



Leybourne Park Residents Association Committee Meeting

8th August 2019 – 91 Ingram Close

Present: *Ray Haffenden, Liz Simpson, Rupert Keppel Palmer, Luke Frayling, Christine Belton-Brown, Kelly Welch, Marie Whale, Charlie Mchattie*

1) Minutes of last meeting – Matters arising not on the agenda

- a) Lewis has advised that he has never had a card for the Bank Account. It was agreed that Ray and Rupert would go to the bank to change the signatories over and check whether a card had been issued.
- b) Committee were dissatisfied with the changes to the gardening contract as GI Landscapes did not appear to be using their initiative and picking up on issues such as litter, weeds on pavement edges and around car parking but were simply carrying out the same routine tasks even if not really necessary. Both Liz and Ray have sent photos to Georgia from First Port to show areas that had been missed.
- c) There was some discussion about the “rebate” of £30,000 from management fees that had been offered by First Port to make up for the poor management that had been endured by residents. Members were not aware of any rebate directly to residents (possibly £15 per head) and indeed were not in favour of this. General agreement that the whole £30,000 should be spent on improvements for the whole estate. Ray had spoken to Georgia about this sum but she appeared to have no knowledge of it. (£30,000 - £15k in March and £15k in September - had been offered by First Port at the joint meeting held last November which Georgia did not attend.)
- d) Fun Day. The Committee confirmed that the Residents Association had no involvement in the organisation of this event; it was a private event being organised by Gary Slinn who had generously offered to donate proceeds to the Residents Association.
- e) Pelican Crossing: There was some discussion about the proposed location for a pelican crossing (on New Hythe Lane close to the footpath/cycle way entrance to the estate). Ray has written to KCC Highways asking for them to consider a pelican crossing in New Hythe Lane. It was felt that crossing Bellingham Way posed a danger to pedestrians, particularly children going to local schools in Larkfield. This danger would only increase if Bellingham Way were opened up. It was agreed that our expectation would be that KCC would carry out a safety audit of both potential crossing points prior to agreeing to any work and that there was a possibility that developer contributions could be available for Bellingham Way on the back of any planning application for the SCA site.

2 Facebook page:

- a) There was discussion about the purpose of the Residents Association Facebook page and it was agreed that:
 - 1) It should primarily act as a means of communicating with Residents.
 - 2) It should not become a forum for criticism and nasty comments.

- 3) That we should signpost residents to the appropriate place (e.g. First Port) rather than be seen to be the face of First Port.
- 4) There would be one response to any request/complaint giving as much information as was necessary and that we should not enter into lengthy discussions/arguments.
- 5) There was no expectation that residents receive an immediate response (except in appropriate circumstances such as an urgent enquiry).
- 6) We would reinstate a resident who had been muted but we would monitor tone of communications.
- 7) We would continue to allow sales/event type messages as we wanted the page to be a Community Resource.

- 3 Playground Equipment: The Parish Council has offered £1500 which will cover cost of two swings for the large park but the total cost including installation was likely to be £3000. Possible sources of funding are: proceeds from Gary Slinn event; a donation from Blue 3; part of the “rebate” from First Port. It was also agreed that we would try to fund three picnic benches for the small park. This would be a welcome feature as well as encouraging football player to go to the large park where there were no restrictions on ball games.
- 4 Additional Parking Bays; There should be sufficient funds within the “rebate” to provide these bays (projected cost £13,000). As above Ray has not been able to progress this as Georgia is not aware of the “rebate”.
- 5 Pelican Crossing: See above.
- 6 Gary’s Fun Day: See above.
- 7 Follow up on 2nd satisfaction survey: Ray has been in touch with E&M to ask when they propose to send out the second survey as our understanding was that it should have been six months after the discussions in November last year about the poor performance of First Port. However, they are saying that we had agreed that First Port be given 18 months to improve and that it should wait until after that.
- 8 Meeting with First Port: It was agreed that we would seek a review meeting with First Port to follow up on the meeting held last November. There was agreement that they had generally failed to keep to their “action plan” to provide a “Gold Standard” level of service. Examples of which were: The regular meetings had not taken place and no newsletters had been produced.

