



WELCOME

RESIDENTS SELF  
MANAGEMENT



FEBRUARY RESIDENTS  
MEETING

LOCAL ELECTION  
RESULTS



ACHIEVEMENTS

MEMBERSHIP UPDATES

LET'S MAKE BEXLEY PARK A GREAT PLACE TO LIVE

# BPRPA



## Newsletter

### WELCOME

*Hi, I'm Gloria, Secretary of the Bexley Park Residents Association (BRPA) and have lived on Bexley Park for the last 18 years. Welcome to our 2nd Newsletter. Over the last year we have been working to improve the Bexley Park development, holding First Port, Dartford Borough and Kent County Council to account! With many staff changes at FirstPort it's been hard to progress so many outstanding issues, another reason why the residents need some stability and change of managing agent*

One of our main focuses over the summer was working on the new management structure for the development which Jodie, one of our committee members from Sandringham Drive, has worked on. She interviewed several managing agents on zoom calls and finally put forward HAUS Block Management to the committee.

The committee had several site visits and zoom calls with Richard Delaney from HAUS(\*), and he will also be at the residents meeting on **Wednesday 23<sup>rd</sup> February at the Bexley Park social Club at 7pm** to answer your questions. Hope to see you there! *\*on page 3 there is an introduction from Richard and HAUS.*



The residence association has received a long-awaited grant from KCC. It is only £445, but it will be very much appreciated in case if we need to spend some money on printing materials or renting a hall for AGM.



### NEXT RESIDENTS MEETING

**Wednesday 23<sup>rd</sup> February 7pm at the Bexley Park Social Club. Members and Non-members are all welcome!**



# Bexley Park Residents Association

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# CLEANER AND GREENER DEVELOPMENT

## BPRA have been working with J&T Property Services:



Extra bins have been placed around the development, a red dog bin which can be found at the Pinewood Place green and an extra bin placed at the Edenwood Playground.

We also have an extra bin placed at the entrance to the nature area behind Coopers Drive.

Before the creation of BPRA, J&T would clean the car park once a week. With our involvement, this has increased to 3 times a week.

We hope you have noticed that J&T now come every Wednesday to perform extra shrub maintenance at Edenwood and The Copse & Firs.

BPRA were able to secure a £1500 grant from Dartford BC to carry out temporary repairs via J&T landscaping to the path on Oakfield Lane. Special thanks to the DBC Leader, Jeremy Kite in supporting the residents association's bid.



## Anti-social behaviour

Following complaints of ASB on the development, the committee invited Kent Police over and undertook a walk around the development with PCSO Joseph Smith 4606 and his colleague.

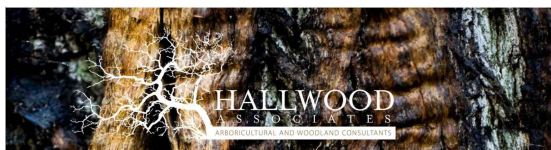
The message from them was that you should always report to the police if you have been a victim of crime. If it is not on their books – it doesn't exist and Council and Police can't do anything.

Joseph Smith can be contacted either by email or telephone:

[Joseph.Smith2@kent.police.uk](mailto:Joseph.Smith2@kent.police.uk) (07866 229 636, non emergencies only!)

You can find out more about Kent Police at [www.kent.police.uk](http://www.kent.police.uk)

**999 should still be used for ALL emergencies.**



BPRA have received from FirstPort what we believe are the first ever arboriculture surveys of the large number of trees on the development since it was built 18 years ago. Separate reports have been produced for Edenwood and Copse & Firs, these reports are downloadable from our website: [Tree survey reports – BPRA \(bp-ra.co.uk\)](http://www.bp-ra.co.uk). With the season of winter storms and high winds fast approaching, the BPRA believe it's important that any trees identified in the surveys as a potential hazard are dealt with urgently. The work on trees will finally start in March 2022.

### Did you know?

*First Port wanted to spend £35,000 - £40,000 on the renewal of broken drains on the Maplehurst carpark, in front of the shops. The committee have stopped this excessive expense which the Copse and Firs residents would have had to pay for. BPRA are now working with FirstPort to find an alternative solution. We are also working with FirstPort to arrange a new car park management company to ensure this car park is managed correctly.*

### Local Elections 2022

On Thursday 27th January Conservative councillor **Kyle Stealey** was elected to represent the Maypole and Leyton Cross ward for Dartford Borough Council. Dartford serving borough councillor **Avtar Sandhu** was elected to the Wilmington seat for Kent County Council.



