

THE LINMERE TIMES

Summer 2026

WHAT'S HAPPENING AT LINMERE THIS SUMMER

Linmere's community grows with new residents, new developments and new green spaces

Oasis Park Opening

Spring saw over 200 residents and neighbours join us for the opening of Oasis Park, just across from Lidl on Elmers Gate. With its brightly coloured design, 4 way see-saw and climbing mound, we think it'll be a big hit with the community's younger residents. The Summer looks set to be even busier than Spring; with new residents moving in constantly and plenty of new park spaces to open, there is going to be lots more outdoor space for everyone to explore.

Final Surfacing Works

We have now started final surfacing works across phase one and two of the development, with our contractors making good progress on Waterslade Way. To support this work please ensure vehicles are not left parked on main roads and are parking in bays or

car parks wherever possible. We will be leafleting cars blocking progress with this work, as well as flying homes where work is coming to next. Please check Linmere social media and our website for updates. There will be occasions where we need to close sections of the road and create diversions – whilst we will try to keep disruption to a minimum, when a diversion is necessary, we will give as much notice as possible.

This package of works includes all pavements and roads currently under Linmere's direct management, across these phases. Some final surfacing on roads delivered by housebuilders is also due. Housebuilders work to their own schedule, and we will share details as they become available. Surfacing is also due to take place along Hockett Street, which connects The Farmstead to Lidl. Further updates will follow as works progress.

Neighbourhood Centre

Brickhill Construction have entered the final phase of construction, with mostly external finishes to the development left. The Co-Op, 3 new retail units, a Children's Nursery and 43 new homes, will be completed by Autumn 2026.

Silver Birch Park

Alongside the Neighbourhood Centre, final works on the park are gathering pace. This includes path surfacing, play equipment and finishing works on the new bandstand. To ensure residents and visitors enjoy safe access to the new space, the plan is to open the park once work has been completed to the bus route, between the school, park and neighbourhood centre. This is currently scheduled towards the end of summer, to coincide with the start of the Autumn school term.

NEWS FROM THE FARMSTEAD

SUMMER NIGHTS AT ROAM CAFE



We're pleased to share that ROAM Café Bistro will be extending its opening hours over the summer months, giving residents and regulars more opportunities to enjoy evenings at The Farmstead.

This is something many of you have asked for, both directly and through the recent Residents Survey, with lots of requests for later opening towards the weekend, to make the most of the warmer evenings close to home and enjoy the sunsets at The Farmstead

From Friday 10th July, and throughout the summer, the ROAM team will be staying open later on Fridays and Saturdays, and providing some evening entertainment, making it even easier to enjoy a delicious meal, drinks with friends or a relaxed family evening without having to travel far.

Whether you're looking for a weekend treat, a casual bite to eat or simply somewhere to unwind after a busy day, we hope these extended opening hours will help make The Farmstead an even more vibrant destination for the community.

Please come along and show your support by enjoying a meal, a drink or even just a coffee as the sun goes down. We look forward to seeing you there. Look out for more news on our social media channels.



WORKSHOPS AT THE CYCLING HUB

The Linmere Cycling Hub recently hosted its first Cycling Survival Workshop at The Farmstead, bringing together local cyclists of all experience levels for a practical session designed to boost confidence ahead of summer rides.

During the two-hour workshop, participants learned essential roadside repair skills, including fixing punctures, repairing split tyres, lubricating chains and dealing with

snapped chains. More advanced topics covered mech hanger failures, broken spokes, snapped cables and dérailleur damage. Cyclists also received advice on the most useful tools and spare parts to carry.

Following the successful response and feedback, more workshops will be hosted through summer and autumn. Check social media for details.

Welcoming our New Estates Manager for The Land Trust

This Spring, the team welcomed Aaron from The Land Trust. Aaron will oversee the management of all green spaces across Linmere that have been adopted by The Land Trust, helping to ensure these important community areas are maintained to a high standard for residents to enjoy.

Aaron brings a wealth of experience in estate and landscape management, having previously overseen a range of private and community gardens across London and the South East. His background includes working closely with contractors, residents, and local stakeholders to deliver well-maintained, attractive, and sustainable green spaces.

