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Bexley Park Home-owners Association		
23 rd February 2022	7:00 – 9:00pm	Bexley Park Sports & Social Club
Meeting called by	Bexley Park Residents Committee	
Type of meeting	General Meeting	
Facilitator	None	
Note taker	Gloria Akpojabo - Secretary	
Attendees	Committee Members– Gary Glover (GG), Gloria Akpojabo (GA), Andrey Nikulin (AN), Jodie Munday (JM), Councilor Kyle Stealey, Councilor Av Sandhu and residents	
Apologies	Committee member – Stephen Pettman	
Discussion Topics		
Q&A	Refer to 23 rd February Meeting Agenda topics	
FirstPort (FP)	<p>Q: Do we know how much we pay combined to FP? How can we pick a new management company and compare potential service charges?</p> <p>A: JM - We can gain this information from our service charges, this information has already been collated and sent to Haus</p> <p>Q: Our reserve account with FP. According to law, this cannot be touched by FP but information on other Facebook pages say otherwise, if we go with another agent, what about the double charge or 18 month's notice that has been received by a resident who lives on Calvert Drive?</p> <p>A: This notice hasn't been received by residents on the Copse & Firs. We will look into this</p> <p>Q: What are the timelines for removing FP?</p> <p>A: The first thing to set up is the 'Right to Manage'. Haus Management Company will help us if 50% of residents agree. This right will transfer to the residents who can then transfer it to the next appointed managing agent. Setting up the dormant company (owned by residents) should be a straightforward process and Haus will operate on a 'no win, no fee' basis.</p> <p>Q: What about solicitors' fees?</p> <p>A: It will be up to BPRA to decide how to pay, from the reserves or through the service charges. With regards to our insurance payments, if we remove FP mid-way through the year, we should get a partial refund from FP.</p>	

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<p>Haus Management Company</p>	<p>Q: What are the timelines for removing FP?</p> <p>A: The first thing to set up is the 'Right to Manage'. Haus Management Company will help us if 50% of residents agree. This right will transfer to the residents who can then transfer it to the next appointed managing agent. Setting up the dormant company (owned by residents) should be a straightforward process and Haus will operate on a 'no win, no fee' basis.</p> <p>Q: What about solicitors' fees?</p> <p>A: It will be up to BPRA to decide how to pay, from the reserves or through the service charges. With regards to our insurance payments, if we remove FP mid-way through the year, we should get a partial refund from FP.</p> <p>Q: Will moving to Haus be more expensive for the residents?</p> <p>A: JM - Made it clear that we cannot promise that charges will be cheaper but in terms of pure management charges (separate from insurance and cost of services), Haus are already cheaper.</p> <p>Q: In future, can we look at the difference in service charges between the two sides of the development?</p> <p>A: Haus - Explained that the committee had already broached this subject with them. It will have to be looked into, it may depend on what is in our lease contracts.</p> <p>Q: How did we come up with choosing Haus? What KPI's did we use to come to our decision?</p> <p>A: JM - We will communicate the steps taken by the committee on how we got to where we are on the management agent choice. We will also state the pro's and con's of this process but stressed that the over-riding need was for residents to gain back control.</p> <p>Q: Who will be responsible for the money we pay through our service charges?</p> <p>A: The money will be kept by Haus as they will use this to pay contractor wages and other costs. With regards to the reserves, this will be the residents' choice. It can be kept separate from Haus.</p>
<p>BPRA Achievements</p>	<p>Q: How do we advertise upcoming meetings? Not all residents we aware of this meeting. Future meetings will need to be advertised more widely.</p> <p>A: The meeting was advertised on Nextdoor and on the recent newsletter. Potentially need to email all residents directly so more residents attend.</p>

