

Linmere Community Forum
Meeting Number SIX Minutes
Tuesday 26 May 2026, 6pm – 8pm
Venue: The Farmstead

Chair:

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

Attendees:

Aaron Landeryou, The Land Trust

Kingsley Roberts, Keats Digital Agency

Bade Adesemowo

Darren Pullen, Resident & Head of Neighbourhood Watch

Sheniz Oyetunde, Resident

Manuel Gomes Rosmaninho, Resident

Ray Diaz Calco, Resident

Eliza Gilmore, Resident

Keith Jackson, Resident

Gloria & Andrea Spencer, Resident

Nicolette Kapp, Resident

Bennie Steen Kamp, Resident

Luca D'or, Resident

Cara & Jay Beaumont, Resident

Pauline Woodward, Resident

Emmanuel Bofah, Resident

Dumitm Parjn, Resident

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<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 introduced Aaron Landeryou from the Land Trust, as Linmere's new Community Estates Manager.</p>
<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>
<p>4. Commercial Channels</p>	<p>EF outlined the official channels to contact the Community Marketing Team, including:</p> <p>Linmere Life Facebook Page</p> <p>Community@linmere.com (email)</p> <p>Info@linmere.com (email)</p> <p>Linmere.com (website)</p>
<p>5. Masterplan</p>	<p>EF presented a current update on the masterplan, with 5,000+ homes delivered and in development, pointing residents to Linmere.com for updated development maps.</p>
<p>6. Phase One Development updates: Silver Birch Park</p>	<p>EF noted progress on Silver Birch Park, including this week's progress on the new bandstand. EF noted that the park is scheduled to open this summer.</p>

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	<p>Linmere team confirmed the open playing fields will be delivered as ‘informal’, without structured pitches.</p> <p>Nicky (bpha) requested details on provisions to ‘hire’ areas of the park for events.</p> <p>Aaron (Land Trust) to confirm plan, once formalised.</p> <p>Residents enquired on ‘teenage’ provision in the park. EF noted a well-structured MUGA (multi-use games area), providing a facility for older children and teenagers.</p> <p>Linmere team to confirm details on soft and formal opening of the park.</p>
<p>7. Phase One</p> <p>Development Updates:</p> <p>Neighbourhood Centre</p>	<p>EF noted that Brickhill Construction were in their final stages of delivery, with a plan to open the centre later in the summer.</p> <p>EF noted that anchor tenant Co-Op will be the retail provision, opening alongside the release of the development.</p> <p>EF noted that Childbase Partnership will be managing the nursery provision, with a waiting list now available. Interested parties can find contact details on the Childbase website: https://childbasepartnership.com/childbase-nurseries/#beds</p>

	<p>Residents enquired about GP provision. EF noted that there aren't any current plans for GP provision within Linnmere.</p> <p>Residents raised concerns over the volume of parental parking, around phase one, during school drop-off and pick-up. EF noted that the Linnmere team have been working with CBC to encourage parents to park at the Farmstead and walk, scoot, or cycle into school.</p> <p>Linnmere team also confirmed that some parents are using the leisure centre car park, and walking along Silver Birch.</p> <p>Linnmere team to note comments on parking.</p>
<p>8. Phase One Developments: Bus route changes</p>	<p>EF confirmed the road between Thornhill School and the Neighbourhood Centre, will be bus only, controlled by ANPR cameras.</p> <p>Once this bus route opens, it will impact existing routes through Linnmere, removing the stop on Box Crescent (Pocket Park).</p> <p>Residents suggested CBC explore a 'rolling' restricted access for parents dropping children in front of the school, to ease the parking congestion around Phase One.</p> <p>Linnmere team to share suggestions with CBC team.</p>

<p>9. Phase One</p> <p>Developments:</p> <p>Parcel 6</p>	<p>EF confirmed Parcel 6 – at the northern edge of Phase One, was going through a change in planning, following the departure of the original ‘shared living’ developer.</p> <p>EF noted that Stonebond were in the process of acquiring the parcel, to extend their development in Phase One.</p> <p>Linmere team to share works schedule, with Phase One residents, once these are confirmed.</p>
<p>10. Phase Two</p> <p>Developments:</p> <p>Huckett Street</p>	<p>EF affirmed that Huckett Street access is not permitted at the junction to Elmers Gate, as this would be bus only. Once adopted, the junction will be observed by ANPR cameras.</p> <p>EF noted issues with damaged signage and confusion about the restricted access, noting, further, that road markings will be in place once the road is adopted by CBC.</p>
<p>11. Phase Two</p> <p>Developments:</p> <p>Car meets at Lidl and Phase 2</p>	<p>Residents raised the concerns over recent car meets on Lidl car park, and adjoining antisocial driving through Huckett Street and the Woodside Link.</p> <p>Residents also noted that Lidl store management accepted the need for gated access overnight, to deter these gatherings.</p> <p>EF confirmed that Bedfordshire Police have recently</p>

	<p>issued a series of Section 59 Orders, threatening vehicle confiscations if behaviour persisted.</p>
<p>12. Phase Two Developments: New retail units</p>	<p>EF noted 3 new retail units, sited on Hockett Street, are now being marketed for new tenants.</p>
<p>13. Phase One and Two: Final Surfacing Works</p>	<p>EF confirmed top layers of roads and pavements are being surfaced through both phases, between now and September 2026. Any notice on road closures will be shared through social media.</p> <p>EF confirmed the roundabout on Silver Birch and Box Crescent, will be delivered as part of these works.</p> <p>Residents raised concerns over the lack of clarity from house builders on surfacing works and no provision of communication to raise concerns over the condition of current surfacing. Residents also requested more detailed mapping on developer responsibilities, alongside scheduling.</p> <p>Linmere team to share with House Builders and construction team.</p> <p>Residents noted that speed restrictions on Waterslade Way will be removed to prepare for adoption. Residents shared concerns over the speeds of vehicles using the road and the need to raise the issue with CBC during this process.</p>

