

**MINDENHURST
COMMUNITY LIAISON GROUP
MINUTES**

Meeting date:	Tuesday, 7 th September 2021
Time:	6.00pm – 7.00pm
Venue:	Microsoft Teams
Skanska attendees:	<p>Leislaine Garcia (LG), <i>Development Director – Skanska</i> Peter Cater (PC), <i>Development Manager – Skanska</i> Niki Dufour (ND), <i>Community Relations Manager – Skanska</i> Robert Smith (RS) – <i>Defence Infrastructure Organisation (DIO)</i> Michael Russell (MER) – <i>Defence Infrastructure Organisation (DIO)</i> Charlotte Rowe (CR) - <i>Defence Infrastructure Organisation (DIO)</i> Nick Sutcliffe (NS), <i>Director – BECG</i> Ross McWilliams (RM), <i>Account Director – BECG</i></p>
Community attendees:	<p>Councillor Paul Deach (PD) – <i>Surrey County Council & Surrey Heath BC</i> Councillor Adrian Page (AP) – <i>Surrey Heath BC</i> Councillor Morgan Rise (MR) – <i>Surrey Heath BC</i> Councillor Helen Whitcroft (HW) – <i>Surrey Heath BC</i> Clare Kennedy (CK) – <i>Deepcut Neighbourhood Forum</i> Howard Hyde (HH) – <i>Mytchett, Frimley Green, and Deepcut Society & Deepcut Neighbourhood Forum</i> Revd. Daniel Natnael (DN) – <i>St Barbara’s Church, Deepcut</i> Keith Maynard (KM) – <i>St Barbara’s Church, Deepcut</i> Graham O’Connell (GO) - <i>Mytchett, Frimley Green, and Deepcut Society</i> Sarita Bishop (SB) – <i>Principal Planning Officer, Surrey Heath BC</i></p>
Apologies:	<p>Jacques Olmo (JO) – <i>Mytchett, Frimley Green, and Deepcut Society</i> Alan Barnard (AB) – <i>Deepcut Neighbourhood Forum</i></p>

1. **Welcome**

- **NS** opened the meeting.

2. **Minutes of the meeting held on Wednesday 7th July 2021**

- No comments or corrections were forthcoming.

3. **Project Overview**

- **LG** talked through the forthcoming updates on the project, including the determination of Affordable Housing condition, work on Green Swathe and ongoing Care Home, Food Store and HQ negotiations during the autumn. During Winter 2021, **LG** hope to see the determination of Loop Road RMA, the submission of other RMAs, the demolition of RLC officers mess (Care Home site) and St Barbara's Church refurbishment condition discharge. Whilst in the Spring 2022, **LG** explained that the pub should have its official opening, all the remaining RMAs should be determined, and the Loop Road works commence (TBC subject to planning).
- **LG** gave an overview of the affordable housing application that the developer has submitted. **LG** explained that the affordable housing element of the original outline application required an affordable housing strategy to be submitted. **LG** explained the developer had employed an independent expert to determine the level of affordable housing viable. **SHBC** employed an independent expert to review this. The developer and **SHBC** are approaching an agreement on the final percentage of affordable housing.
- **LG** explained that the proposals would see over 100 new affordable homes delivered on top of the number of affordable homes already delivered and/or under construction. **LG** explained that representations could be made by the public.
- **CK** asked about the timeline for giving responses and **SB** explained that residents had 21 days to respond.
- **MR** asked about the viability studies and how the earlier sections could deliver 35% affordable housing, but future sites could only deliver 15%. **LG** explained that overall – although some parcels have delivered 3% - the total amount delivered is 10% across the site. **MR** followed up by asking how **CALA** and **Bovis** could deliver a larger percentage of affordable housing than what is being proposed. **LG** explained that those original application were for specific parcels at a specific point in time for those specific developers. The affordable housing strategy requires a commitment to the rest of the development, and it based on the viability at this moment in time, which is different and covers a larger amount of housing than the smaller original applications.
- **GO** asked for further details of the viability report. **NS** explained that the viability report is on the public website. **GO** said he would review the report and come back with detailed queries.
- **PC** gave an update on the Green Swathe and responded to concerns residents have raised about asbestos in the area. He said the project team were keen to meet the residents on site to speak to them about their concerns. He also explained that **BECG** would be a single point of contact for the residents. **MR** asked who the single point of contact would be and **PC** explained **BECG** had a dedicated email address which **NS** stated was mindenhurst@becg.com.

- **DN** suggested holding a public meeting to address residents' concerns in a community space, **PC** was happy to attend an on-site meeting and go over the plans for the site and respond to queries. **MR** asked if the residents could be invited to attend an in-person meeting on site, **PC** said he would be happy to confirm that offer in writing to the residents concerned.

4. Newsletters

- **NS** displayed the August and September newsletters on screen, asking whether the CLG had any comments or questions arising from these.
- No comments or corrections were forthcoming.

5. Community Activity

- **ND** gave the CLG an update on the upcoming community activities, including Skanska's *Lend-A-Hand Week*, where Skanska employees will be taking part in community activities with the Basingstoke Canal Society and the Hope Hub.
- **ND** also updated the CLG on the MacMillian Bake Sale at the end of the month and the Pumpkin Carving competition at the end of October.

6. Any Other Business

- **PD** commented on the affordable housing application question that **MR** had raised. He said it would have been useful to receive more detailed responses to the questions. **NS** responded by explaining that the viability exercise assessed the development. **SB** added clarification on the process. **LG** had previously committed to providing more detailed responses in writing.
- **CK** said her understanding was that the original agreement was for 35% affordable housing and some members of the community were confused why the issue has arisen. She explained that a briefing with **SB** was useful and helped address some outstanding queries. **SB** provided a further clarification.
- **KM** asked about Mindenhurst Road and the lack of internet broadband provision for the church operating from the school. He said OpenReach had advised them that there was an issue with the property's address not being on their database. **SB** said that she would check with her street naming and numbering team to check that the relevant process has been completed.
- **GO** asked about the profit margin within the submitted viability report. **LG** explained that the viability report had a huge number of variables and would be happy to respond in writing.

7. Date of the next meeting

- **NS** confirmed that the next Mindenhurst CLG would take place at 6pm on **Tuesday 2nd November 2021 at 18:00**.
- **RM** shared calendar invitations and virtual meeting links to attendees immediately after the meeting.