

minutes

Bexley Park Home-owners Association	
18 th September 2023	7:30 – 9:30pm
Bexley Park Sports & Social Club	
Meeting called by	Bexley Park Residents Committee
Type of meeting	Annual General Meeting
Facilitator	None
Note taker	Gloria Akpojabo - Secretary
Attendees	Committee Members– Gary Glover (GG), Gloria Akpojabo (GA), Stephen Pettman (SP), Simon Harman, Sola Segun, Stevie, Ian Chell, Councilor Kyle Stealey, and 29 residents
Apologies	Committee members – Andrey Nikulin, Jodie Munday Councilor Av Sandhu, 66, 67 & 77 Pinewood Place
Discussion Topics	
	Refer to 18 th September Meeting Agenda topics
Welcome Speech & Apologies	GG thanked residents for coming. Those who sent in their apologies were acknowledged.
Matters arising from previous meeting	<p>Matters arising:</p> <ul style="list-style-type: none"> ✓ Contact list created, emailed to all residents, and uploaded onto our website. ✓ Parking consultation/survey – DBC are aware and looking into options. ✓ Speed reduction – 20mph signs put up at both entrances but hasn't done much to reduce speeding within the development. The committee are working with Kent to see if we can have more signage on the roads especially near the nursery and primary school. ✓ Dog bins – request to ensure the bins are attached properly as the bin near the sports club needs anchoring. Committee to inform the Sports club. ✓ Road lines on the development have been re-marked.
Chairperson report	<p>GG went through the newsletter items. He gave a special mention to J&T Services for the great work they do on the development. He read out the latest update from Haus and gave special thanks to our MP Gareth Johnson, our Councilors, and Haus for supporting us with the transfer from First Port.</p> <p>There were some questions from the residents.</p> <p>Q: Will freeholders be included in the transfer? A: Yes, it will be for both leaseholders and freeholders.</p>

