once again the Windmill Estate Residents Panel, along with Accent Nene, had a stall at the Fulbourn Feast.

It was a wonderfully sunny day and the Feast was well attended (despite competition from England playing in the world cup).

We had a Pick a Straw competition, for a chance to win a variety of prizes, a Treasure Hunt for a Tesco gift voucher, and also Hook a Duck for the younger children.

The sum of £51.00 was raised and this has been donated to The East Anglia Air Ambulance.



Fun Day

The Windmill Estate Resident Panel's annual Fun Day took place on 26 August.

Run by Accent Nene and supported by A1 Dominion, 20 children aged from 5–18 had a grand time competing as teams in a huge variety of games, from carrying cups of water through the more energetic rounders to the exhausting Bulldog ending with a tug-of-war.

The inclement start to the day did nothing to dampen anyone's enthusiasm. Without exception everyone joined in (almost) everything, they all enjoyed the excellent lunch provided and the day ended all too soon.

Huge thanks to Accent Nene's Resident Involvement Manager Jill Jackson and her son Andrew and to Natasha, Alison and Louise from Accent Nene and Ryan from Kier Partnership Homes who all put in a tremendous effort to make the day a success.



A bit more about the start of phase 2

The New Year is all about welcoming in the new and we are looking forward to starting to work with our new contractor Carter Homes, who will be building 59 new homes for outright sale, shared ownership and rent on the north west section (Dunmowe Way area) of the redevelopment throughout 2011-12.

You will have seen Carter Homes beginning to have a presence on the site. A small workforce has been completing site testing, removing fascia and soffits on the houses that are being demolished and working towards hoarding their new site compound. Carter Homes are under some pressure as they need to have demolished the old buildings in this phase, before the Spring starts at the end of March. To avoid birds nesting in this part of the estate this year, Carters will also be clearing gardens and shrubs and netting the remaining trees.

The plan opposite, shows where the hoardings for Phase 2a will go, what will be demolished and how the site traffic will be moved to try to minimise disruption in the estate. As you can see there will be a clear division between Phase 1B and 2A and pedestrian walkways will be clearly signed.

Meet the residents

As part of the work of introducing themselves to their new neighbours, a drop in and meet the contractor event will be held on 10 February between 2pm and 7.00pm at 7, Farmers Row, to which all residents who will be affected by this work are invited. At this event there will be an opportunity to talk to staff from Carters and Accent Nene to find out more details about the work programme, ask questions or discuss any concerns. We look forward to seeing you there.



Windmill Estate Residents Panel

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