

Linmere Community Forum

Meeting Number TWO Minutes

Minutes Monday 10 February 2025, 6:30pm – 8:00pm

Venue: The Farmstead

Chair:

Emma Farrier, Marketing & Community Engagement Manager at Linmere

Attendees:

Ben Phillips, Linmere Development Director (Land Improvement Holdings)

Kingsley Roberts, Keats Digital Agency

Farida Hakeem, Resident

Sri Chaithanya, Resident

Gbenga Olatoye, Resident

Bade Adesemowo, Resident

Sam Ryan, Resident

Apologies:

Marlen Gray, Land Trust

Zarah Marmouch, Resident

01 Welcome	EF welcomed community forum members, Ben Phillips (BP) introduced his role as development director on the Linmere project.
02 Previous meeting notes	EF pointed to previous meeting notes from Community Forum One (04 November 2024), noting that all actions for Linmere Consortium had been completed, except for clarification on the status of trees on Betony Meadow. All members accepted the previous meeting notes, by unanimous vote in the room.
03 Development update:	EF and BP summarised current developments in progress: Local Neighbourhood Centre is making good progress with an 18mth build out, on phase one, opposite Thornhill School. The scheme will include 43 residential units, with mixed ownership, a nursery and retail unit. [See further points below.] Forum requested more information on the development, including details of the new nursery and pedestrianised area.

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	Linmere team to confirm details and CGI through the website Work on (currently termed) Green Park, sited next to Thornhill School, will start in Summer 2025, with a 2 year build out. Details of the scheme will be shared with residents, once plans are confirmed. Parcel 5 is nearing completion, as Stonebond and Settle complete road by road, with new play space planned within the parcel. A new house builder is finalising plans for Parcel 6. bpha's development on Hockett St, between The Farmstead and Lidl store, is nearing completion, with sales and marketing to begin shortly. Marketing on the 3 x retail units has already commenced, with some parties already expressing interest.
03b The Farmstead – New Cycle Hub	EF shared news on the incoming Cycle Hub to open in Unit 3 on The Farmstead. Joint project between Central Beds Council and Dorvics (Locally based cycle retailer) to provide a central hub for cyclists of all ages and capabilities. The new hub will offer cycle training and maintenance, led-rides, servicing and retail. Planned to 'soft' open in March with a full opening on Easter Weekend.
03c New Parking Restrictions	EF shared details of new parking restrictions being enforced on Sallow Field and Elmers Gate, following a series of complaints about access, alongside concerns over blockages for emergency services. The scheme will be operated by Flashpark. Forum raised concerns over parking being pushed onto Betony Meadows. Linmere team to monitor impact. EF noted that Silver Birch Avenue might be the next road to apply restrictions, subject to further monitoring. Forum raised concerns over residents parking on Silver Birch and the impact this was having on school drop off traffic. Linmere team to monitor. Forum raised issue over contractors parking across drives on Lime Tree / Box Crescent. Linmere team to monitor. Forum raised concerns over speed of vehicles, particularly contractors, deeper into Waterslade Way, suggesting additional speedbumps might be required. Linmere team to monitor. Forum raised concerns over parking around Linmere Park at weekends. Linmere team to review awareness / instructions on pointing vehicles to the allotment car park.

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03f Buses	EF noted that Shuttlebus scheme is being used by a regular group of residents, and we're hoping to see this usage grow. Forum raised concerns over placement of Toddington Road Stop, for accessing the railway station. Linmere team noted additional drop was accessible on Granger Road, as the bus routes around the roundabout at the exit of the station car park. Forum requested a detailed map of collection points, to help in planning journeys. Action complete. EF share news of new Jo Bus service, providing a weekday schedule of direct connections between Linmere and Luton Interchange. Linmere to produce map for launch material. Action complete.
03g Traffic Monitoring	EF noted that new traffic monitoring technology is being installed on Waterslade and Silver Birch, with a date to be confirmed. The data collected from these monitors will help Linmere and Central Beds Council access insights on traffic around Phase One and flow into traffic management.
04 Spring Events 2025	EF presented the list of forthcoming events for Spring 2025, including Soft Play, Love Bug Trail, and Easter Egg hunts. Forum input several ideas for events and 'adds' to this year's events calendar, including: Youth Club for Teenagers Summer Fair Emergency services to appear at an outdoor event Remote control car users to display their skills Open Roam up for a themed evening (Fridays) Quiz Night at Roam – raise funds for local charity Pizza Evening at Roam Linmere team to consider.
05 2025 Residents Survey	EF closed the meeting with details on this year's residents survey, open until 7th March, with a chance to win £100 to spend at Roam.
06 AOB	Forum raised enquiry around practicalities of a CoWorking space on level 1 in Roam Café. Forum suggested Roam explore a package deal to encourage 'Hot Deskers' to use the space. Linmere team to raise with Roam management. Forum requested more detail from Land Trust, detailing work for 2025 and plans for maintenance and upkeep. Linmere team to liaise with Land Trust to share Asset Management Plan.