



Leybourne Park Residents Association AGM 31st May 2023

Present: Christine Belton-Brown, Rupert Keppel-Palmer, Gary Slinn, Marie Whale, Ian Whale, Kelly Welch, Mark Rowden, Jenny Clements, Jeff Clements, Karl Malins, Maija Smatova (RMG), George Davies (RMG).

Apologies: Emma Found, Jo Mehmet, Lewis Howard, Reiss Braniff

Election of Officers: (All elected unanimously)

- Co-Chairs: Christine Belton-Brown, Rupert Keppel-Palmer
- Secretary: Gary Slinn
- Treasurer: Lewis Howard

Co-Chair's Report – both Co-Chairs provided a statement on the activities of the RA over the last year, including a number of successes/positive developments achieved for our community.

Financial statement – Accounts for the financial year were circulated and accepted.

Discussion items:

- **1) New estate management company – introductions**

RMG's Maija Smatova (site manager) and George Davies (Regional manager) were welcomed to the RA as guests and provided an overview to participants around the recent change of estate management company following the termination of First Port's contract with the landowner's agent E&M. RMG are in the process of receiving all relevant handover documentation from First Port. This has been challenging with a number of delays attributed to the former estate management company.

Maija & George confirmed that their initial focus will be to continue the day-to-day maintenance and upkeep activities of the estate whilst the full handover process is completed. Existing contractors will continue to be utilised with RMG meeting with all relevant parties in the immediate future pending re-tendering of all relevant contracts. There will be consultation with

the RA around our priorities / wishes with particular focus on landscaping / grounds maintenance and parking controls.

With regards to the former, GI will continue to be utilised in the meantime and RMG will hold a number of meetings with them as well as the RA to identify priorities moving forward. Parking patrols are inadequate currently – and as such there is a clear focus on CPM the existing contractor improving performance.

RMG's focus remains on contract performance and adequate management and as such, we should expect to see improvements in these areas.

- **2) Parking Controls –**

As discussed with RMG, further patrols are required to ensure that the current parking restrictions are being followed (no parking on double yellows, on pavements, on grassed areas or causing obstructions) given a recent lift in bad parking being sighted.

A complaint had been made to the committee around the Papyrus Way overnight parking following roadworks by Panattoni contractors Winvic to install a cycleway. Whilst the subject of parking remains emotive, it was understood that this additional facility provides significant additional capacity to residents and should be encouraged in its use to alleviate pressures of parking concerns within the estate. That said, it is clear that all residents, regardless of where they park should be mindful and aware of noise especially at night – when arriving or departing.

Agreed that a notice will be put up on the Facebook site and website to remind residents to park responsibly and to consider their neighbours if arriving or departing in the early hours to avoid noise complaints.

A separate issue of HGVs attending the new Panattoni industrial park via Papyrus Way (incorrectly) was discussed. Assurances have been received from the site manager for Panattoni that action is being taken to address this including provision of new improved signage on the New Hythe Lane / Bellingham Way roundabouts, as well as installed of ANPR cameras on Papyrus Way/ College Road with fines applied to the respective companies for breach of their lease agreement if HGVs utilised this non authorised route.

- **6) Traffic mitigation / Pedestrian Safety**

GS detailed the efforts of the RA around liaison with the Parish Council, TMBC, KCC and MP Tracey Crouch around traffic levels and pedestrian safety especially in the area of the Papyrus Way / New Hythe Lane roundabout. A number of activities are being discussed – with the RA pushing for installation of a pedestrian crossing on New Hythe Lane, relocation of the two bus stops given that we have learnt that there is now insufficient funding to reintroduce the 71-bus service in the immediate vicinity of our estate despite funding for 5 years being provided by Panattoni.

Additionally, the RA is lobbying for installation of a speed hump in the Blu3 vicinity under the Parish Council's Highways Improvement Plan to aid / improve pedestrian safety given the increase in the number of foot users traversing this route both to and from the railway station, but also to and from the Leybourne Lakes Country Park.

We have met with the Parish Council and continue to push for a pan stakeholder meeting with the PC, KCC, TMBC, Kent Police, local MP and Panattoni. With Tracey Crouch standing down and the upcoming election, the date for any such meeting has had to be deferred due to purdah rules.

- **7) AOB –**

Events – we did not host an Easter egg hunt this year following a significant rise in the cost of chocolate eggs which would have made any such activity non-viable and a cost to the RA given the limited success of previous year's events of this nature.

There is no summer street party planned this year. CBB reported that as the main organiser of such events, she has very limited availability this year to oversee and co-ordinate such an activity. A discussion was held around seeking support from residents on the estate not only to help out on the day, but to take a more active part in the organisation of such events. It was agreed that we would seek such support although previously it was noted, that such attempts had not yielded any response.

Our focus remains on organising an event around the Christmas period in a change to our normal festivities – as this would add variety to these successful community events.

Dog fouling across the estate. There has been a notable increase in dog fouling across the estate which not only is wholly antisocial, a nuisance, but also presents a health and safety risk especially to young children. An individual dog owner was identified through proactive use of CCTV. However, it is believed there remain a number of other dog owners who fail to act responsibly allowing their dogs to foul the estate and fail to clear up afterwards.

Agreed that we will contact RMG to understand what further action can be taken to identify, fine and if necessary, prosecute these individuals given the clear risk that is being presented to young children on our estate.

The meeting concluded at 8.02pm