	<p>Linmere team to raise with construction team, in liaison with CBC. Linmere team to respond with best process.</p>
<p>14. Phase Three A Developments: Elmers Gate</p>	<p>EF detailed current house builder progress on Phase Three, with Elmers Gate expected to open in June. EF noted the care home parcel, at the end-junction on Elmers Gate and Woodside link was in final planning.</p> <p>Residents requested updates on the pub parcel on Phase Three A, and when this will be updated.</p> <p>Linmere team noted that commercial conditions were challenging for the pub industry and planning, on this parcel, will be updated.</p> <p>Linmere team to share update.</p>
<p>15. Phase Four Development: Update</p>	<p>EF noted that ‘early infrastructure’ work was now complete, with 4 house builders formalising final planning, including:</p> <ul style="list-style-type: none"> Tilia Homes Persimmon Dandara Bellway <p>EF confirmed all construction traffic will be routed from Bedford Road access, opposite the Thorn development, noting that the only construction traffic to route through Phase One will be the completions on the Dandara / Packaged Living Parcel and the Parcel 6 Stonebond development.</p>

	EF confirmed that Phase Four will remain separated from Phase One, during development, to control construction traffic.
16. CBC Consultation: New Linmere Ward	EF noted that CBC are currently undertaking a consultation on development of a dedicated council ward for Linmere. As developer, we remain agnostic on the issue, for residents to determine their own input. EF noted the consultation is open until 09 June 2026, if residents should wish to partake in the consultation. Linmere team to repeat shared link through resident Facebook group.
17. Linmere Annual Survey: Results	EF shared some headline results from the 2026 residents survey, with 91 respondents, noting that detailed results will be published on the website.
18. The Land Trust: Opening Discussion	Residents shared a number of tensions over the lack of clarity in The Land Trust (LT) service provision and current areas of adoption and responsibility.
18.1 LT – Grass Cutting: Schedules and Frequencies	LT noted grass cutting schedules vary in specific areas of the development. Some cut 2x per year, with other areas as much as every other week, through summer. Residents requested detail, including mapping, on frequency of cutting.

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	<p>LT to respond.</p>
<p>18.2 LT – Clarity on adopted areas</p>	<p>Residents raised concerns over the condition of green spaces, close to homes, across Phase One.</p> <p>LT noted that the majority of these smaller spaces close to resident areas, still remain under the management of house builders. LT also noted the condition of a number of these ‘verges’ would need to be brought to adoptable standard.</p> <p>Residents requested detail and clarity, including mapping, to determine who’s responsible for what, with provision of communication to house builders to affirm their responsibility for the upkeep of these areas.</p> <p>LT to respond.</p>
<p>18.3 Essential maintenance and presentation</p>	<p>Residents raised concerns over frequency of refuse and dog waste collection, and urged LT to provide more clarity on collection schedules, with more conspicuity from 3rd party service providers, to improve accountability.</p> <p>LT agreed there were issues with frequency of collections and will consider alternative subcontractors if improvements aren’t evident, quickly.</p> <p>LT to respond.</p>

<p>18.4 LT Annual Fee</p>	<p>Residents raised concerns over inflation of management fee, from inception to 2026, requiring more transparency of capping and projected fees, in the years ahead.</p> <p>LT to respond.</p>
<p>18.4 LT Communication Channels</p>	<p>LT confirmed any ongoing complaints, beyond those detailed in this forum, must be raised through the Zendesk Portal on the Land Trust website. Using this channel will ensure response by wider LT team, on a 24/7 basis.</p> <p>LT to share link here:</p> <p>https://thelandtrust.zendesk.com/hc/en-gb/requests/new</p>
<p>19. Linmere Events Schedule</p>	<p>EF presented current plan of events across Summer / Autumn 2026, including:</p> <p>Further Softplay dates</p> <p>Summer Picnic on 22 August</p> <p>Linmere team to share details through social media.</p>
<p>20. AOB</p>	<p>Residents raised a number of individual issues and requests:</p> <p>20.1 Elder Drive resident enquired on when Dandara damage to green space, opposite, would be rectified?</p> <p>Linmere team to follow up.</p> <p>20.2 Request for Linmere team to explore secretion of cement through SUD on Holly Lane.</p> <p>Linmere team to follow up.</p>

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	<p>20.3 Request for ROAM Café to extend opening hours through Summer, and host a further Food Fest and Burger Nights.</p> <p>Linmere team to follow up.</p> <p>20.4 Betony Meadow Resident raised concerns over parking control around junction of Betony and Waterslade Way.</p> <p>Linmere team to follow up.</p> <p>20.5 Waterslade Way residents raised concerns over current levels of dust generated by Brickhill and Dandara.</p> <p>Linmere team to follow up.</p>
<p>21. Next Community Forum</p>	<p>Residents repeated request to host meeting on Zoom link, to connect residents who cannot attend, through other commitments. EF noted that we had previously hosted a Zoom link for a previous community forum, which was deemed to undermine the spirit of the forum.</p> <p>Residnet requested alternative day part to host next meeting, suggesting a Saturday morning, to improve coverage and attendance.</p> <p>Linmere team to respond.</p>