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	<p>Q: Will residents still need to pay service charges this October?</p> <p>A: The committee advice residents to continue to pay, an accounting adjustment should take place as part of the transfer.</p> <p>Q: Will payment for home conversions still be required after Haus take over?</p> <p>A: This is dependent on the resident's contract. However, all homes on Bexley Park do not have permitted development rights and require planning permission from DBC before any building alterations are undertaken. We will ask Cllr Kyle to look into whether this is still a requirement, considering that the development is no longer new, i.e. over 20 years old.</p>																																								
<p>Secretary/Treasurer /Membership report</p>	<p>Our mode of communication is via Nextdoor, direct email and our website. If members change their email address, to please let the committee know so that we can keep our records up to date.</p> <p>Membership numbers – homeowners and landlords:</p> <p>70.8% Edenwood (131 members)</p> <p>63.6% Copse & Firs (98 members)</p> <p>Residents asked to spread the word and encourage their neighbours, especially new ones, to join the association.</p> <p>Account Report</p> <table border="1" data-bbox="516 1129 1386 1675"> <thead> <tr> <th>Date</th> <th>In</th> <th>Out</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td>Nov-21</td> <td>445</td> <td></td> <td></td> </tr> <tr> <td>Dec-21</td> <td>1548</td> <td></td> <td>Money received from DBC for Oakfield Lane</td> </tr> <tr> <td>Dec-21</td> <td>250</td> <td></td> <td>Account to Account transfer for J&T</td> </tr> <tr> <td>Feb-22</td> <td></td> <td>1548</td> <td>To J&T Services - work done on Oakfield Lane</td> </tr> <tr> <td>Apr-22</td> <td></td> <td>49.09</td> <td>Envelopes and stamps costs (FP Transfer survey)</td> </tr> <tr> <td>Oct-22</td> <td></td> <td>28.5</td> <td>Printing costs</td> </tr> <tr> <td>Jul-23</td> <td></td> <td>42</td> <td>BPRA SSL Certificate renewal for website</td> </tr> <tr> <td>Jul-23</td> <td>1500</td> <td></td> <td>Green Fund Grant from DBC</td> </tr> <tr> <td>Totals</td> <td>3743</td> <td>1667.59</td> <td></td> </tr> </tbody> </table> <p style="text-align: center;"><u>2075.41</u> Current account balance</p> <p>With regards to the Green fund grant, we will let residents know which trees or plants are chosen and where they will be planted.</p> <p>It was requested that we try and plant evergreen trees which do not drop their leaves as DBC are not regular on street sweeping.</p>	Date	In	Out	Comment	Nov-21	445			Dec-21	1548		Money received from DBC for Oakfield Lane	Dec-21	250		Account to Account transfer for J&T	Feb-22		1548	To J&T Services - work done on Oakfield Lane	Apr-22		49.09	Envelopes and stamps costs (FP Transfer survey)	Oct-22		28.5	Printing costs	Jul-23		42	BPRA SSL Certificate renewal for website	Jul-23	1500		Green Fund Grant from DBC	Totals	3743	1667.59	
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<p>Election of Committee members</p>	<p>Conducted by Cllr Kyle.</p> <p>Election result with majority votes for all positions</p> <table border="1" data-bbox="516 384 1411 863"> <thead> <tr> <th>Positions</th> <th>Elected - Names</th> <th>Proposed by</th> <th>Seconded by</th> </tr> </thead> <tbody> <tr> <td>Chairperson</td> <td>Gary G</td> <td>Linda - Pinewood</td> <td>Stephen - Anvil</td> </tr> <tr> <td>Vice Chair</td> <td>Jodie M</td> <td>Gary - Pinewood</td> <td>Stevie - Abbey Drive</td> </tr> <tr> <td>Secretary</td> <td>Gloria A</td> <td>Carol - Sandringham</td> <td>Adele - Pinewood</td> </tr> <tr> <td>Treasurer</td> <td>Cathy W</td> <td>Linda - Pinewood</td> <td>Sola - Calvert</td> </tr> <tr> <td>Membership</td> <td>Andrey N</td> <td>Gary - Pinewood</td> <td>Stephen - Anvil</td> </tr> <tr> <td>Ground Maintenance</td> <td>Stephen P</td> <td>Gloria - Pinewood</td> <td>Sola - Calvert</td> </tr> <tr> <td>Communications</td> <td>Linda H</td> <td>Gary - Pinewood</td> <td>Gloria - Pinewood</td> </tr> <tr> <td>Co-opted (retained)</td> <td>Simon H, Sola S, Stevie (shops)</td> <td></td> <td></td> </tr> <tr> <td>Additional members (new)</td> <td>Adele - Pinewood</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sharon - Pinewood</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Maria - Pinewood</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Nancy - Anvil</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dean - Pinewood</td> <td></td> <td></td> </tr> </tbody> </table> <p>Ian C remains as a co-opted member (non-elected) representing Old Bexley Lane (OBLL)</p>	Positions	Elected - Names	Proposed by	Seconded by	Chairperson	Gary G	Linda - Pinewood	Stephen - Anvil	Vice Chair	Jodie M	Gary - Pinewood	Stevie - Abbey Drive	Secretary	Gloria A	Carol - Sandringham	Adele - Pinewood	Treasurer	Cathy W	Linda - Pinewood	Sola - Calvert	Membership	Andrey N	Gary - Pinewood	Stephen - Anvil	Ground Maintenance	Stephen P	Gloria - Pinewood	Sola - Calvert	Communications	Linda H	Gary - Pinewood	Gloria - Pinewood	Co-opted (retained)	Simon H, Sola S, Stevie (shops)			Additional members (new)	Adele - Pinewood				Sharon - Pinewood				Maria - Pinewood				Nancy - Anvil				Dean - Pinewood		
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<p>Guest Speaker - Cllr Kyle</p>	<p>He applauded our achievements, commending the association for its perseverance in striving to make the development a better place for its residents. He acknowledged that the DBC has been slow to deliver on some items, not helped by the recent local elections (no spend is allowed for 3 months after an election).</p> <p>Car theft has significantly increased across the whole borough, residents need to do all they can to keep their vehicles safe.</p> <p>DBC have moved to manual road sweeping to improve standards, if this isn't happening, we should report it back to him.</p> <p>Oakfield Lane – The main issue is how to fund drainage and lighting. Oakfield is on common land, not owned by anyone and it is proving difficult to work out who will be able to fund the changes. Cllr Kyle is trying to use safety for school children as the primary reason to get this done including regular grass cutting on the path.</p> <p>The issue of rubbish around the shops was discussed. First Port clear the area 3 times a week (Mon, Wed and Fri). However, it gets bad at the weekends when we don't have cleaning cover. Once we have Haus in place, we could consider a fair charge for the area outside the shops to be kept clean. We could also consider having litter signs with associated fines, one for the BPRA to consider.</p> <p>The Burger van has a food license and is allowed to trade. DBC carry out regular checks, he isn't encroaching on the foot path, he has bins and is keeping things tidy. The pathway needs to remain accessible, so if anything changes, to inform Cllr Kyle.</p> <p>Q: Is there anything Cllr Kyle can do as there is usually an anti-social behavior spike at Halloween.</p>																																																								

