



Langley Park

Residents' Association

NEWSLETTER March 2018

Welcome to the LPRA Newsletter March 2018

Thank you to everyone who attended our AGM in December 2017. This was a very constructive meeting covering all current issues on LP including the proposed speed humps, vehicle recognition system, cameras and other security and gardening issues. We also discussed the 2 recent fires, but official reports of the cause was not available at that time (It was agreed to contribute £250 to the Kimber family at this time of distress just before Christmas). Copies of the minutes are available on request otherwise will be distributed at the 2018 AGM.

I have met with the Bromley Borough Fire Commander and have had various meetings with FP regarding the fire issues. Hydrant maps are now available in the gatehouse and Thames Water have tested all Hydrants. The facilities subcommittee continue to *continued...*

TREE SURVEY



Firstport have organised a tree survey it can be viewed here <http://www.langleyparkbeckenham.co.uk/trees>

CCTV

Firstport are in the progress of updating the CCTV around the development. We are also updating the street lights in phases over the next couple of years to LED to save money and improve the visibility of the new cameras. The light clock timers are being replaced with sensors so they go on and off depending on the light.

SUBSCRIPTIONS

You've probably seen a couple of emails about the annual £20 subscription if you have not paid please contact your local LPRA representative.

EVENTS

Easter Egg Hunt
1pm-3pm Saturday 31st March

Summer Funday
1pm - 6pm Sunday 24th June

SPONSORS

We are looking for sponsors for these events. Being a sponsor will enable you or your company to:-

- Advertise on the Langley Park website.
- Distribute leaflets around the development
- Display your promotional material at the event.

CHRISTMAS

Thanks to everyone who helped raise £597.00 for local children charities. In total the Rotary Club raised £8379 in the local area.

inspect the development with FirstPort and Gavin Jones on a fortnightly basis and maintain a schedule of agreed works. Questions have arisen regarding the new white replacement light bulbs as opposed to cream white bulbs, this change is due to problems with the CCTV, and also they are less expensive to purchase and to run.

We have a new Events subcommittee and they will be working on the Easter Egg Hunt, Fun day and other new events in 2018 including a Dog Show planned for September 2018.

I attended the LBB planning meeting for the extension of hours requested by Masters for Tesco which was rejected unanimously, however we understand they intend to appeal against this decision.

We continue to pressurise FP over the commercial vehicle issues and have been successful in having these vehicles parked off site.

The new FOBS were available for collection from 8th March and any FOB given to non residents will be deactivated. The FOBS are only available for residents who are included in the LP Service Charge agreement. Thank you for your continuing support and we look forward to receiving your £20 subscriptions for 2018 membership of the LPRA.

*Christine Harris.
Chair of LPRA*

LANGLEY COURT & NORTHERN LAND

The building of the terrace of 7 townhouses is expected to start in Sept 2018. The development of the Northern Land is still with LBB planning as the amended plan for 67 homes was turned down and now the developer is appealing the original decision made against the 105 homes. It is expected that this appeal will be successful and if so work there could also start in Sept 2018. Cala Homes have submitted a planning application for 278 Homes on Langley Court with 35% Social Housing. This will not be a gated development. Signature Senior Living will be building a 70 bed private home which will create 90 jobs here in Kelsey and Eden Park.



SECURITY

Following a number of issues with the security company, Firstport are in the process of terminating Magenta's contact, and together with the LRPA are working to employ another company.

We will keep you updated

VOLUNTEERS

Can you help at one of our events or helps us raise funds please contact events @langleyparkbeckenham.co.uk

RIGHT TO MANAGE

At the 2016 AGM, following long-standing issues with the security guards, landscaping and general maintenance of Langley Park; your Committee received an overwhelming mandate to initiate the process to secure the Right to Manage the Estate. This follows the recent similar action taken by the residents of neighbouring Langley Waterside in 2015/16. This involves obtaining a signed endorsement from every owner on the Estate. The original lease from Laing Homes requires to obtain at least 50% of the homeowners to commence the process, after which as high a number as possible are required to enter into the revised legal transfer arrangements. In practice, Langley Waterside achieved this latter stage with approximately 95% approval.

At Langley Park, the number of positive signatories remains at or just over 80% and no different to the numbers announced at the AGM. This is well in excess of the 50% required to commence the process and there are still a few properties out there on the Excel status list that have not been contacted or known to have moved or re-occupied. The more sign ups we get the lower the final cost per house will be for all of us and it puts additional pressure on First Port.

If there are any new residents to the Estate who have moved in since we first distributed RTM forms, it would be extremely helpful if they could make themselves known to the Committee.

The first official “trigger letter” was sent to and acknowledged by First Port (FP) in early December 2017. Our solicitors continue to chase FP in an effort to drive the process along on a regular basis. Unsurprisingly, FP aren’t rushing to complete the process, but we hope to achieve a resolution by late 2018 according to our original time estimates.

We have now begun to give proper consideration to the selection process to determine the next Manager. One of the main aspirations is to have much more direct accountability to residents than the present arrangement, which is essentially accountable to Laing Homes (who are now part of the Taylor Wimpey empire). The future management will be required to demonstrate competitive pricing and to appoint an individual who will be the principal point of contact for residents and who will commit to holding regular “surgeries” on site so that localised issues can be quickly and efficiently dealt with.

The main objective of this entire undertaking is to secure professional responsive management of the Estate which is accountable to us as residents. We believe that, along the way, quality of service should significantly improve from the current low levels, and value for money should improve as well. In parallel with this process, discussions with legal experts are taking place to establish the Langley Park Management Company and its appropriate Articles. In addition, professional advice is being taken to establish if a share capital ownership or limited by guarantee Management Company is the preferred way forward.

LPRA

