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Bexley Park Home-owners Association		
9 th January 2023	7:30 – 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	<p>Committee Members– Gary Glover (Chairman), Gloria Akpojabo (Secretary), Andrey Nikulin (Communications), Stephen Pettman (Ground Maintenance), Jodie Munday (Committee Member), Sola Segun (Committee Member), Simon Hickman (Committee Member), Ian Chell (co-opted member)</p> <p>Councilor Kyle Stealey, Councilor Av Sandhu, Richard Wells, Ethan Britchfield (PCO) and 24 residents</p>	
Apologies	Committee members – Stevie Costa, Nicki Ford	
Discussion Topics		
	Refer to 9 th January Meeting Agenda topics	
Anti-Social Behavior (ASB)	<p>ASB is becoming worse on the development and more issues with youth in and around the Bexley Sports & Social Club. The schools in the area have been written to as some of the habitual culprits are known. Whilst the association have liaised with our local PCO in the past, there is a distinct lack of frequent police presence.</p> <p>Youths frequently smoke canisters and litter the development. The sale of cannisters is not illegal as it can be used for legitimate purposes but people can be fined for littering if they are caught in the act.</p> <p>There is also an issue of ASB at the car park in from of Maplehurst flats – loud music, weed smoking and what appears to be drug dealings.</p> <p>According to Ethan, there is a police neighborhood review which should be completed by the end of June. This will determine the distribution of police officers and PCO’s across the borough. The use of CCTV is the best option that residents have to pass information onto the police. It reduces the risk to individuals and the images can be shared with other PCO’s and officers to help identify the offenders.</p> <p>Section 59 can be invoked by the police on offenders. This involves mobile units taking pictures and issuing on the spot fines and in some cases, seizure of vehicles. If we have specific areas that are prone to having this type of behavior, we should make DBC aware.</p> <p>The question was asked if we would consider setting up a neighborhood watch group so that we can also report issues as they occur?</p> <p>In terms of putting up live images on social media, Ethan advised that if residents do this, they should blur faces before uploading. Residents should also send the images to the local PCO.</p>	

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	<p>Ethan will send the exact process to be followed when residents want to report a crime or ASB to the committee and we will pass this information onto the residents. This includes copying in both Cllrs Kyle and Av.</p> <p>Cllr Kyle advised us to also look into the use of 'Street Safe'. Ethan mentioned that there is a new scheme in memory of Sarah Everard which we should tap into.</p> <p>Do we have the option of sending someone from the BPRa to represent our views and input into any sector discussions? The best way to do this is to ensure we copy in both counsellors when we report any issues.</p>
Parking / ULEZ	<p>DBC have no control over ULEZ as this is a London initiative. 1 in 7 do not have a ULEZ compliant vehicle. Should we consider a parking scheme option? We don't know for sure where the scheme should be best placed until ULEZ comes into effect.</p> <p>Richard advised that a formal consultation should be triggered. This will identify where parking is currently an issue, what time of day or night. There will be 2 stages of consultation before any parking scheme can be put in place. Options for the scheme include residents parking permits, no parking for an hour in the middle of the day (to weed out commuter parking) but all residents who can't park on a drive will be affected and the advice is to apply any scheme across the whole development.</p> <p>DBC would be responsible for the scheme but there will be no simple answer to this issue as residents are also culprits in bad parking. Still awaiting a government decision to make pavement parking illegal outside of London. The council cannot raise the kerbs on corners and adding double yellow lines will prove ineffective if there is no enforcement.</p> <p>There was a majority show of hands from the residents to trigger the parking consultation process.</p>
20mph	<p>All residents should have been notified about the survey put out by DBC. If put in place, this will apply to the whole development and will take the form of 20mph signs. There will be no active enforcement but hopefully the signs will trigger a behavior change in drivers.</p> <p>Can we put in some extra small humps in specific areas around the school and blind spots? KCC will look into this for the future.</p> <p>The results of the 20mph survey will be analyzed by KCC, then passed onto DBC. If DBC are also agreeable, they will pass this back to KCC to action. If the results are positive and there is support for this to be in place, we will need to communicate this to the nursery and the school so that parents in turn, are communicated to. In the interim, residents should send Ethan details of the roads where speeding takes place and he can add it to the 'Community Speed Watch' program.</p>

minutes

Street Cleaning	<p>Cllr Kyle has been speaking to DBC about litter and the removal of leaves. DBC only offer once a month cleaning i.e. it is done a 4 weekly schedule but it is not firm on dates. Weekend cleans would potentially help. There will be a contract renewal for cleaning and DBC are looking at the possibility of having cleaning done out of core hours. Whatever the case, improvement is needed in this area as both mechanical and manual cleaning are needed to be effective. Car parking on the development is also impacting cleaning.</p> <p>Dog poo on the pavements is also becoming more of an issue. Pre COVID, the council regularly sent through community and social responsibility related information leaflets.</p> <p>So, more dog bins are needed.</p> <p>Cllr Kyle will also speak to Dave Thomas (DBC) and look into having more campaigns/communications relevant to this matter.</p>
FP Transfer	<p>A summary of the current impasse with FP was provided by Gary. The question was asked if Haus have encountered this type of legal challenge before? Whilst Haus has experience of handling legal battles relevant to housing matters, every case is different. Haus has referred our case to a barrister. The purpose of this is to seek another opinion as to the interpretation of our lease so that we can continue to challenge the way in which First Port are over-complicating the transfer process.</p> <p>The BPRA Committee confirmed that since we triggered the transfer request, we have received no communication from FP inquiring as to why we want to leave and if there is anything they can do to change our minds. However, we will be sure to communicate regularly any progress and ensure that we receive a mandate from the residents on any major actions or decisions.</p> <p>Ian Chell (a resident from the Rydon's homes) said a few words about their experience of moving management agent to Haus. He confirmed that not only are they getting a better service but that they have also managed to enjoy some cost savings.</p>
AOB	<ul style="list-style-type: none">• KCC recently re-lined the white lines on the development. However, at some junction boxes, white lines are missing. We need to email the details to Cllr Av.• Tree cuttings – the trees that had DBC permission have been cut but only minimal work was done on them. We will need to review what this has cost us in our 21/2022 service charge. There is also a problem with tree roots impacting the drains. Residents need to give specific details to the council.• Oakfield lane – this was discussed at the last general meeting in 2022. Re-tarmacking the road is still being on the list to be implemented. Cllr Av asked for residents to let him know if any roads are in need of salt bins during the cold periods.

minutes

Action Items	Deadline
a) Create a contact list and process showing who residents should contact to report which issues. For security, crime issues, process is to be obtained from Ethan. Once created, it will be communicated to all residents	Cllr Kyle, Secretary (BPRA)
b) DBC to trigger the parking issue consultation process	Richard Wells
c) KCC to look into the addition of extra speed humps on the development	Cllr Av
d) Follow up on the 20mph survey results	Cllr Av
e) Provision of additional dog bins on the development	Cllr Kyle
f) Areas of missing white lines to be reported to Cllr Av to rectify	All residents