



# Langley Park

Residents' Association

## AGM Report Feb 2023

### AGM Report - 2023

Our AGM was held on the 26th January 2023, at the Unicorn School 51 residents attended.

First the committee thanked **Dawn Haslam** (Acorn Way) for feeding and monitoring the geese behind Langley Manor.



### Chairman's report

Chair thanked the committee for all the hard work and time they've have given over the past year.

Bill Moore - Treasurer  
Alison Bennett - Social  
Karl Marlin - Members  
Martin Bellinger - Deputy Chair  
Andy Grafham - Communications  
Debbie Bond - Social  
Mike Steel - Secretary

Although **Martin Bellinger** is moving out of LP he has offered to stay on as an unpaid consultant to help complete the "Right to manage" project as he feels we are reasonably close to a solution.

Sadly, **Mike Steel** has been ill recently, but has still been an invaluable mentor to the chair and will continue to do so.

Over the past year the Chair and committee members have held regular meetings with the following.

### First Port

Committee members have monthly meetings with Fadi (our site manager) to discuss any new or outstanding estate issues.

### MBS/Nurture

Committee members have had monthly meetings with the previous and current gardeners.

### Cala Homes

Committee members have met with Cala homes, local Council Nuisance and ASB Officer to discuss noise and planting along the boundary wall between Cala Homes and LP.

### Local Council Residents Ass Chairs meeting.

Chair regularly attends the local council Resident Ass meetings where the council requests feedback and the thoughts of local residents associations.

### Police

In his role as Chair of the local Police Safer Neighbourhood Team, he regularly meets with the police and has asked them to visit LP if there are any incidents.

### Waterside

Chair regularly meets with the Chair of Waterside, where they discuss any common issues.

Recently we have been working with them to approach BT over hi-speed broadband connectivity.

However, if there are any residents who have contacts who might be able to give us a quote please contact one of the committee.

### Dates for your diary

**Saturday 8th April Easter Egg Hunt & Sunday 7th May Coronation/Fun day.**

## SUBSCRIPTIONS

The subscription is £20.00 per annum per household. We hope you will choose to join in supporting the LPRA. Subscriptions can be paid into our bank account Lloyds Bank  
Sort Code: 30-92-32  
Account No. 01379278

*Please don't park on the pavement, people with prams and wheelchairs are being unsafely forced in to the road.*



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## Langley Manor and Anderson House

Chair regularly talks to residents of Langley Manor to discuss their concerns.

## Residents Survey.

In the summer Residents were invited to complete a RA survey.

34 people responded and 85% of those confirmed that they were happy with the work of the LPRA.

The committee discussed the results of this survey with Firstport.

The main request of the survey was for more communication.

**Andy Grafham** has joined the committee to help with improving with this.

Since we did not know which residents completed the survey, the committee would like to hear from the residents *"who had a suggestion for the website"* and the resident who said *"I'm actually an award-winning gardener"*.

## Major works during the year

During the course of the past year Firstport repaired Potholes, laid another section of Path and pollarded the trees/cut back the roots in St Martins Square.

## Security

During the course of the year Churchill reprogrammed the fobs to improve the security of Langley Park.

We continue to monitor their performance monthly.

## Gardeners

Last year due to a number of complaints about the performance of our gardeners. Firstport tendered for a replacement and following that process MBS were awarded the gardening contract.

Before Nurture left they planted a tree in the main area, **The Queen's Green Canopy** (QGC) project is to celebrate Her Majesty's Platinum Jubilee in 2022.

**Steve** (Nurture head gardener) decided he wanted to continue with Nurture, but **Keith** has stayed on site and will work for MBS.

All the companies who quoted agreed that 2 gardeners were adequate for the winter and 3 for the summer.

**Andy** is the new head gardener, and I think you'll agree they've hit the ground running. We think over the next few months you will see a noticeable difference and they told the committee

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*"they won't be happy until they see stripes on the grass in the main area".*

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## Treasurer's Report - Bill Moore

This year our funds increased by £1000 to give us a "fighting fund" of £11,500. We have been able to build this fund by raising sponsorship for our events. Last year 106 residents paid a £20 subscription to become members of the RA.