# Bexley Park Residents Association

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## How to join BPRA

**Step one:** please visit our website at [www.bp-ra.co.uk](http://www.bp-ra.co.uk) and complete the 'joining form' at the bottom of our home page.

**Step two:** once submitted, you can request to join our private Nextdoor group membership using the link in the pop-up confirmation message, or directly at <https://nextdoor.co.uk/g/77eqn6pcs/>

## FirstPort managed BPRA membership update!

BEXLEY PARK	Total Households	Members	Registered over 50%
Edenwood	185	126	68.1%
Copse and Firs	154	85	55.2%

## MESSAGE FROM BPRA COMMITTEE

We have more than 50% of the residents who are the members of the Residents Association in Edenwood and Copse and Firs. Although we now work across all areas of Bexley Park, as you know, we were initially set up to look for an alternative to FirstPort.

Over the last year and during the many lockdowns we endured, Jodie Munday has contacted alternative management agents. The committee interviewed several companies and finally, after numerous meetings (in person and on Zoom) and walks around the development, we are now in the positions to recommend HAUS Block Management.

In order for the residents of Bexley Park to never again be in position of being beholden to one estate management company, we recommend that a Residents Management

Company is setup (e.g. Bexley Park Management Company Ltd, a not for profit company) which would be formed to protect the interest of homeowners and leaseholders of Bexley Park. This is now a government policy for all new developments!

The Residents Management Company would be setup and voted for by the residents of Bexley Park. We then would be in position to employ the management company on service level agreement terms for 3-4-5-years based on their performance. This successful model is already in place for the Rydon homes on Bexley Park.

For more information visit <https://www.gov.uk/set-up-property-management-company>



*HAUS Block Management are an independent Managing Agent based in East London managing over 300 sites across London. We employ 75 staff, and are privately owned. We are not owned by a large investment fund and we do not work with unscrupulous developers or commercial freeholders. Over the 12 years we have been operating, we have helped over fifty groups of residents and Residents Associations take over the management of their developments. Usually this is through a process called Right to Manage or by purchase of the Freehold.*

*In your case, there is a clause in both the flat Leases and house Transfer Deeds which makes provision for the nomination of an alternative manager if backed by over 50% of owners.*

*We have sought legal advice and they advise the BPRA to set up a Residents Management Company (e.g. Bexley Park Management Company Ltd) which the management functions of the lease can be assigned to. The Management Company can then appoint an agent of their choosing to run the development and report to them as the client. This would then give you, the owners, a much greater*

*say in who runs the development and how your money is spent. The Resident's Management Company will be run democratically with each dwelling (house or flat) having one vote each.*

*At this point we don't know how difficult FirstPort will try to make this process, and we won't know this until we serve them notice. However, we will be serving notice via solicitors and setting reasonable timeframes for a response.*

*We are helping the BPRA as we hope to be considered for management of the estate but it's no guarantee and they are free to hire (and fire) any managing agent of their choosing if the application is successful.*

Thanks

Richard Delaney

Director, HAUS Block Management

[richard@h-bm.co.uk](mailto:richard@h-bm.co.uk)



**HAUS**  
BLOCK  
MANAGEMENT



**Bexley Park Residents Association**

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# DID YOU KNOW THAT ALL RESIDENTS OF BEXLEY PARK ARE ENTITLED TO JOIN BEXLEY PARK SPORTS AND SOCIAL CLUB?



- Club Terrace
- Lounge Bar
- Bowls Green
- Small Function Room Seating 50
- Licensed Bar
- Function Hall For Hire
- In House or Own Catering
- Adult Lounge
- Floodlit Astro turf



- Football
- Rugby
- Cricket
- Bowls
- Squash
- Tennis
- Table Tennis
- Snooker
- Pool
- Karate
- Four Seasons Boot Camp
- Dance Tuition & Classes
- Country & Western
- Ballroom Dancing
- Comedy Club
- Wi-Fi
- Sky & BT Sports

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