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Tram works - news and updates

October 12 2013

Welcome to this special email newsletter

At some time you have either been good enough to email me about the tram works or you have some other connection with the project. I am doing this special tram works email newsletter to:

- Keep people up to date with the work
- Provide you with information about how I am working to ease the disruption, improve communications and make sure people are properly compensated
- Persuade Nottingham City Council, NET, TWA et al that they must be true to their promises to the people of Beeston, Chilwell and Toton to communicate and work with residents and traders, minimise the disruption the tram works are causing and mitigate the damage caused by the works.

As you will know my constituency office is in Barton House on High Road, Chilwell so I am well familiar with much of the reality of life/work during the tram works. The traffic chaos at times causes delays into my office by over an hour; I can see how residents have lost part of their gardens and the short trip to Lower and Fletcher Road brings home just how bad things are for the people who live there. I could go on !

Not surprisingly I am receiving many emails and calls about the disruption, the chaos and the harm being caused to businesses and homes. At the moment one of my team (you may have had contact with Rebecca) is spending half her busy working day making good the failures of the City Council and NET. So there will be some shaming in this email!

We all knew the tram works would cause real problems but I don't think anyone thought it would be this bad. Some of the disruption is inevitable – it is how you mitigate the harm, keep people informed, follow up calls and emails that will stop a bad situation turning into a complete nightmare.

Lower and Fletcher Roads

My thanks to everyone who attended the resident's meeting the other week.

A number of very important points were raised and I have written to the leader of the City Council, Jon Collins, on a number of matters including; the effect of the tram works on people working from home (especially sole traders); 50% of rented homes are vacant; there is still no news on which land is to be compulsorily purchased; the drop in house valuations and need to compensate everyone for the loss of amenity and profound disruption to life.



In my opinion all residents on both roads should receive a lump sum to compensate them for what they are enduring and I will pursue this.

Jon Collins and Broxtowe Borough Council leader, Milan Radulovic have agreed to visit both roads and I hope they will come to the same conclusion.

Please scroll on for more news on the compensation front and from Allison Dobb's meeting with Jon Collins.



Chilwell and High Roads

Having been approached for help, I finally persuaded the City Council leader to meet, and eventually agree to an "exceptional hardship" fund of £50,000 for businesses and traders on Chilwell and High Road.

The City suggested this should be administered by the Beeston Bid (not a great idea); having taken soundings, I approached Broxtowe Borough Council who agreed to administer the fund.

The City have also agreed to raise the FAP cap to £20,000, but the extra £50K is not enough according to traders, and given the works are already at least 6 weeks (some say 10 is more accurate!) behind schedule, I think they must be right.

Traders tell me they thought the Latino's drop in and recent tram liaison meetings have been good communication forums.

I will now press for

- (a) an increase in the exceptional hardship fund
- (b) quick payments to traders
- (c) a moratorium on the tram works in the days before Christmas.

Property values and compensation for small businesses

My thanks to residents in Chilwell and Beeston who have contacted me, following growing concerns that far from enhancing property values, the tram will diminish them.

I have also been contacted by a number of small businesses who have been adversely affected by the tram works but are not within the Financial Assistance Package scheme. Only this morning, at my drop in surgery in Stapleford, I spent considerable time with the owner of The Terrace Cafe at the Japanese Watergardens; he tells me he is being forced to close because of the works in Toton.

Yesterday, I had a meeting with Simon Hale, from Beeston solicitors, Ellis Fermor and Negus. For a modest fee, Simon is willing to assist small businesses (this includes landlords and sole traders) who may be entitled to compensation even though they are not in the FAP. A number of small businesses have already contacted me asking for advice and I will contact people individually - however, in the meantime I am happy to advise any business to call Simon on 0115 922

1591.

As for residents, NET have asked FHP and Bruton Knowles to compile a compensation factsheet, which I will circulate via my web site, when I receive it.



Brickbats and bouquets

Thank you NET and TWA for visiting the family on Brookland Drive whose garden fell into a culvert – but a month after the visit they are still waiting to hear from them.

Poor communication is also affecting residents of Cator Lane.

Thank you to Cllr Jon Collins for fulfilling his promise of meeting with the excellent residents' representative, Allison Dobbs, on Tuesday. Allison raised, "the main issues facing residents - lack of respect and forethought, lack of communication, perceived bad planning, traffic management and touched on compensation."

TWA and Tramlink were also present and there are a number of points for them to follow up on - I will keep you posted!

Get off the fence!

In my two meetings with City Council leader Jon Collins and team I have specifically raised the issue of the height of fencing. At the moment only 2m fences will be installed though it will be higher on Lime Grove Avenue. Broxtowe Borough Council has agreed to consider the matter further – the problem is that this is an officer instead of a Councillor led matter and no Councillor has been able to attend the meetings. I have now raised all this directly with the Leader of Broxtowe Borough Council.

Get the latest

We are posting information, as we get it, on my website:
www.annasoubry.org.uk

If you have any tram issues, stories or photographs then please send them to me and I will include them in my next tram email newsletter and post them on my website.

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