



## **LPRA committee meeting – 17th July 2024.**

**Present:** Rupert Keppel-Palmer, Christine Belton-Brown, Lewis Howard, Gary Slinn

**Apologies:** Emma Found, Ian & Marie Whale.

### **Agenda**

- **RMG handover from First Port** – high level update.

The committee were provided an update on the transfer of estate management responsibilities from First Port to RMG following E&M terminating the former's contract. There have been considerable delays and challenges encountered by RMG in this regard which has adversely impacted their ability to move ahead with longer term / large scale projects. The matter is now being dealt with by both RMG's and E&M's legal teams. Pending the full and completed transfer of all required funds and estate specific information and contracts, RMG are focusing on maintaining safe and effective maintenance provision to the estate utilising the existing sub-contractors with their contracts being rolled over on a month-by-month basis.

- **Parking**

RMG have informed the committee that both they and E&M are receiving an increased number of complaints around parking violations, misuse of communal parking facilities and non-adherence to the estate-wide covenants. They report that the existing arrangements are untenable and we are at significant risk of imposition of all relevant covenants regarding parking including

- a) No commercial vehicles permitted on the estate
- b) Visitors' bays – no return within 24 hours
- c) Vehicle parking restrictions to include a limit on the number of vehicles per household, according to the number of allocated parking bays attributed to each property.
- d) No caravans or boats on the estate

Clearly, this would be a large-scale change that would impact a number of residents. The committee noted the efforts we had made over the last 7 years to ease the ever present problem of parking, including removal of pinchpoints, installation of additional bays, sensitive yellow lining to reduce obstructive parking, midway parking control agreements with CPM around enforcement.

That said, RMG have reported that both they and E&M have been receiving a number of complaints around parking issues on the estate and that this matter cannot continue 'as-is'

The committee considered how we should work with RMG and E&M to minimise the risk of imposition of full parking covenants across the estate, noting that RMG and E&M's position has been made very clear due to a number of complaints received. We continue to advise residents of parking controls and availability of alternative parking options (Papyrus Way).

The committee understood the risk that some options around parking controls above those already in place may be imposed. Further meetings with RMG and the parking control contractors would be required to understand what RMG's long term plans are with regards to this problem, and how best residents can be made aware of RMG's position and their intentions. It was agreed that any changes to parking controls would see an adverse reaction from residents affected.

- **Tri-partite meeting with RMG, Hyde & Golding - updates**

CBB provided a detailed update on the various recent meetings with RMG, Hyde & Golding – and offered up revised quotations for replanting of a number of hedges and trees across the estate. It was pleasing to note that following further consultation by RMG with GI Landscapes, that a significant reduction in the overall costings had been achieved. The committee approved the quotes for replanting of 118 hedgings on Ingram and 6 trees across both parks.

A number of other areas of work were discussed with updates provided to the committee around progress that is being made. This included major works to the small playground. LH reported that the Castle in the playground is now unsafe and requires repair alongside a longer-term project to replace all of the soft surface. This has been raised with RMG with a request for the castle to be repaired as a matter of urgency under H&S reasons. It was agreed that the soft surface will likely require a number of bids to be obtained. That said, RMG are aware of this and are working to plan full replacement of the surface given its current state.

On a very positive note – RMG have confirmed that service charge payments may be made through direct debits. This will provide considerable financial relief to households who previously were saddled with twice yearly charges by the former estate management company.

CBB & RKP have discussed with RMG a letter to all residents encouraging them to sign up to RMG Living (the estate management's portal) with details of the ability to pay via direct debit included.

- **TRA grant**

RKP updated the committee on the recent approval from Hyde of a TRA grant of £300. Remittance anticipated shortly.

- **Vehicle speeds through estate**

EF had requested discussion on external parties and residents driving through Abery at high speeds causing a danger to young families. Consideration of beefing up of the speed humps was made, with committee members noting that vehicles simply cut around them using the vacant adjacent parking bays to avoid having to slow down. We will work on a programme of sensitization to alert residents of responsible driving on the estate especially given the upcoming school holidays and the likely increase in young children playing in the parks.

- **Papyrus Way / New Hythe Lane – traffic volumes**

With regards to our ongoing work with KCC, TMBC, Larkfield Parish Council to seek for funding for introduction of speed bumps at the Northern end of New Hythe Lane, following our recent meeting with the Parish Council, we are awaiting written confirmation that this has been included in this year's Highway Improvement Plan. The recent general election put a halt to consultation due to purdah rules. We will seek to pick up these discussions with the PC shortly. RKP has written to Simon Wilgress from Panattoni seeking an update on the proposed signage on Bellingham Way for HGVs and the introduction of ANPR cameras on College Road to police violations of this LGV route by such lorries.

- **AOB**

Nil

Meeting was concluded at 7.30pm