To support the ongoing management of the development, Aaron will be based at The Farmstead offices for three days each week. From there, he will coordinate contractors, oversee maintenance programmes, and manage work schedules across all green spaces adopted by the Land Trust, within Linmere.



Responding to feedback from residents through the community forum, Aaron has also produced a detailed grass-cutting schedule, which is now available to view on the website. This provides greater visibility of planned maintenance activities and helps residents stay informed about works taking place across the development.

In addition, Aaron is currently establishing a Community Litter Picking Task Force. This initiative will bring together volunteers to help monitor litter hotspots and support ongoing efforts to keep Linmere clean, welcoming, and enjoyable for everyone.

If you have any questions for Aaron or any member of The Land Trust team, you can get in touch via the Land Trust portal, on this URL: thelandtrust.org.uk/contact-us/

NEWS FROM THE COMMUNITY

HAVE YOUR SAY:
SURVEY RESULTS

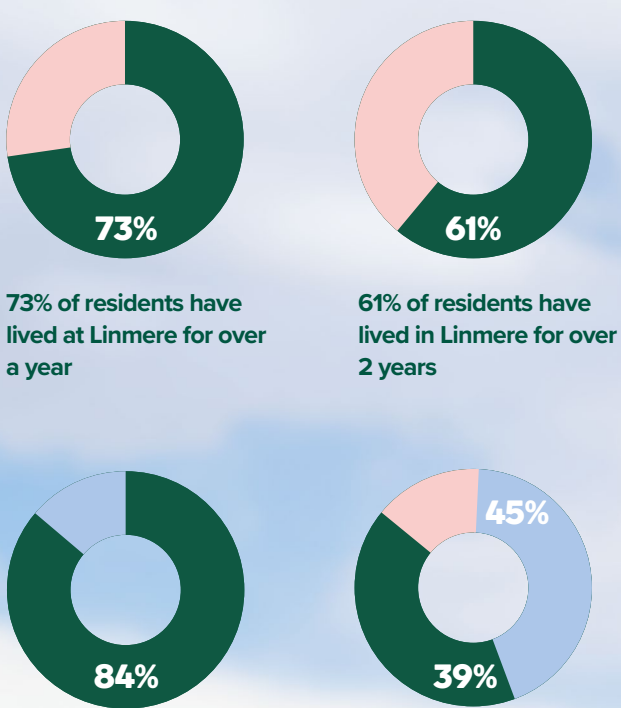
Thank you to everyone who took the time to complete this year’s residents’ survey. Your feedback is invaluable in helping us understand what matters most to residents and shape the future of the development.

This year’s results show that, as the community continues to grow, 64% of households are families with children, with almost half (45%) having children under 5 years of age. We’re also seeing more couples choosing to move to the area, now making up 23% of households. Home working remains popular too, with 53% of residents working from home more than two days a week.

The Farmstead continues to be a well-used community hub, with 63% of residents visiting at least twice a month and a further 15% visiting weekly. Most visits are to ROAM or the play park. Residents told us they would like to see more children’s, outdoor and nature-based, and fitness-focused events, and we’ll look to include more of these in our programme, where possible. There was also a strong interest in a fresh food and produce market, and we’ll be working with ROAM to explore how this could be introduced.



Household Demographics



Family profiles



Where we come from

CONTRIBUTE TO
OUR LINMERE
COMMUNITY

Interested in helping shape Linmere? Join the Community Forum, a quarterly meeting at The Farmstead, where residents can share ideas, discuss local issues, and get involved in events and activities across Linmere. To learn more and register for the next meeting, visit the website.



Net Promoter Scores

THE FARMSTEAD

Despite being scored slightly lower than 2025, there's a lot of positive sentiment.

OUR OPEN SPACES

A positive score, improved from our 2025 survey. Our shared green space is popular.

OUR LANDSCAPES

2026 is the first year this has been measured, and requires some attention.