We are therefore going to keep the membership at £20 which hopefully will encourage more residents to join.

Treasurer reported that Firstport budgets have increased by 12.5% which is mainly due to increased labour costs. This would have been nearer 17% but we negotiated a decrease in our reserve fund. We have approx £150,000 in the fund and we will of course monitor the 2022/23 accounts.

## Social events - Alison Bennett

Both the Easter Egg hunt and the Queens Jubilee events were deemed to be a great success.

The visit from Father Christmas followed by mulled wine and mince pies helped raise a fantastic £755.00 for local children's charities.



This year we are again having an Easter Egg hunt and an event to celebrate the King's Coronation in May (date to be advised) which will replace the usual summer Fun day.

Alison thanked all the committee members and their partners for their help with the events.

A number of residents came forward at the meeting offering to help with social events.

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## Right to Manage - Martin Bellinger

Martin confirmed that he's moving from Langley Park, but is happy to continue with the Right to Manage project as he feels he's quite close to getting a result and is in weekly contact with Taylor Wimpey London.

Taylor Wimpey London now have to negotiate with Firstport to enter into the lease with them. Once that happens we need to organise a tender process for the management contract.

Martin continues with this and has not incurred any legal costs this year, and the committee and residents thanked him for his efforts on our behalf for all his hard work.

## Christmas Lights

Following the Chairs report in the December newsletter 4 residents donated towards the Christmas lights

Those being:

Gary Milliard  
Andy Grafham

Scott Wilson  
And one anonymous

Members of the committee put up/took down and packed away the Xmas lights

The LPRA is looking for a volunteer who can organise a team to take responsibility for the LP Christmas lights.

There are a number of residents who have expressed new ideas for the lights. Therefore, it would be great if you were able to help. Please don't be shy in coming forward.

## Questions from the members.

Recently we've had 2 members contact the committee regarding dogs behaviour in the main area.

One resident asked *"Please would you put an item on the agenda to remind residents that if their dogs cannot be controlled by owners then they should be kept on a lead."*

*I walk through our park daily and am fed up with having unleashed dogs harassing me and today I have been bitten on the back of the leg which has drawn blood."*

*"Would it be possible to have more rubbish bins? Currently we have 2 bins on order, one near the entrance and one at the entrance to the tennis club."*

If you have any other suggestions please let the committee know.

### Solar panels,

There is of course a covenant on the property preventing substantial alterations to the external appearance of the property,

but of course solar panels can be fitted to the rear of the property and in peoples gardens.

**Martin Bellinger** confirmed that there are some grants for solar panels.

## Speeding Cars

Once again residents asked about cars and vans speeding through the development and driving round the roundabout the wrong way. If you see this happening please give the registration number to Steve at the gatehouse.

A resident asked about give-way signs and making St Martins oneway around the square.

We will certainly look at putting up some give way signs at the entrance to St Martins Square and conduct a survey in the summer to see if the residents want it to be one way, with additional street signs and road markings being required. Although the committee has some concerns if it is one way that people will ignore it and cause even more confusion.

A committee member asked *"if we could have 2 more benches in the main area one near the entrance from Bucknall Way and one near the The Queen's Green Canopy tree"*.

A resident asked about *"car charging points"*, this will be discussed at the next committee meeting and we will respond accordingly.

## Nomination for committee members.

A resident nominated themselves and was seconded, but after a vote by the members present this nomination was rejected 34 against 12 for.

The existing committee was elected by the majority of the members.

If you would like to contact the committee please see the contacts on our website [www.langleyparkbeckenham.co.uk](http://www.langleyparkbeckenham.co.uk) or email [langleyarkbeckenham@gmail.com](mailto:langleyarkbeckenham@gmail.com)

Full minutes of the meeting will be available soon online.



Queen's Platinum Jubilee 2022