



Leybourne Park Residents Association

Committee Meeting 20th September 2018

Notes of open meeting held at Brickmakers

Present: Ray Haffenden, Liz Simpson, Mickey Morris, Shaz Angel, Lewis Pound Howard, Gary Slinn, Nikki Finn, Mark Rowden, Lisa Young, John Yoxall, Peter Caffer, Gareth Hughes. Trudy Dean (County and Borough Councillor)

Apologies: Rupert Keppel-Palmer, Nikki Percival

Notes of last meeting: Previously circulated to Committee members and also published on website. Not read at this meeting.

Issues covered:

- **Parking:**

- Pinch points have now been removed at both locations. Work has started on removing bollards and installing double yellow lines (as per previous notes). There has been some objection to this from a householder. However, it was stressed that this was part of the work necessary to ensure the free passage of fire engines and other emergency service vehicles in particular around the estate. Ray reminded the meeting that the principal reason for the current works was to improve road safety on the estate and was not part of future plans to provide extra parking.
- The current works would not displace any parking. The next phase will be to install double yellow lines on dangerous corners and the access from Bellingham Way or Papyrus Way.
- Some concern was voiced that this would actually displace some cars and that this would worsen problems elsewhere on the estate – particularly as it is not possible to park off the estate as it is surrounded by double yellow lines. (However, it was again noted that these works were to improve safety on the estate for all road users and pedestrians).
- Plans to increase parking on the estate were likely to be costly and the costs will have to be passed on to residents via their service charge. Liz will write to First Port to ask if they are able to provide costings for this work so that residents were aware of their likely future liabilities if the work were to take place.

- Concern was raised about the so-called “Y” junctions (roundabouts) which are supposedly a safety calming feature but which some feel restrict visibility and are therefore dangerous. There was a suggestion that these could be removed which would allow for more on-street parking (which in itself can slow traffic)
- Comment was made about the belief that some residents may have appropriated visitor spaces and numbered them for their personal use. There is also a belief that some householders may have been able to purchase extra parking spaces – again reducing the number of spaces available to others. It was agreed that Liz would write to First Port and ask them to carry out proper survey to locate parking bays to the original plans and return any that had been misappropriated to visitor parking.
- There was lengthy discussion on the possibility of adding on-street parking in either Bellingham Way or Papyrus Way. Some residents backing on to Papyrus Way were unhappy at the prospect of parking in the road outside their homes because of possible noise with cars coming and going/doors slamming etc. However, it was pointed out that it was generally the case that there was on-street parking in residential areas. Liz reported that the Borough Council had not been supportive of the idea of a residents parking scheme in Papyrus Way currently but might reconsider this if Bellingham Way were opened up diverting the heavy traffic away from Papyrus Way. Trudy Dean explained that in the past there had been problems on the roads around the estate with lorries parking overnight and a consequent issue with drug dealing, prostitution etc. This had resulted in the Police requesting the double yellow lines. She has been advised that the Councils’ view was that the Police would raise objections to any removal of yellow lines for similar reasons.
- Trudy reported that the planning position on the Reeds site had now altered since the Administrators had withdrawn the application for a mixed use development. The Borough Council has now agreed a local plan which will be out for consultation soon but the policy now is that the Reeds site could not be developed until Bellingham Way had been opened up. She believed that this might happen sooner rather than later as it was possible that the Administrator would submit a planning application that just covered the industrial use of the site and if this were passed then Bellingham Way would have to be opened up. This could pave the way for a residents parking scheme – however the Borough Council were taking at least 18 months to go through the necessary legal processes.

- **Annual Accounts and associated demands for payments**

- Ray reported that he had now received the breakdown of all the expenses that fed into the accounts but had been unable to open the documents due to restricted access to some linked First Port files. He will print these off and a special Committee meeting will be held to examine them more thoroughly.
- Liz reported that she had written an official complaint to First Port following receipt of the account as, even though they were audited, they contained details of expenditure which had not happened (e.g. decorating) or which seemed excessive (fire protection work). She was also attempting to get some professional advice as to how it was possible for a set of audited accounts to contain this sort of inaccuracy. (There was a view that this could be fraudulent). Some residents have been given admin charges and others were charged for new carpets which again have not been provided.
- It appeared that not every resident had received the accounts even though they were the leaseholder but had simply been sent a demand for payment.
- There was a great deal of anger about the way that First Port operates and a general wish to move to another management company.

- **Any Other Business**

- Recycling in the flats: A resident complained that there were no recycling facilities for flat dwellers and that he had two dustbins full of recycling which had sat in his bin store for a number of years. Liz reported that she had recently persuaded TMBC to put recycling bins in her bin store (one for paper, one for cans) and that she would pass on the complaint to the Borough Council.
- Bulbs: Gary Slinn proposed that we should spend some of the Association funds on buying bulbs to plant around the estate to improve the visual impact. This was agreed. Planting would need to take place in the autumn; either a mass planting session would be held or those interested could be given a bag of bulbs to plant in their own areas of the estate. Trudy Dean agreed to fund bulbs from her County Councillor community fund.
- Litter pick: Liz commented on the poor turn out for the litter picks and also on the huge number of cigarette ends from one end of the estate to the other. She also commented on the amount of litter around the

bottom end of the estate during the latest litter pick. The date for the next litter pick would be published shortly.

- E&M Satisfaction Survey. As the survey by Estates & Management about resident's opinions on First Port did not include the freehold houses or the housing association flats (although these residents pay First Port management fees directly or indirectly), the Association will be carrying out a more thorough door to door survey over the coming month.