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	<p>A: Kyle will reach out to local PCO to increase visibility during this time and will check with the Chief Constable to see if there are any plans across the borough.</p> <p>Q: Is there any update on the Recycling plant closure?</p> <p>A: Strong objections were raised by Cllr Av and DBC leader Jeremy Kite. The risk of closure has reduced however, there will be a consultation survey issued, everyone needs to engage with this when it come out to further reduce the risk of closure.</p>
<p>Other General Matters: Play Parks – Stevie</p> <p>20mph – Sola</p> <p>Parking Scheme</p>	<p>Stevie advocated for refurbishing the play parks and organizing youth events so that the kids of all ages can have something to be involved with, this may reduce the anti-social behavior. DBC have a scheme to improve parks. Could we enlist their help and get the housing associations, Hyde and Moats involved? We could also reach out to the schools and organize dates where the school kids can support litter picking and cleaning the parks.</p> <p>There was an agreement to get the committee to pick this up and see what could be done.</p> <p>We need additional 20mph zone signage. We have had near misses, and it is only a matter of time before a serious accident happens. The committee will chase this up with KCC.</p> <p>This has been raised and is scheduled to be reviewed later this year. We have some evidence that commuter parking is beginning to take place since ULEZ came into force. There is still bad parking on pavements and blind spots. Residents on Abbey Drive still have issues with school drop off and pick-ups. It was suggested that residents take note of registration numbers and pass onto the school.</p> <p>DBC will want us to agree the form of any parking scheme i.e., parking permits or not! If a parking scheme is too drastic a solution, we should consider requesting double yellow lines on blind spots.</p> <p>However, residents voted to still go ahead and get DBC to trigger the parking review consultation.</p>
<p>AOB</p>	<p>Q: Does First Port have any pending works which involve spending additional funds outside of regular maintenance and will they put these on hold if the transfer to Haus is going ahead?</p> <p>A: The concerned Sandringham resident will send emails of work, FP says they are committed to carrying out to the committee so that this can be followed up.</p> <p>Q: Can we do anything about the tree outside of #8 Abbey Drive as it is a safety issue. It was cut back but not enough to make a difference.</p> <p>A: The Committee will raise this with FP.</p> <p>Q: How will our reserve funds be managed as part of the transfer to Haus?</p>

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	<p>A: Ian (OBLL) said they experienced some financial difficulties when they transferred from Pinnacle to Haus. Only a 1/3 of their reserves were transferred during the first 6 months. We should be in a much better position because our reserves are substantial. Dean agreed to support us with reviewing the accounts during the transfer process to make sure that everything is above board.</p> <p>Ian encouraged residents to use the HAUS portal to report issues once we have transferred over. The portal includes a director section which helps with transparency, especially with the accounts.</p>
Date of next meeting(s)	<p>Exact dates to be communicated nearer the time:</p> <p>General Meetings: January 2024, May 2024</p> <p>Annual General Meeting: September 2024</p>
Action Items	Owner
a) Contact Sports club to more firmly secure the black bin	Gary
b) Check if home conversions on the development still need permission from DBC	Cllr Kyle
c) Provide a progress update on the improvement's submission for Oakfield Lane	Cllr Kyle
d) Follow up with placement of additional dog bins	Cllr Kyle
e) Check and communicate any plans for dealing with anti-social behaviour during the Halloween period from the Chief Constable	Cllr Kyle
f) Speak to FP about the committed works to request that they are put on hold	Gary
g) Look into options for improvements to the play parks and events to occupy older kids	All Committee members
h) Additional 20mph signage – follow up with KCC	Gary
i) Contact FP re tree outside of 8 Abbey Drive to cut back further	Stephen
j) Work with DBC to utilize the Green fund	Stephen
k) Place minutes of this meeting on our website	Andrey/Linda