

Linmere Community Forum
Meeting Number FIVE Minutes
Monday 23 February 2026, 6pm – 7:30pm
Venue: The Farmstead

Chair:

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

Attendees:

Fiona Johnson – Lands Improvement Holdings

Kingsley Roberts, Keats Digital Agency

Darren Pullen, Resident

Nicola Ward, bpha Community Manager

Manuel Gomes Rosmaniniho, Resident

Sheniz Oyetunde, Resident

Rekha Padaruth, Resident

Apologies:

Bade Adesemowo, Resident

Gospel Obele, Resident

Sri Chaithanya, Resident

<p>1. Welcome</p> <p>2. Meet the team</p>	<p>EF introduced all members of the forum and explained the agenda for this evening’s meeting.</p> <p>EF confirmed Marlen (Land Trust) was no longer working at Linmere. EF confirmed interim personnel were in place, whilst</p>
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	the Land Trust were in the process of recruiting a replacement.
<p>3. Introduction to the Linmere Community Forum</p> <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>e. Meeting arrangements</p> <p>f. Decision making</p>	<p>EF talked through slides introducing the Forum Group and its purpose, how meetings would be organised and where minutes and slides would be stored and what information would be shared with the wider community.</p> <p>EF to share link to these notes, from Linmere.com website</p>
4. Review of previous forum	EF noted that previous forum minutes (October 2025) are available online and no comments had been forwarded.
5. Phase One Development Update: Neighbourhood Centre	<p>EF noted positive progress on Phase One Neighbourhood Centre, expected to be open by Summer 2026, whilst awaiting confirmed dates.</p> <p>EF re-confirmed that Co-Op are confirmed grocery retail provider, with a further x3 units awaiting occupation.</p> <p>EF noted that new bus shelters had been ordered, and expected to be in place later this year.</p> <p>EF outlined precise locations of ANPR cameras, denoting exclusive access to</p>

	<p>bus operators between the school and neighbourhood centre.</p> <p>EF re-affirmed that Silver Birch Avenue and Lime Tree Drive will remain 2-way access, outside this exclusion zone.</p> <p>Linmere team to share updates, as and when.</p>
<p>6. Phase One Development Update: Silver Birch Park</p>	<p>EF confirmed that new park, opening between Packaged Living and Thornhill School, will be officially called ‘Silver Birch Park’ and thanked residents for their input.</p> <p>EF noted that park is due to open by early summer 2026, accompanied by an official event.</p> <p>Linmere team to share updates, as and when.</p>
<p>7. Phase Two Development Update: Hucket Street</p>	<p>EF confirmed that Hockett Street opening is imminent, connecting Phase One residents with Lidl, directly.</p> <p>EF noted, once opened, that vehicles will be unable to turn left on to Elmers Gate / towards Woodside Link, but will be able to connect further into Elmers Gate, and Phase Two. This will be controlled by ANPR cameras.</p>

	<p>EF noted that Grant Palmer Jo Bus will be servicing Phase Two, into Phase Three, once access has been established.</p> <p>EF confirmed Walking Trails will be established to connect Phases One and Two.</p> <p>EF noted that 3 x retail units, on Hockett Street, are about to be marketed to prospective tenants.</p> <p>Linmere team to confirm opening, through social media.</p>
<p>8. Phase Two Development Update: Oasis Park</p>	<p>EF confirmed that Oasis Park is almost complete, and ready to open in Spring 2026. Again, this will be accompanied by an opening event, with representation from Houghton Regis Town Council.</p> <p>Linmere team to update through social media.</p>
<p>9. Phase Three Development Update: Barratts – Phase 3a</p>	<p>EF noted that Barratt Homes sales, on Phase 3a, are progressing well.</p> <p>EF confirmed that the Care Home parcel is in planning.</p>

<p>10. Phase Four Development update</p>	<p>EF confirmed that ground and enabling works were in final progress, with the first of the housing parcel developers to begin work this summer.</p> <p>EF confirmed that all Phase Four construction traffic will be routing from Bedford Road, to minimise disruption to Phase One residents.</p> <p>EF noted potential construction traffic for Phase One Parcel 6 to continue to use Waterslade Way.</p> <p>Darren (Resident) voiced concerns over the potential, once complete, for traffic to use the connection to Bedford Road, in the event of M1 / A5 congestion. EF noted that adoption spec is yet to be confirmed and will note the question.</p> <p>Linmere team to update.</p>
<p>11. Annual Residents Survey</p>	<p>EF announced Annual Residents Survey 2026 will be launched w/c 23/02/26.</p> <p>EF noted the annual survey is an important measure of resident sentiment on living in Linmere, with data helping the Linmere team to evaluate their progress in creating happy, healthy places to live.</p>

	<p>EF confirmed the survey will only take a few minutes to complete and every participant will be entered into a draw to win a £100 ROAM voucher.</p> <p>Linmere team to publish live links.</p>
<p>12. Neighbourhood Watch Scheme: Presented by Darren Pullen (Resident)</p>	<p>DP explained outline of Linmere Neighbourhood Watch scheme, including its ability to build community cohesion and encourage social engagement, such as organising a community barbecue.</p> <p>DP noted the original WhatsApp group (136 members) sitting alongside the new Neighbourhood Watch WhatsApp group, with DP ensuring security alerts are shared across both.</p> <p>EF emphasised that any witnessed crimes need to be reported on Bedfordshire Police’s Crime Portal, otherwise the police won’t have any record to act on.</p> <p>Linmere team to connect with community police support.</p> <p>All agreed that some level of police representation on the community forum</p>

	<p>would be necessite to give the NW scheme some impact.</p> <p>All agreed focus should be to build coverage for Neighbourhood Watch and drive recruitment.</p> <p>EF offered meeting space at The Farmstead to facilitate with cohesion and recruitment.</p> <p>EF / DP agreed to reach out to home builders to connect with the scheme and become part of the team.</p> <p>DP / KR to co-author social media push on Linnere Life Facebook.</p>
<p>13. Emergency Services</p>	<p>DP raised concern over emergency services being unable to locate completed homes on the development, particularly in Stonebond parcels.</p> <p>Linnere team to approach Stonebond to ensure compliance with Street Naming and Numbering (SNN), through local authority.</p>
<p>14. Parking issues</p>	<p>Concerns raised over parking around bellmouth on Waterslade into Betony Meadows. EF confirmed there wouldn't be any quick-fixes to resolve this issues, however, this will be explored.</p>

	<p>Concerns raised over use of visitor parking spots on Agrimony Croft and Box Crescent. EF advised to monitor the situation, to confirm if any real abuses occurring.</p> <p>Residents to monitor.</p> <p>Concerns raised over advertising parking spaces on Beyonty Meadows, through parking apps.</p> <p>Linmere team to monitor.</p> <p>EF noted that allotment car park was available to visitors and is open 24 hours. Residents suggested this needs greater awareness.</p> <p>Linmere team to update socials.</p>
<p>15. Land Trust Representation</p>	<p>Requests for Land Trust to share their operations and updates with residents.</p> <p>EF noted that Marlen replacement will join the forum to provide that input.</p> <p>Linmere team to update.</p>