



Langley Park

Residents' Association

NEWSLETTER

April 2019

LANGLEY PARK RESIDENTS ASS

EASTER EGG HUNT

EASTER EGG HUNT
Saturday 20th April
Park area 1pm-3pm

Find the clues to win a prize
Free to LPRA members
£5 for guests

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www.langleyparkbeckenham.co.uk

Note from the chair:-

Thank you to everyone who attended our 2018 AGM on 17th January 2019. This was a very constructive meeting covering all current issues on LP including the proposed speed humps, vehicle recognition system, cameras, security, gardening issues, Tesco proposal and the three developments in our immediate area. Copies of the minutes are available on request otherwise will be distributed at the 2019 AGM.

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If you're not a member of the Langley Park it just costs £20 per year per household and you get lots of benefits from our events and it helps with the Christmas Lights.

You can pay by BACS
SortCode 30-92-32
Account 01379278

Please use your address as the reference:

Alternatively you can pay by cash or cheque and post your subscription through the letterbox of:-

Karl Marlin at 53 St Martins Lane or
Colin Hughes at 1 Walled Garden Close

SPONSORS

If you would like to sponsor something at the Funday you will get:-

- An advert on our website
- Advert in the program
- Advertising on the day

Contact: alison.bennett700@gmail.com



Heron Watch Kelsey Park Sunday
7th April go to
www.kelseyarkbeckenham.com

PRIZES

Please bring a bottle or a gift we can offer in the raffle/auction at the Fun Day.

LPRA Family FUN DAY
Sunday 1 pm
23rd June 2019

HELP

The fun day is very demanding for the few LPRA members involved and any help from residents would be greatly appreciated. Insufficient volunteer help can jeopardise the event taking place. Please contact Alison Bennett alison.bennett700@gmail.com or Nancy Read Nancy_hodgson2@hotmail.com

Car Stickers

If you haven't collected your car sticker, please ask Steve at the gate. It will ensure a smooth entry to the development.



Please help us keep
Langley Park safe.



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The facilities subcommittee... continue to inspect the development with FirstPort and Gavin Jones on a monthly basis and maintain a schedule of agreed works. Recently there have been no complaints from Residents regarding the gardening and therefore we assume everyone is happy with the current service. We have still had a few issues with replacement/temporary staff in the Gatehouse when our usual guards are not available. Churchill have tried to deal with this by getting Steve to train more guards as backup when needed.

We have a new Events subcommittee made up of Alison, Nancy, Bonnie and Colin, and they will be working on the Easter Egg Hunt, Fun day and other new events in 2019. Please contact Alison on Alison.bennett700@gmail.com if you would like to help with any of these events or if you have experience and ideas that you could bring to the subcommittee.

Our Property Management expert, Martin Bellinger, is dealing with Solicitors regarding the Right To Manage status that we are pursuing and we will update you when we have accurate information to report. We continue to pressurise FP over the commercial vehicle issues and have been successful in having these vehicles parked off site. The building of the terrace of 7 town houses and the 105 homes in the Northern Land development has been delayed due to a badgers set. We will inform you of the predicted start date as soon as that information is available. Cala Homes received planning permission from LBB on 6th November for 278 Homes on Langley Court with 35% Social. This includes permission for the Signature Senior Living 70 bed private home. The Application is now with the Mayor of London and there appears to be issues that the Mayor would like there to be fewer parking spaces on the development, a point which Cala do not agree with. Again we will let you know proposed start dates as soon as they are available.

The Tesco Appeal is April 4th 10am at the Council Chamber.

Regarding the Faulkner Issue, you will have seen costs in excess of £18k in our accounts which is the FirstPort reported costs of defending the FR Tribunal case. We have disputed these costs as they are based on charging out their own in-house solicitor at the equivalent of the hourly rate for a London solicitor. We have also questioned the morality of profiting from defending themselves against their own clients when they in fact, had they correctly charged the Faulkner

Residents infrastructure costs from day one of the completion of LP, as they should have, this case would not have arisen. In the meantime we have suggested that this cost should be allocated to reserves as any monies collected from the FR for their share of the running costs, will be allocated to reserves. Currently 2 FR have joined our scheme, 11 have been invoiced for infrastructure costs for the last 6 years and will be invoiced for these costs going forward. One of the FR is being taken to court by FP so that the outcome of the case can be used as a precedent for the other 10. There is the issue that the catch up of costs can only go back 6 years and therefore in theory FP should be responsible for the costs prior to this period that we cannot recover. Again we will keep you informed. Any FOBS given to Faulkner Residents in error by FP will shortly be deactivated along with any other **Fobs given to non-residents.**

Thank you for your continuing support and we look forward to receiving your £20 subscriptions for 2019 membership of the LPRA if you have not yet renewed.

Christine Harris
Chair LPRA

PARKING

Please park responsibly, there are people with baby buggies and wheelchairs, walking on the pavements around the development.

Surely the pavements are where they should be allowed to walk.

