

This newsletter is for all members of Kings Hill Residential Estate Management Company Ltd (KHREMC).

Welcome to our Kings Hill residential estate management newsletter

The information included in this newsletter is designed together with the new dedicated webpage, which will be live in the near future, to give you a better understanding about KHREMC.

The Directors agreed an increase of £1 for the 2019 fee for the residential estate management fee, Deborah Petty and John West will be holding surgeries for residents and the first date is included in this newsletter. Work to ensure the Gold winning standard for Kings Hill entries in the South & South East in Bloom competition continue, in preparation for the judging date on the 10th July 2019. We encourage constructive comments from you that can be passed to the judges. For further information please use the contact information on page 4.

Susan Davies Property & Estate Manager /Liberty Property Trust UK



The Directors have again approved a nominal £1 increase to the 2019 fee payable by members of Kings Hill Residential Estate Management Company Limited ("KHREMCL"). The 2019 calendar year fee will be £343 (including VAT).

The Directors, including Deborah Petty and John West, elected representatives who live in Kings Hill, mindful of member's budgets agreed the nominal 0.29% (£1) fee increase in 2019 rather than the possible RPI increase of 2.7% (£9.23) as set out in the KHREMCL Deeds of Covenant. The Directors also seek to remind residents that KHREMCL operates as a separate, not for profit, company. In the future, it is the intention that KHREMCL will be wholly managed by the residents of Kings Hill. There is additional information regarding the operation of the company within the 2019 Budget information pack.

During 2019 it is likely that the maintenance costs of the new park will become the responsibility of KHREMCL and the budget has been increased to include the costs of maintaining this additional exciting amenity area. The construction works to the new park are nearly complete but there are works to complete the planting, installation of street furniture and the construction of the play area to be completed before it will be open.

Interactive Residents Reference Map



Interactive residents reference map

During 2018 a dedicated web page for Kings Hill residents was created as part of the new Kings Hill website. The final version of the new website will be launched soon and a

dedicated page has been created for Kings Hill residents which hosts a detailed interactive map to be used as a reference guide. The interactive map allows residents to highlight

an area and details are shown of the company responsible for that area's maintenance along with its contact details. The areas include roads, footpaths, street lights and verges. We have also included details of management companies for development areas, when known. The companies are usually appointed by developers of the houses or residents to maintain communal areas within individual development plots, eg. LEMC for Lacuna.

The map is fully adaptable to allow the area details and the map's contents to be updated as the development changes or when the maintenance responsibility is transferred to another company. Please see below for a screen shot of the map with an example of the information which will be provided.

2018 – Update on projects



Gibson Drive playground upgrade

Gibson Drive Playground Upgrade

The upgrade to the playground at Gibson Drive was completed in early February 2019 with the opening of the new RAF themed playground. The new playground includes an improved range of equipment which caters for the large number of children of different ages who use this playground. We urge parents to supervise their children at all times whilst using the playgrounds at Kings Hill.

The playground was designed and installed by the play equipment company HAGS UK. Vic Gosden, a play space designer explained the design intent for the new installation, "We wanted to create a site that felt exciting and colourful but with clear links to the aviation heritage of the area. We combined blue and green surface graphics to create 'land' and 'sky', with play equipment specified to mimic the excitement of taking off or spinning around in a dogfight". Within the safety surface, there is the outline of a Spitfire plane which have the initials JP. These are in memory of Capt John Peaty who was based at RAF West Malling during the

Second World War. Steve Hyder, project manager for the installation team, is Capt Peaty's grandson who requested permission to include his initials in the surface.

All the equipment installed by HAGS is fully certified to the latest EU standard EN 1176 and was inspected by the installers and subject to an independent safety inspection before being open to the public. The

range of equipment provides a balance of different challenges for various abilities but supervision may be required on the equipment that offers a higher level of challenge.

Mobile Communications

During 2018, Liberty Property Trust secured assistance from a mobile telephone operator to improve the quality of the signal at Kings Hill. As a result there has been a noticeable improvement

in the signal from the latter half of 2018. The developer is continuing to work with Tom Tugendhat, Member of Parliament for Tonbridge & Malling, to continue to encourage the other operators to consider further improvements to the overall mobile phone coverage in Kings Hill.

