



## **Minutes of Leybourne Park Residents' Association**

### **1st Annual General Meeting 26th May 2018**

#### **Chairman's Report**

Chair – Ray Haffenden welcomed residents to the first AGM of the LRPA and gave a brief background to the formation of the Resident's Association – detailing ongoing / completed workstreams.

#### **Car Parking**

With the backing of our Parish Council – David Thornewell, TMBC – Mike Parry Waller and Dougie Dick, KCC – Trudy Dean, and our MP Tracey Crouch, the LPRA pressured First Port to halt imposition of parking controls and associated fines until such time as the Association had been able to formulate a plan to increase available parking on the estate, as part of a workstream to reduce this area of resident concern.

A large-scale plan was drawn up and submitted for 3 stages,

1. Removal of pinch points & bollards,
2. Yellow Lining for each end of Aberly Drive,
3. Obtaining planning permission to increase the number of visitors' bays.

Despite considerable effort of the part of the LPRA, it is disappointing to note that First Port have yet to confirm a timeframe for commencement of said works. The LPRA will continue to pressure for a satisfactory resolution to this longstanding issue

#### **Formal Recognition of Leybourne Residents' Association**

Formal recognition of the LPRA was requested from formation. Despite de facto recognition by FP meeting with the LPRA, this came to a head after the removal of a cherry tree on communal ground without any consultation with residents. When the LPRA queried First Port, we were informed we had no rights as the LPRA was not recognised. Additionally, when First Port attempted to commence a section 20 major works process for re-decoration of several blocks of apartments on the estate, they once again refused to engage with the LPRA regarding a number of submitted queries and concerns from residents.

The LPRA has continued to work towards formal recognition by both First Port and freeholder agents Estates & Management (E&M).

We have recently received email notification from First Port's site manager that both First Port and E&M have verbally agreed to recognise the Residents Association. We will continue to push to receive official written confirmation of recognition of the LPRA.

Once confirmed in writing, this will significantly improve the level of consultation required with this body of residents by both First Port and E&M regarding management of the estate.

### **Section 20 Major Works**

The LPRA challenged First Port over incorrect use/execution of this legal process regarding a programme of major works (redecorating) to a number of blocks on the estate. After several months of communication with First Port as well as estate freehold agents E&M, the LPRA gained written admission from First Port confirming that the process had not been followed correctly. As such, the section 20 major works programme has been started from scratch with agreement from First Port that communication to all affected residents will be significantly improved. The LPRA has committed to ensure that affected residents are suitably informed regarding this programme of redecoration through our current channels of communication. Residents have been advised to seek receipt of the relevant scope of works for their block individually, with options and details of suitably qualified contactors being submitted to First Port for inclusion in the invitation to tender process of these major works.

### **Social Activities and Fund Raising**

On the social front, the LPRA organised our first annual Fun Day, which was a great success with a good turnout of residents attending. Over £500 was raised to fund the Association's expenses. We have funded our Halloween Evening out of this.

Additionally, the LPRA were donated a grant of £400 from KCC through the offices of Trudy Dean for our Christmas Tree and lighting project to promote Community Spirit in the development.

Hyde Housing (who own a significant percentage of properties on our development) appointed a new manager for the site and are more pro-active, working closely with the Association.

We have received formal recognition from Hyde Housing and are working on receiving an annual grant of £300 towards administration costs such as hosting our website, stationery, hire of hall for our AGM etc.

### **Annual Fun Day**

This is a hugely enjoyable social event, and the only way we finance the Residents' Association expenses. The next annual Fun Day will be held on the 15<sup>th</sup> July 2018 on the main green. Volunteers to assist on the 15th July are more than welcome.

### **Monthly Litter Pick**

A number of residents have volunteered to take part in a regular (monthly) litter part. The LPRA has arranged for this to take place on the second Saturday each month starting 9th June.

### **Right to Manage**

The LPRA has sought independent advice regarding our legal options regarding fit and proper management of the estate. The legal process of Right To Manage is one such option available. Alternatively, other less expensive options exist – including working with Estates & Management to ensure the very best and effective management of the estate including an audit of the current estate management company’s activities. It is the LPRA’s opinion that alternatives exist surrounding other estate management companies, and we continue to bring to notice, evidence of poor estate management by First Port to E&M. We will work with E&M to ensure that a suitable estate management company is contracted to manage Leybourne Park, and that the residents’ feedback / concerns is taken into account in areas of management of Leybourne Park.

E&M have confirmed that they are currently focusing on the management of Leybourne Park with monthly meetings with the Area Director of FP with a view to ensuring fit and proper management of our estate. They have asked the LPRA to continue dialogue with them bringing to their notice any areas of concern. Official recognition of the LPRA by E&M will aid this process significantly.

### **LPRA Officers**

I would like to thank for their assistance, devote a hunk of time and effort – and a goodly amount of unrecoverable expense – working on our behalf.

### **Treasurer’s Report**

A PDF file with full details has been posted on our Facebook page for resident’s information.

### **Nominations and Election of Officers**

The following residents were voted in –

Chairman	Ray Haffenden
Vice Chairman (Acting)	Rupert Keppel-Palmer
Treasurer	Lewis Pound-Howard
Secretary	Liz Simpson
Golding Homes Rep	TBA
Hyde Housing Rep	Mickey Morris

These officers will be responsible for appointing other officers as required.

**Any Other business**

The committee would like to invite interested members to join our committee. We have enjoyable meetings, and the work is very rewarding.

We would like to thank the residents for their support over the past year and look forward to accomplishing much more in the coming year.