



IMS COMMUNITY CHARGE 2010 - 2011

Ironstone Management Services works solely to provide Long Term Stewardship for the residents of Ironstone. This includes high quality grounds maintenance, the development of a sustainable community through community events, resident involvement and the protection of the visual amenity by enforcing restrictive covenants.

The cost of delivering stewardship is met through the community charge contributions from the residents and also currently from a subsidy from the Ironstone Developer Group. The community charge invoices for 2010—2011 are due to go out shortly and will be accompanied by a statement showing a breakdown of the expenditure from last year.

In the last year the main areas of expenditure were staffing costs, legal fees, resident involvement events and the production of a stock of various IMS publications. The majority of open spaces across the development have not yet been handed over to IMS and are being maintained by the developers, therefore the focus of IMS is currently on ensuring that the foundations are laid for to begin the creation of a sustainable community. As the year progresses and the phases are completed, IMS will take over the responsibility for some of the open spaces and will have a greater physical presence on the development.

Active participation from residents is encouraged at Ironstone and should you have any questions regarding the community charge, IMS staff will be happy to discuss them with you. There is also more information about getting involved through residents steering groups later in this issue.

WENLOCK SQUARE OPEN SPACE

Works to construct the open space next to Wenlock Square are now in full swing. The steps and the ground works are almost complete, ready for the topsoil and landscaping.

Telford & Wrekin Council have agreed to consult residents about the play equipment that is to be installed and we will keep you informed when this happens.



IRONSTONE SHORTLISTED FOR HCA AWARD

The Ironstone, Lawley development has been shortlisted for a major National Award through the Homes and Communities Agency (HCA).

The HCA is the national housing and regeneration agency for England, a non-departmental public body with an annual investment budget of more than £5bn.

The Innovation award ceremony takes place in July in London. Ironstone was short listed as a result of a joint submission put together between IMS and the IDG (Ironstone Developer Group). Lets hope that Ironstone is successful and can bring this prestigious award back to Telford.



The 'Ironstone Flyer' is published by Ironstone Management Services (IMS) and is intended to be used as a means of keeping residents up to date with local news and information within your community. For all enquiries or further information please contact either John Haywood, Stewardship Officer or Kathleen Hughes, Resident Involvement Officer.

John Haywood, T: 01952 630 587, E: johnhaywood@bvt.org.uk
Kathleen Hughes, T: 01952 630 587, E: kathleenhughes@bvt.org.uk

RESIDENTS TO BE CONSULTED ON ARLESTON LANE ROAD TRAFFIC ORDER

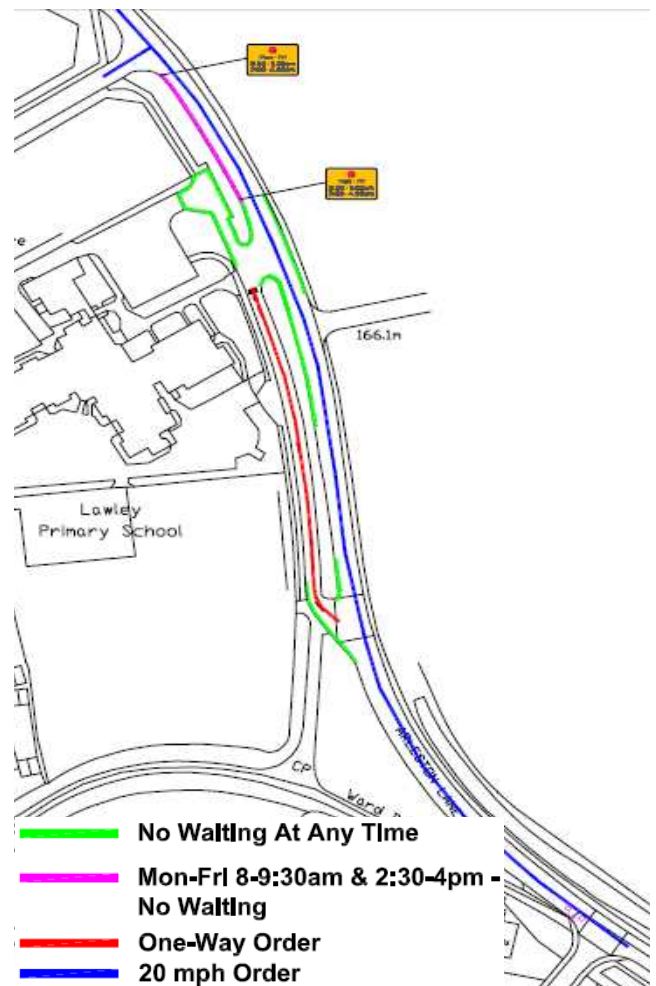
Following a road safety review and continued pressure from IMS and the Ironstone Developer Group, Telford and Wrekin Council are proposing a number of changes to the roads around Lawley Primary School.