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	<p>Q: Do we know who is responsible for what on the development i.e. FP, DBC, KCC? If we do, can we make residents aware?</p> <p>A: Yes, we have a much better idea of who is responsible for maintenance of which green spaces, litter, road markings and the car park at the shops. This will be communicated on our website and Nextdoor</p>
Local Councilors'	<p>Q: Suggests committee members have a shadow member, one on each side of the development</p> <p>A: Haus recommends we have 12 directors for the management company. 6 should come from each side of the development. A resident suggested we have one from each road so that residents feel represented. There will be legislation passed by the government providing greater protection for residents from management agents which is due next year but this may not be retrospective.</p> <p>Q: Can we look into the council taking over the care of the parks on the development? We would like more infrastructure on the development.</p> <p>A: Residents agreed that we shouldn't get FP to do any more apart from maintenance on the parks because of costs. However, some residents made the point about being careful how we develop the parks so that we don't encourage kids grouping and anti-social behavior.</p> <p>Q: How can the issue with street cleaning be addressed? There is too much litter in and around the estate e.g., Oakfield Lane, Dartford Heath. Also, in late winter/autumn drains can end up getting clogged if the leaves are not removed.</p> <p>To avoid fly tipping, why can't the council remove by appointment only for the Recycling Centre?</p> <p>A: Roads should be cleaned by DBC every 4 weeks. We need to let KS know which roads need attention if it they haven't been cleaned to schedule. With regards to litter, DBC are aware. With the Recycling Centre, the survey conducted indicated that people are happy with the appointment system. If there is another survey, Av will ensure that we are notified in advance so that residents can vote to remove.</p> <p>Q: What can we do about bad parking i.e., cars with all 4 tires parked on the pavement and the big delivery lorry for Londis on Monday morning's obstructing the path of bin lorries? This also applies to parents dropping off and picking up. Why can't the school allow parents to park within the school? Even though the sports club offered their car park, parents don't use it. Can we also look into putting proper bays in the car park with marked lines or can we look into enforcement of proper parking in the car park? It also seems like there are bollards being put up.</p> <p>A: It depends on where the car is parked but again, residents need to report bad parking to Kyle when they see it. With regards to yellow lines</p>

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	<p>and parking permits, we must consider the costs of enforcement and the fact that this will just push parking issues to other parts of the development. We could ask the school to send another email reminder to parents to be considerate when parking. We already have some enforcement on the carpark, but BPRA have had to be the ones to push FP to take action. We will also look into who is putting up the bollards.</p> <p>Q: Need to deal with the layby on Pinewood place that was originally built for the buses and address the speed bumps on Sandringham drive that no-one can see because the markings have disappeared. Ideally there should be a zebra crossing there and a speed limit of 20mph applied.</p> <p>A: The council are aware of the need to re-mark the roads</p> <p>Q: The path along Oakfield lane is still an issue - lack of lightening and muddy parts are affecting school children and others who use the path.</p> <p>A: We got a grant from DBC of approximately £1500 but that could only cover stone chippings to be laid in the worst areas. Av suggested that it would be best for tar chippings to be used instead and sections at a time could be costed from his members' fund. Trying to do anything else would be very costly and may take years to achieve. Av would like this to be properly consulted on before any action is taken. KCC are looking to implement 'safe school routes'. This path can be included.</p>
AOB	<p>The committee asked for a show of hands from those who were happy with the direction that the BPRA is taking.</p> <p>All attendees indicated that they were by raising their hands. There were no dissents</p> <p>A member from the Bowls club gave a brief talk about the club and encouraged attendees to join. There will be an open day on the 14th May, everyone is welcome.</p> <p>Amanda at 1 Calvert Drive is happy to help leaflet next time we have anything to deliver and has provided her email address that we can use to contact her.</p>
Action Items	Deadline
a) Put the email address of Kyle and Av on our Nextdoor group	Andrey
b) Allow Av to become a member and join our Nextdoor group	Erika
c) Write up the process of how we came to choose Haus as our preferred choice, what the pro's and con's are of this process and place on Nextdoor/website	Jodie

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d) Show how much we pay to FP and place on Nextdoor/website	Jodie
e) Look into the 18 months' notice from FP to residents on Edenwood	Gary
f) Ask residents if we can use their email address to send them notice of upcoming meetings	Erika
g) Communicate a summary of who is responsible for what on the development between FP, DBC and KCC and place on Nextdoor	Gary/Andrey
h) Find out if/who is putting up bollards within the shop's carpark	Gary
i) Send email to the headteacher of Maypole Primary school to ask a reminder to be sent to parents about bad parking	Gloria
j) Place minutes of the meeting on our website	Andrey