

RCV Newsletter July – August 2022

There are some important matters to be discussed this month including a return to the *Parking* issue, once Crest Nicholson's Visitors' Parking Scheme is put to rest as three highways are adopted by the Council, and the creation of *Shadow Boards* to prepare for the time when Crest – with all obligations fulfilled – leaves Riverside and the site will be overseen and managed by residents.

Gulls

This Summer the gull population has seemed noisier and more intrusive than ever before – resulting in sleepless nights for many and desperation for some. However, the new Council Gull officer Gordan Dugan has been very helpful – within the constraints on action that can be taken against these pests. Along with Pinnacle a plan is being developed to net areas on rooftops that are likely to attract nesting gulls. It's a little late for this year but will hopefully reap benefits next Summer. The flight times of the birds of prey have also been reviewed to ensure that flights take place during critical periods.

Parking

RCV members have already received a report on the meeting in June with Council officers, where the 2 alternative parking regimes: Residents' Parking and Limited Waiting Parking were explained. It was thought that Residents' parking was the lesser attractive of the options on offer on the grounds that the £100 annual fee for a Resident's Parking Permit would be more attractive to those in Riverside who presently must pay £100 per month for parking (eg at least one of the apartment blocks). This means that spaces would be over-subscribed and the chances of finding one for a visitor would be low.

There is however one aspect of this that is worth bearing in mind: you can qualify for Residents' Parking simply by being a resident, and buy parking when required for visitors. As Riverside is not in Bath's dedicated Central Zone, the maximum allowed per household per year is 1000hrs. These hours can be purchased either by voucher or on-line for £10 per 100 hours. This option might also be attractive for those who have a dedicated parking space but would like to accommodate visitors occasionally. The outlay would not amount to much even though you would have to contend with the problem of the small number of spaces available being oversubscribed.

The alternative 'Limited waiting' parking would offer a better likelihood of short-term parking. This would be available 8am – 6pm for limited periods. This would rule out use by commuters, but might attract extra traffic to the development in search of parking. I have already written a report on this subject for all residents, which for some reason was undelivered. It is an important subject, so we will resend another updated version to resident non-members.

Shadow Boards

All residents will recently have had a letter from Pinnacle manager Francesca about the important matter of Shadow Boards. These are groups of public-spirited residents who are willing to shadow the incumbent management boards with a view to taking over when all snagging works are complete, and Crest Nicholson withdraws from the site. A tentative target for this to happen is the end of 2023, but the present operating Shadow Board for Liberty Gardens (comprising Palladian, Highgate and Imperial) should be ready to take over before this. We are asked to give serious consideration to joining a Shadow Board and contact Francesca (Francesca@pinnaclepm.co.uk) with questions or expressions of interest.

Landscaping - Elizabeth Park and Gardens

Leading on from the discussion of Shadow Boards, it is perhaps appropriate to remind readers that Elizabeth Park will not be adopted by the Council. It will remain a private park managed by Riverside

residents. Crest Nicholson will leave a fund of unknown size which will help with management initially, but then it will be up to us – another reason, perhaps, to join a Shadow Board.

We have already made a good start by walking the Park and landscaped areas with Will, boss of Landscaping SW, and identifying work that could be done. I'm pleased to say that all of the suggestions sent in by residents were agreed to in principle so we are looking forward to the Autumn when tree-planting can begin.

In the meantime, The RCV Committee's Hilary Lee has volunteered to set up an informal voluntary group to exchange ideas, suggestions and expertise on the subject of landscaping that could be passed up the line – I would not be surprised if coffee is involved... Hilary can be contacted by email at membership@riversidecommunityvoice.org.uk Any further thoughts on landscaping would be welcome.

EV Chargers

The full proposal for chargers for electric vehicles from the Company EVC was made in May 2021. This was a fully funded scheme beginning with works outside Sovereign Point. They would begin by installing two 22KW 3 Phase chargers, with a view to eight more. These chargers are capable of charging at a rate of 85 miles per hour of charge. Things were looking rosy – until it all came to a halt. The issue as it stands comes to – you've guessed it - money. Crest's lawyers have some queries about some aspects of the plan, which will take lawyers acting for Pinnacle about £4000 to find answers for. EVC have offered to bear the brunt of the cost (and would no doubt recoup it in future revenue) but somehow the remainder of the sum needs to be found. We wait and see. A recent RCV committee meeting decided that all future developments of interest to us should be required to have full provision for electric car charging and moreover a system of on-road lockable bike garages for residents to rent. (See <https://bathnewseum.com/2021/01/02/mini-cycle-parks-for-bath/>)

Joseph Thomson

Finally, I would like to pay tribute to Joseph Thompson who was responsible, along with the then-manager of Pinnacle, in formulating the plan to introduce EV Chargers to Riverside. He has now decided the time has come for him to step down. We are very grateful for his efforts and hope that others will be able to keep up the good work and see these chargers come to fruition. In the meantime, we wish Joe and his wife Polly all good things for the future.

If you have any comments or queries, please address them to me direct: bj.doyle@btinternet.com

Paddy Doyle

Chair RCV

4th August 2022