The concerns about road safety and parking, especially around school drop off and pick up times, have prompted the proposed introduction of a 20mph speed limit, no waiting zones and a one way system to ease congestion and improve visibility for pedestrians.

Telford and Wrekin Council are currently running a consultation process and residents have until 2nd July to comment. Further details on the proposed traffic order are available from Telford & Wrekin Council at Darby House or via their website www.telford.gov.uk.

IMS will be working with the council to minimise any potential impact that this may have on the surrounding roads on the development.

If you have any comments or concerns regarding the roads and parking please feel free to contact John Haywood at IMS on 01952 630587.



FIRST IMS RESIDENTS STEERING GROUP HELD

On 20th May 21 residents came together to hold the first informal Resident Steering Group meeting. The meeting was held at the Ironstone visitor centre in the early evening to give as many residents as possible a chance to attend. Those residents that could not attend but had expressed an interest in the meeting received the meeting notes either through e-mail or post.

Both the Resident Involvement and Stewardship officers gave an over view of their position and responsibilities at IMS. There then followed an interactive question and answer session. Some residents who attended, wanted clear and detailed information on the management charges and this request has resulted in additional detail in the statements going out with the Community Charge invoices shortly. The Rents and Service Charge Officer has also been invited to hold a question and answer session at the next meeting.

The Steering Group has received a draft copy of a simple set of aims and objectives for the group which can also be discussed at the next meeting. In response to residents wishes the next meeting time has been put back slightly to enable more people to attend. If you would like to attend the meeting or would like more information please contact Kathleen Hughes or John Haywood who look forward to seeing you there.

Please note date and times of next Steering Group meeting;

VENUE: Ironstone Visitors Centre (Jnc 6, M54)

TIME: 6pm to 7pm

DATE: 21st July 2010

SAVE PAPER

If you would prefer to receive this flyer and other updates by email please contact us at johnhaywood@bvt.org.uk



THINKING OF SOME DIY?

Remember that all alterations to the exterior of your property (including your garden) need the prior consent of IMS. Contact John Haywood to discuss any proposals.



DOGS DRIVE RESIDENTS BARKING MAD

As summer is finally here, we are all enjoying the great outdoors, sitting in our gardens and windows are left open to let in a breeze. Unfortunately this also triggers an increase in complaints about dogs.

There are two problems with man's best friend, barking and fouling. The latter should be straight forward and any responsible dog owner should clear up after their dog, even on building sites!

The barking is a little more difficult as the noise travels across the development and echoes in the courtyards. Please be aware of this issue and do not leave your dog outside barking, especially late at night or first thing in the morning.

REMEMBER

Bins and recycling boxes should only be placed out on the morning of the collection and should be returned the same day. No additional items should be placed by the bins as these will not be collected.

To protect the visual amenity of the development, it is important that bins and boxes are not stored where they are visible from the road.

PARKING WITH CONSIDERATION

Consideration towards your neighbours is always important but especially when it comes to parking on Ironstone. The nature of the design of the development means that inconsiderate parking can cause problems ranging from inconvenience to a serious safety hazard.

It is appreciated that there are not always enough parking spaces so when parking on the development follow these simple guidelines and it will help reduce the issues;

- If you have a parking space, use it!
- Do not park near or opposite a junction, including entrances to drives and courtyards.
- Check that your vehicle is not causing an obstruction - can other road users get past? Will their vision be blocked?
- Do not park near gates or on footpaths, ensure that residents with pushchairs or wheelie bins can get past.
- If using a marked bay, be sure to park carefully within the lines.

Remember, your visitors should give the same consideration and it is your responsibility to ensure they do.

DEVELOPER UPDATE

The onset of some finer weather has enabled increased activity across the development with Taylor Wimpey finishing the final surfacing works on The Forge and Persimmon starting the build on the final two blocks at Abrahams Way.

Phase 1B is progressing well with Barratts completing the first block of apartments and opening up further sections of St. John's Walk and Stainburn Road.

