

Kings Hill Residential Estate Management Company Ltd

Kings Hill Residential Estate Management Company Ltd ('KHREM') is responsible for the maintenance of the communal areas within the residential development at Kings Hill. The majority of the home owners at Kings Hill sign a Deed of Covenant with this company which obliges them to pay an annual estate management fee and to observe certain covenants.

A PDF document which addresses frequently asked questions about KHREM can be found on the Kings Hill website.

The 2014 report and accounts of KHREM are available for download on the Kings Hill website.

The company appoints two residents who act as directors. The details for the appointed residents are:

Jonathan West – john@westjj.net

Deborah Petty - deb@khremc.com

The issues which should be reported to the 'Resident' Directors are:

- Road and footpath maintenance issues on roads which are maintained by KHREM
- Landscaping matters
- Gritting and snow clearance
- Maintenance of bus stops
- Litter & dog bins

Rouse Kent (Residential) Ltd

Rouse Kent (Residential) Ltd ('RKRL') has responsibility for the initial provision of infrastructure and amenities within the residential area of Kings Hill, in accordance with any planning permissions granted by Tonbridge & Malling Borough Council. It also contributes towards maintenance of certain communal areas within the residential "Village 1" at Kings Hill, where home owners were not obliged to enter into a Deed of Covenant with KHREM. It has no legal obligation to residents for any ongoing maintenance.

Road Maintenance

It is the policy that residential roads at Kings Hill are built with a view to being adopted as Public Highways by Kent Highway Services. In order to be adopted, the road, footpaths, street lighting and adoptable verges have to go through a minimum maintenance period of 12 months (and during this period, the maintenance responsibility is with the contractor who constructed the road). At the end of the maintenance period it is re-inspected by Kent Highway Services to ensure that it is a satisfactory condition for them to adopt as Public Highway. Unadopted roads remain the responsibility of the company who constructed them.

A list is available on the Kings Hill website which details the entity who currently has the maintenance responsibility for each residential road. KHREMC will always endeavour to assist with resident's queries, but where the responsibility lays with others, please contact the relevant company / authority in the first instance.

Street lighting adjacent to the side of the KCC Highway Services adopted roads is maintained and repaired by KCC Highway Services. Please report any defective lights, including the reference number from the lamp column to them on 03000 41 81 81, or you can report a fault on line via: <http://www.kent.gov.uk/roads-and-travel/report-a-problem>

Water Hydrants are the responsibility of South East Water; any damaged signs or leaks should be reported to 08458 50 60 60 or on line via: <http://www.southeastwater.co.uk/contact-us>

Contact:

Susan Davies - Estate Manager

Claire O'Reilly - Estate Management Assistant

kingshillresidential@libertyproperty.com

Tel: 01732 870375

** In the interest of all parties, please be aware that your call may be recorded*

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