

**Linmere Community Forum**  
**Meeting Number FOUR Minutes**  
**Wednesday 15 October, 6pm – 7:30pm**  
**Venue: The Farmstead**

Chair:

**Emma Farrier, Marketing & Community Engagement Manager at Linmere (EF)**

Attendees:

**Marlen Gray, Land Trust (MG)**

Kingsley Roberts, Keats Digital Agency

Farida Hakeem, Resident

Gbenga Olatoye, Resident

Bade Adesemowo, Resident

Gospel Obele, Resident

Sam Ryan, Resident

Wasif Riaz, Resident

Darren Pullen, Resident

Sheniz Mushtaq, Resident

Nona Ciobanu, Resident

Apologies:

Zarah Marmouch, Resident

Sri Chaithanya, Resident

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| <b>1. Welcome</b>                                     | EF introduced all members of the forum and explained the agenda for this evening's meeting                |
| <b>2. Meet the team</b>                               |                                                                                                           |
| <b>3. Introduction to the Linmere Community Forum</b> | EF talked through slides introducing the Forum Group and its purpose, how meetings would be organised and |

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| <p>a. Purpose of the group</p> <p>b. Core aims and objectives of the group</p> <p>c. Roles</p> <p>d. Membership commitments</p> <p><b>e. Meeting arrangements</b></p> <p><b>f. Decision making</b></p> | <p>where minutes and slides would be stored and what information would be shared with the wider community.</p> <p>It was agreed if a member missed two meetings in a row they would be asked to step down from the forum.</p> <p>It was agreed increasing the membership as new area of Linmere were developed and residents moved in would be important to get a cross reference of opinions and views.</p> <p><b>EF to share link to these notes, from Linmere.com website</b></p> |
| <b>4. Review of previous forum</b>                                                                                                                                                                     | <p>EF noted the last forum hosted PCSO Bogdan, to run through any security concerns and any antisocial behaviour.</p> <p>EF noted that the PCSO will be invited to attend a future forum.</p>                                                                                                                                                                                                                                                                                        |
| <b>5. Phase 3 updates</b>                                                                                                                                                                              | <p>EF noted that Care Home site had been sold, with development to begin shortly.</p> <p><b>EF to share details and elevations around care home scheme.</b></p> <p>EF noted that Hockett St is expected to be opened by Spring 2026.</p> <p>Questions arose over potential bus</p>                                                                                                                                                                                                   |

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|                                      | <p>routes through Hockett St, through Phase 2 and into Phase 3. It was noted that current frequency of bus services through Woodside link was infrequent and connections to Luton &amp; Dunstable Hospital required improvement.</p> <p>EF noted that investment into bus routes is ongoing, and subject to direct arrangement between Central Beds Council and bus operators.</p> <p><b>Linnere team to share updates, as and when.</b></p>                                                        |
| <b>6. Local Neighbourhood Centre</b> | <p>EF presented update on development, including provision of retail at ground level, with 43 x social housing properties, managed by Hightown Housing (an existing provider on Phase One).</p> <p>EF confirmed that Co-Op are confirmed grocery retail provider, with a further x3 units awaiting occupation.</p> <p>EF noted that road between Neighbourhood Centre and Thornhill School will be bus only access, controlled by ANPR cameras.</p> <p>Centre scheduled to open in Spring 2026.</p> |

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| <p><b>7. Green Park (subject to name change)</b></p> | <p>EF updated on progress with Green Park, outlining the new features, including a new bandstand, Multi Use Games Area (MUGA), playing fields and continuation of the strategic cycling route.</p> <p>EF shared plan to give residents the opportunity to vote for their preferred name for the new park and inviting residents to the opening ceremony in Spring 2026.</p> <p>EF noted that there is no provision for parking, at the new park, as residents and visitors will be encouraged to walk or cycle.</p> |
| <p><b>8. Allotments update</b></p>                   | <p>EF confirmed the remaining allotments are being prepared for release imminently. Those residents who have registered for an allotment will be given first refusal, before any remaining allotments will be released.</p> <p>EF confirmed the annual tenancy charge will be £120 for a full site and £60 for a half-site. These charges will apply to all new and existing tenants and are subject to VAT.</p>                                                                                                    |

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|                                                                          | <p>EF / MG confirmed that training will be on offer, through the Land Trust 'Green Angels', scheduled for 13 November 2025.</p> <p><b>EF to share tenancy agreements and payment links to approved tenants.</b></p> <p>Details of spare allotments will be released once awaiting tenants have secured their sites.</p> <p><b>This has been done and available on the website.</b></p>                                                                                                                                                                               |
| <p><b>9. Land Trust updates General – hosted by Marlen Gray (MG)</b></p> | <p>MG provided a status on new contractor, Nurture, and progress on ongoing management of shared spaces, cleanliness, retrieval of rubbish and ongoing repairs.</p> <p>MG noted that new team had taken some time to acclimatise, and progress was being made, with close management, including Monthly KPIs.</p> <p>MG encouraged residents to contact the Land Trust through email or the ZenDesk feature on the Land Trust website, assuring every enquiry will be responded to.</p> <p>Forum team sought more clarity over areas under Land Trust management</p> |

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|                                 | <p>and those still awaiting adoption from house builders.</p> <p><b>MG to provide update.</b></p>                                                                                                                                                                                                                                                                                                    |
| <b>10. Land Trust Fees</b>      | <p>MG confirmed the annual fee is paid equally amongst all residents and is capped to inflation, to protect residents. Cap will remain in place until Linmere has been fully developed (potentially 10yrs).</p> <p>MG noted the charge is written into the property deeds.</p> <p>Residents requested a record detailing the year-on-year change in fees.</p> <p><b>MG to present back.</b></p>      |
| <b>11. Lime Tree Playground</b> | <p>MG noted that playground is still under ownership of Barratt housebuilder, awaiting snagging clearances, before Land Trust adoption.</p>                                                                                                                                                                                                                                                          |
| <b>12. Linmere Events</b>       | <p>EF shared a list of community events being hosted up to Christmas, including:</p> <p><b>Soft Play at The Farmstead</b> on 29 Oct</p> <p><b>The Christmas Community Celebration at The Farmstead</b> on 11 Dec</p> <p>Ongoing <b>Bootcamp</b>, every Saturday morning</p> <p>Weeknight fitness classes, including <b>Kick Box &amp; Burn, Balance &amp; Breathe, Zumba, and Fitness Steps.</b></p> |

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|                | EF shared plan to showcase classes with free invitational event in January.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>13. AOB</b> | <p>Residents around Silver Birch explained frustrations with parents parking for school. This was also causing access issues for bus routes joining Silver Birch into Box Crescent. EF noted that the road will be adopted by Central Beds Council (CBC) and there weren't plans for any specific parking controls. EF also noted that Linmere has offered The Farmstead Car Park for parents to 'Park &amp; Stride' into school on scooters, but uptake was poor.</p> <p>Residents enquired on permanence of current bus stops, noting that current stop on Silver Birch wasn't ideally placed. EF noted that stops are temporary whilst financial viability of bus routes are evaluated by CBC and bus operators.</p> <p>EF confirmed there are no plans to introduce CCTV to park areas.</p> |