

# Rochester Riverside Residents' Association

NEWSLETTER

May 2025



Welcome to the fourth quarterly local newsletter! We hope that you find some useful updates and information.



## Jetstream Tours

If you did travel on the Sweeps Festival Cruise we hope that you had a great time. Upcoming cruise services include:

Rochester Circular Cruise: 18, 25, 31 May, 15 and 29 June 13 and 27 July

Rochester to Southend Day Trip: 17 May and 1 June

Rochester to Red Sands Towers: 20 July

For more information and booking you can visit [JetStream](https://www.jetstreamtours.co.uk).



## Car Parking

Inconsiderate parking has been brought up a few times, not just parking in someone else's designated bay but also parking in front of driveways and letting cars overhang a pedestrian walkway. The latter can be a particular issue for those with prams or small children as they can then be forced to use the road. Some Phase 3 roads (e.g. Glenway Road and Providence Avenue) have not yet been adopted by the council. Please try and resolve parking issues with your neighbours in the interim. Please see "issues" on the next page. Parking and the details of who looks after which roads would be a great project/issue to look into and we need volunteers!



## Issues

The success of a Residents' Association depends on its members and committee members. The more people that volunteer, the more tasks can be shared and the more issues can be addressed.

We are particularly keen for members from flats so that specific flat issues can be highlighted and discussed thoroughly. There are issues that are shared by all flats and some issues that are unique to particular blocks. Ideally we would have one representative from each block. This would simply be so that you could report any issues from your block on a regular basis.

You would be welcome to help with any other issues but just this simple task would be extremely useful. Other projects that would be great to have someone lead or get involved with include:

- Fees and charges
- EV charging costs
- Parking and Highways (road adoption, parking, inconsistent use of yellow lines, potholes)
- Noise from VeeTee factory
- Social events

Please email if you think you could spare even a small amount of time.



## Cathedral Sea Plane

The newly restored Short Scion Floatplane has been rebuilt by the Medway Aircraft Preservation Society Limited (MAPSL). The aircraft was built in the Short Brothers factory that was once located on Rochester Esplanade, a short walk from the Cathedral. Alongside the Floatplane will be a series of fun and educational activities for the whole family. These will run free of charge throughout the exhibition.

The display will run from 1<sup>st</sup> to the 31<sup>st</sup> August 2025. More information can be found [here](#).



## Social Club Quiz

The Rochester Social Club are holding a quiz on the 17<sup>th</sup> May 2025.

Doors open at 7pm with the Quiz starting at 7.30pm. The cost is £2 for members and £3 for non-members. There will be cash prizes. It would be great to support this local and reasonably priced venue. With a bit of love and attention it could become a real community asset. In the past it has supported trips to London and been a party venue for local residents. Perhaps it can again have its time in the sun!





## Blue Boar Lane

You may have seen the sign with details of the Waiting Restrictions and Prohibition of Motor Vehicles on Blue Boar Lane. The latest is that there are no plans in the near term for vehicular access from Blue Boar Lane on to Corporation Street. There would only be access for emergencies (controlled with bollards). This is likely to be an unsatisfactory outcome for some residents and we will continue to address the issue that it was on the original plans to have this road open. Difficulties that have been put forward from the Highways Department

include issues with modelling traffic on Corporation Street successfully and permissions from Network Rail.

As well as continuing to push for details of the original plans we will also be seeking liaison with the council over addressing issues while the tunnel continues as a pedestrian access way including better lighting, improved pathways, parking restrictions, the area to be painted and made good and to ensure it does not become a night-time congregation area. This will be important if there are no immediate plans for vehicle access.



## Supply & Maintenance Tenders

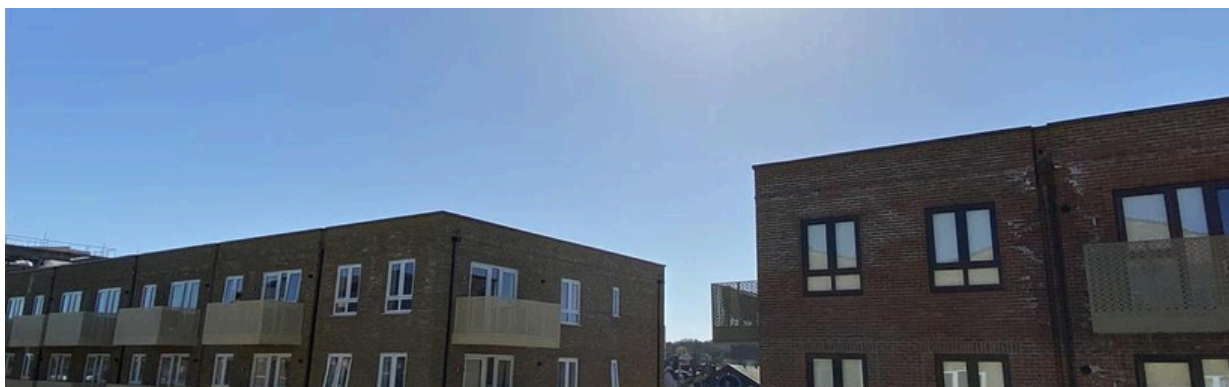
Hyde put out tenders for services to ensure that leaseholders and freeholders are receiving value for money. The contracts should be renewed every 5 years. There are tenders for utilities (for leaseholders), grounds and maintenance and cleaning. Any resident who wishes to be involved in the process can do so via either the Customer Involvement form or contacting the Procurement team, details can be found on this page of Hyde's website.



