



Langley Park
Residents' Association

Dear Resident,

As many of you know Christine Harris was Chair of the LPRA (Langley Park Residents Association) for a number of years, but when she became our local councilor and decided to move out of Langley Park she asked me if I would stand in for her until the AGM. As you know a new team was elected at the AGM (February).

We are a group of volunteers who give our time for free to ensure that this is a great place to live. Many of the team meet with Fadi (Firstport Manager), the gardeners manager, security manager and the general maintenance guy every month.

We do not manage the development, that's Firstport's job, but we work with them to try and ensure that residents' views are represented, and to prioritise works where possible.

We also organise social events like the Easter egg hunt, Summer Funday and Father Christmas visit, and always try to get these events sponsored but your subscription is used to enhance these events.

The team.

Members of the team have a depth of knowledge in running and managing developments like Langley Park.

Colin Hughes - Chair - Walled Garden.

Has been on the committee since he moved here in 2004, previous to that was Chair of West Oak Residents Ass, The Avenue Beckenham. Also is the chair of the local Police Panel and a member of Beckenham Town Centre Team.

Martin Belinger - Deputy Chair - St Martins Square

Partner of Essential Land, Essential Land is an established development company that specialises in the purchase, promotion & delivery of large urban projects.

Mike Steel - Secretary - Bucknall Way.

Structural Engineer and Finance Director of RG Group

Bill Moore - Treasurer - Limewood.

Retired company Owner and Finance & Administration Director.
Previous experiences include design/planning/estimating and Export Manager working mainly in the Middle East in sales and site project management.

Alan Mannall - St Martins Square

Alan has over fifty years in Project Management and Construction within the Energy Industry. He is a Member of the Institute of Quality Assurance and a qualified Senior Inspection Engineer.

Debbie Bond - Wagtail

Director of Briden Underpinning & Piling Ltd - Specialists in all subsidence and insurance building works covering a wide area of the UK, working closely with the Insurance industry and Loss Adjusters

Alison Bennett - St Martins Sq.

24 years in debt capital markets Investment banking..5 years as a VP. Now Contacts and Compliance Manager for a local pest control company

Karl Marlin - Membership - St Martins Sq.

Ongoing situation with Firstport.

As many of you may know, there are some legal inconsistencies between Firstport, freeholders and the residents, the committee has been trying to sort this out for a number of years. There is the additional issue that First Port are not accountable to the residents - a situation that we are very keen to change. The present situation is largely accidental, and stems from oversights made by the then builders, Laing Homes, at the time that the properties on the Estate were originally sold to their first owners.

Thankfully we now have **Martin Belinger** on the committee he is actively trying to manage this, he knows all the parties involved and has spent hours on this. Martin is trying to do this without involving legal counsel as the costs would be astronomical, he is giving his time for free. Please come to the AGM and Martin will give you a more detailed update on this.

There is a similar situation with the Faulkner Properties and we continue to try and resolve this.

CCTV/Roads.

Following the May newsletter, where we urged residents to ensure their children were supervised on bikes and electric scooters. Shortly after that a child was cycling around the main roundabout the wrong way and sadly collided head on with a car (thankfully the child was not badly hurt). All this was captured on the CCTV and was submitted to the relevant parties.

Please try and drive slowly here, if you see people speeding or going round the roundabouts in the wrong way, please get the **registration number** and report them to security.

Planting.

Earlier in the year we asked for more planting to be carried out around the development. We've also had the hottest temperatures and whilst the gardeners (and some residents) have tried to keep the plants from drying out, it's not been easy, the committee will continue to ask Firstport to improve the planting, on the development.

Major expenses.

This year Firstport have fixed all the potholes (thanks to Gary Millard, one of our residents for doing a great job) and the trees and roots in St Martins Square are being pollarded over the summer.

During the next financial year it is planned for more paths in the open area to be resurfaced.

Cala Homes boundary.

A number of residents are asking what the plans are to screen us from the Cala Development. Your committee and residents have had a number of meetings with Cala Homes regarding this and the noise.

However we are still waiting to see what they are going to plant on their side before we can make any decisions.

Fobs.

Firstport are going to reprogram all the fobs when Steve at the security lodge returns from his holidays, you will be contacted prior to them being reprogrammed.

There is a potential security risk due to fobs not being handed in by leavers or lent out to non residents

Painting.

In coordination with Waterside Firstport have had the two bottom gates repainted, next year Firstport will look at painting more lampposts and gates.

Broadband.

Again we've teamed up with Waterside to see if Openreach can bring fibre optic into our developments.

Website.

We have a website <http://www.langleyparkbeckenham.co.uk> with lots of information plus all the newsletters are there.

Budgets.

The LPRA continues to work with Firstport to check expenditure throughout the year and to reasonably endeavour to keep within the service charge budgeted costs.

Reporting.

If you have any issues about the development you should contact Firstport via their website <https://myaccount.firstport.co.uk/> there is a link on our website <http://www.langleyparkbeckenham.co.uk>

By all means email the committee and we will ensure to follow this up.

Contact details of all the committees are on the website.

Please note the attached Feedback Form which we would like you to complete and sign as this will give us your views and wishes on us, Firstport and contractors.

Membership.

I'm sure you will agree having an active LPRA is important, it only cost £20 per year, per household. If you're not already a member please contact 'Bill Moore' <bubbymoore@btinternet.com> and he will give you our bank details.

Colin Hughes
Chair