Traffic Calming Measures

Interventions to reduce the speed of traffic on Tower View were implemented during Summer 2018, with the design approved by KCC Highways and Transportation. The distance between the newly installed traffic calming measures had to accommodate the refuse vehicles and large lorries. We can also confirm that a traffic regulation order is now in place to prevent parking in the on-road cycle lane on Tower View from Fortune Way to Boverde Avenue. This will shortly be marked with double yellow lines and parking is not permitted at any time along this section of road to ensure the safety of cyclists using this path.

Please contact us with any updates or queries that you may have.



New traffic calming measures

South & South East in Bloom



Thank you to all the residents and community groups, including the Cricket Club, Brownies, Cubs and Scouts whose valuable contribution made all the difference to the award winning 2018 entries. Kings Hill was honoured to be awarded 2 Gold awards and was the winner of the award for the highest scoring entry in Kent. The competition celebrates the landscaped areas of Kings Hill and how the community use and enjoy the amenity areas.

We would welcome your comments or suggestions about the landscaped environment to share with the judges which we can use in our 2019 entry, which will be judged on 10th July 2019. Please contact Emma Cottee whose contact details are shown on page 4.

Brown Tailed Moth



During 2018 there were infestations of brown tailed moth within some of the residential areas of Kings Hill. The eggs of the moths are laid

by the adult in the summer and hatch into small caterpillars some 3 weeks later. The caterpillars begin to spin silky web nests in the late summer.

In the following spring, when the caterpillars hatch, they begin feeding on the surrounding trees and shrubs until there are no more leaves, causing significant damage. The hairs from the caterpillars are highly irritable to humans and we would strongly urge any residents who see any webs on their plants not to touch the webs or the caterpillars but to contact a professional pest control company to deal with the infestation. This will prevent the moths returning later in the year and will reduce the risk of spread. If there are any seen within the communal landscape areas.

Please contact us by calling 01732 870375 or via email to: kingshillresidential@libertyproperty.com



KHREM Surgery dates

John West and Deborah Petty will be holding meetings for residents to discuss any queries regarding Kings Hill Residential Estate Management Company. They will be available on 17th June from 10am until 12pm or from 5pm to 7pm at The Control Tower. Please contact kingshillresidential@libertyproperty.com or call 01732 870375 to book an appointment.



Audit fees

Until recently the accounts of KHREMCL have been audited by BDO. During 2018, the audit was re-tendered and going forward Ernst & Young has been appointed as the auditors. The amount included in the 2019 Budget is a budget cost and at the end of the audit the actual time spent cost will be charged to KHREMCL.



Poppies

Thank you to all the children who decorated a poppy for the display in the Control Tower. The sale of the poppies raised £1,208 which is being shared with RBLI and Royal Air Force Benevolent Fund.

KHREMC contact details:

The Control Tower
29 Liberty Square
Kings Hill
West Malling
Kent ME19 4RG

01732 870375

Email: kingshillresidential@libertyproperty.com

This mailbox is monitored by all members of the KHREMC team and queries will be dealt with by the appropriate member of staff. If contacting KHREMC by email, you should expect a response within 3 working days.

www.kings-hill.com

Estate queries:

Emma Cottee 01732 223436
Susan Davies 01732 223418

Invoice payment queries:

Helen Burgess / Zoe Brooker
01732 870375

Contact details for the resident directors:

John West
john@westij.net

Deborah Petty
deb@khrems.com

Commercial Vehicles

Residents are reminded that there are restrictive covenants which apply to all residential properties in Kings Hill, whether you own or rent your property. The covenant permits only private motor car(s) motorcycles or bicycles. Commercial vehicles, caravans, camper vans and boats are not permitted as they cause nuisance to others and can restrict access. Please make arrangements for commercial vehicles and other non-permitted vehicles and objects to be stored off Kings Hill – the use of the car parks in the retail area are not suitable locations for these vehicles. Please note that as a response to the number of commercial and non-



permitted vehicles parking in the retail area car parks the owners of these car parks are actively considering the

introduction of restrictions to prevent the parking of commercial and other non-permitted vehicles.