## Neighbourhood Watch

Please do continue to sign up to this. Roger's target is 100 members from the area and so far we are up to 47.

There are regular "Neighbourhood Alerts" that are shared from issues that have impacted other areas in Kent but particularly close proximity areas like Chatham and Strood. Receiving the alerts is a great way for information to be shared. Recent alerts have included: Police impersonation telephone scams, Parking issues!, Rogue traders advice, current active frauds in the area, courier fraud, ticket fraud, garage security, addressing nuisance youth activities as well as details of police meet up sessions and activities.



## Biggs Apartments Leaks

Hyde are aware of the leak in the common area of Biggs Apartments that is causing much misery. The cause of the leak has not yet been identified. Inspections are underway and Hyde and Vistry met on the 30<sup>th</sup> April to discuss the matter. After the first two years of the completion of any block of flats the building gets handed over to Hyde to run. There can however be "latent defects" that may have been issues with the original building work for which Hyde attempt to refer back to Vistry.

This is in the interest of leaseholders as it can help to reduce costs and Hyde are reluctant to fix issues that are not typical wear and tear. This process can involve some negotiation. This issue remains on the agenda and please do share photos of the damage. At present Hyde say that the carpet will not be replaced and walls not repaired until the source of the leak is determined as until the issue is fixed, damage will be recurring and there will be costs but the situation could likely become untenable and photo evidence will help.



## Noise Limehouse Apts.

There is a high pitched noise that has been reported in Limehouse Apartments. Hyde have so far been able to locate the source of the noise. This could be related to vents or equipment in a certain part of the building. If you live in Limehouse Apartments and can hear this noise please report to Hyde as the more apartments in the vicinity of the noise that report the easier it may be to locate the source. If at all possible please also try to get a recording of the noise.



## Flat Lighting Costs

The lights in at least a couple of the flat buildings (4 and 5 Cory's Road) have been failing their emergency tests and residents have been asked to pay for these to be renewed. Details are vague and if there are a few buildings that are affected this could be a larger issue. We have raised this with Hyde to get a bigger picture of what the issue is and how many buildings are affected.





## Gas House Road to Corporation Street

A number of residents have been receiving warnings regarding entering the yellow box on the exit from Gas House Road onto Corporation Street.

The notice that was received from the council last year stated:

*I can update that the service providers overseeing the introduction of the enforcement for existing restrictions have confirmed that a vehicle would be permitted to enter the yellow box if turning right from Gas House Road and would not receive a PCN for doing so.*

We have gone back to the council for clarification and advice and will provide an update as soon as possible.



## Cafe Lounge

Cafe Lounge Meopham will be replacing Fleur de Thé on the High Street in the next couple of months.

It looks like a great addition to the High Street offering brunch, pancakes, milkshakes and protein milkshakes, salads, sandwiches, wraps and burgers.

More information can be found in the recent Kent Online [article](#).

It may also be worth following New Openings Rochester and New Openings Medway on Facebook if you don't already to stay up to date with the latest happenings.

**If you would like to include a notice to your neighbours for the next newsletter please email [contact@rochesterriverside.org.uk](mailto:contact@rochesterriverside.org.uk)**



## Covenants and Area Upkeep

Another reminder now we're heading into summer to keep the area looking tidy and report any areas that are looking less than ideal so we can also let Hyde know if anywhere needs attention.

Leaseholder terms include the following:

- not storing items in communal areas;
- being considerate to your neighbours;
- not using barbeques on your balcony (maybe more for the summer);
- not dropping cigarettes over the edge of the balconies;
- not using wicker or bamboo screens on balconies;
- not storing gas cylinders on balconies;
- not using any non-fire rated furniture or any items that might catch fire on balconies.

Be considerate to your neighbours regarding mess and noise and don't cause a fire hazard!

Homeowner covenants outline that walls and fences should be kept in good order and any trees and shrubs should be replaced if required. The front and rear gardens should be kept in a neat and tidy condition.

The cleaning team and council waster and disposal teams have been reminded to close the doors to all bins stores in the development to stop rough sleepers entering and people leaving items in the stores. Extra keys have been provided to the cleaning team to access communal bins round the park area and to keep on top of these overflowing.

Regarding any rough sleepers in the area, Medway have a dedicated team and are mostly aware of local people that need support (Rochester does tend to be a target for some out of town people who are not homeless but like to beg on the High Street). You can find more information [here](#).

*Thank you for reading!*



**ROCHESTER RIVERSIDE  
RESIDENTS GROUP**

You can sign up to be a member of the Residents' Association via the website. Please also let us know if you would like to join the committee!

[www.rochesterriverside.org.uk](http://www.rochesterriverside.org.uk)

[contact@rochesterriverside.org.uk](mailto:contact@rochesterriverside.org.uk)