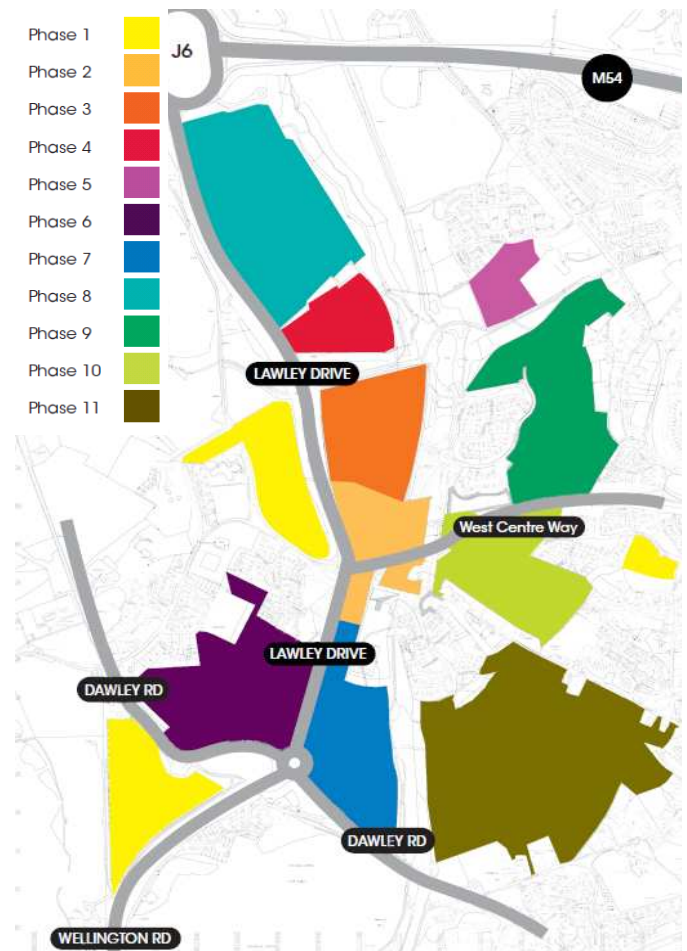
Taylor Wimpey have now relocated their sales office at Wenlock Square to coincide with the opening of their new show homes and allow the landscaping works to continue for the open space.

The IDG have agreed a new indicative phasing plan for the development which brings forward the development of the commercial heart to the scheme in phase 2 and the next two phases (3 & 4) of residential development.

The final layout and design of these phases is currently being discussed with Telford & Wrekin Council but it is anticipated that a planning submission will be made shortly.

The preparations and ground works for Phases 3 & 4 should be on site by the end of the year.

If you have any questions regarding the development, you can contact the IDG on 01952 630580



FUN DAY IN LAWLEY

The Lawley & Overdale Parish Council have successfully lobbied Telford & Wrekin Council to voluntarily register village green status for both Lawley Playing Fields and Lawley Village Green.

To celebrate, Lawley and Overdale Parish Council are organising a fun day to mark this occasion for all the people of the Parish to enjoy. The event is organised by the Council's Activities Committee with partners including Ironstone Management Services, Lawley Primary School with support from local parishioners. The Fun Day will include a wide range of fun events and stalls.

Ironstone Management Services are sponsoring and supporting the event and also providing prizes for an art competition for young people of the parish with two age groups.

The Parish Council warmly welcome involvement from Ironstone residents, to get involved with the Fun Day or the Parish Council, contact Ella Wallsworth, Clerk to the Council, via email at: lawleyandoverdaleclerk@btconnect.com.

The next Parish Council meeting is on Tuesday 6 July at 7pm.

Fun Day in Lawley

Saturday 11th September
12.00 noon onwards

A Free Event for All!

If you would like to support the event - as volunteers to help with any of the activities on the day, or offer ideas for consideration we would love to hear from you!

The event is open to all local parish based groups and organisations to come and participate with emphasis on providing free activities on the day.

To get involved or for more information please contact
Clerk to the Council - Ella Wallsworth
The Carpenter Centre, Oak Road, Overdale, Telford, TF3 5BT
e.mail: lawleyandoverdaleclerk@btconnect.com

Participating groups that would like to provide details for the funday website, please visit

www.lawleyfunday.info

Look out for more updates in Community News and at the funday website!

Lawley and Overdale Parish Council



AUTUMN PHOTOGRAPHY COMPETITION

IMS will again be holding our annual Autumn photography competition. Last years entries included a bumper crop from the Lawley Primary School. As ever there will be great prizes and we may increase the categories this year. So now is a good time to get practicing with those cameras and watch out for the photo competition flyer that will pop through your doors in September.

IMS E-MAIL FORUM

Kath Hughes, Resident Involvement Officer, runs the successful IMS e-mail forum with now over 40 active members, who regularly use the forum for a range of issues, including concerns that they have out in the community. The e-mail forum is a quick and reliable way of contacting IMS at any time and Kath is always happy to pass on those concerns to the correct person if she cannot help directly. The messages are checked on a daily basis and a reply is always sent. The forum also enables us to attach surveys and questionnaires and thereby to receive a swift response to any issues.

'I am pleased to hear from any resident at any time and promise to always respond personally to advise what action is being taken in respect of the message.'

To join the forum or to find out more, email:
KathleenHughes@bvt.org.uk

Last years competition winners with Mr Kevin Whitby, IMS Project Director.



Ironstone Management Services (IMS) is a Joint Venture between Bournville Village Trust and Sanctuary Midlands