ROAM CAFE	64%
PLAY AREA	50%
SEATING & OUTDOOR SPACE	34%
COMMUNITY HALLS	12%
OTHER	11%
ROYAL DOGS GROOMING	8%
LASH LOUNGE	6%
CYCLING HUB	4%

What the community does at
The Farmstead

FOOD MARKET	53%
CHILDREN'S EVENTS	47%
PARK/PLAY BASED ACTIVITIES	30%
POP-UP SHOPPING	29%
NATURE BASED ACTIVITIES	28%
FITNESS/WEELLBEING EVENTS	28%
CRAFT/ART EVENTS	23%
TEEN/YOUTH ACTIVITIES	12%

What the community wants at
The Farmstead

NEWS FROM HOUGHTON REGIS

HOUGHTON REGIS EVENTS TO ENJOY THROUGHOUT THE SUMMER

The Houghton Regis Carnival returns on Saturday 11 July, with a colourful walking parade setting off from Houghton Hall Park Visitor Centre at 10:00am, making its way to the Village Green. Expect a day of live music, entertainment, delicious food, market stalls and plenty of fun children's activities. Come along and join the celebrations!

Other highlights include:

Beach Seaside Event | Bedford Square (18 July),
Skate Jam | Tithe Farm (23 July)
Arts & Culture Day | Bedford Square (25 July)
Crazy Golf | Parkside Rec* (28 July)
FREE Open-Air Cinema | Houghton Hall Park (29 July)
Sensory Day | The Village Green (30 July)
Inflatables and Garden Games | Parkside Rec* (4 August)
Roller Family Fun | The Farmstead (6 August)
Go Karting | Thorn Park (11 August)
Houghton Rocks Music Festival | Parkside Rec* (29 Aug)

*Parkside Recreation Ground

For full event details and booking information, visit the Houghton Regis Town Council or Houghton Hall Park Facebook pages.



NEWS FROM PHASE 3a

MEET NICKY AND MARGARET AT OUR NEW LINMERE LISTENING LOUNGE

Meet Nicky, bpha Community Engagement Officer, and Margaret, bpha Housing Officer, at the new **Linnere Listening Lounge** – a relaxed weekly drop-in for bpha residents at Roam Café on Hockett Street.

Starting Monday 13 July, they'll be there every Monday from 12pm–3pm for a 'cuppa and a chat'. It's a chance to meet neighbours, share ideas and help shape the future of the bpha community.

Nicky has a background in community, leisure and sports development, and is passionate about bringing people together and helping communities thrive. Margaret has more than 25 years' experience in social housing and supports residents with housing-related issues, while working with local partners to help keep Linnere a safe and welcoming place to live.

They'd love to see you there. If you're a bpha resident and can't make it on 13 July, please get in touch through info@bpha.org.uk or call 0330 100 0272.



Presents



SATURDAY 22 AUGUST 11am–2pm

Join us at Linnere Park for a fantastic programme of activities, for all ages, hosted by the Land Trust.



Check Social Media for updates!

LINMERE

FARMSTEAD CLASS SCHEDULE

CLASSES IN THE FARMSTEAD

Sunday

9:40 – 10:20am Socatots with Charley ages 1 – 3

Contact: mklb@socatots.co.uk

10:20 – 11:05am Socatots with Charley ages 3 – 5

Contact: mklb@socatots.co.uk

Monday

10 – 10:40am Socatots with Josh Winstanley

Contact: mklb@socatots.co.uk

11 – 11:45am Mother & Baby Pilates with Carla

Contact: carlaweedon@hotmail.co.uk (from Sept)

6 – 7pm MoveMore Training with Scott

Contact: scott.taylor1981@gmail.com

7 – 8pm Kick, Box & Burn with Emma Sier

Contact: emma.sier@hotmail.com

8:15 – 9:15pm Balance & Breathe with Shelley

Contact: shelley.whitney@icloud.com

Tuesday

10.30 – 11.15am Bright Explorers Messy Play

Contact: brightexplorers2025@gmail.com (bi-weekly)

4:30 – 7:30pm A fantastic choice of Children's Dance, Junior Acro / Musical Theatre, hosted by PA Collective

For all classes, please contact: contact@pacollective.co.uk

Wednesday

6 – 7pm MoveMore Training with Scott

Contact: scott.taylor1981@gmail.com

7 – 8pm Zumba with Helen Collier

Contact: helencollier@aol.com

Thursday

7 – 8pm FitSteps with Louise

Contact: dancefitwithlouise@btinternet.com

7 – 8pm Buskerteers Choir

Contact: admin@busketeerschoir.com

Friday

7 – 8pm Mindset the Mayhem Woman's Circle

Contact: stacey.chandler@mindsetthemayhem.com (last Friday of the month)

