

Welcome

As the festive season takes hold it's time to consider some of the many things we've got to celebrate here at Kings Hill.

From record house sales to a reinstated link to the city, Kings Hill is proving it's a place to be noticed. It is also blossoming as a community, with the new £4million sports facility uniting the area's football clubs, and the popular Music on the Hill having proved its worth by raising an incredible £80,000 for charity. To celebrate this generous spirit and embrace the joys of Christmas, the lights in Liberty Square are being provided by Kings Hill New Homes for all to enjoy. With that I wish you a Merry Christmas and a very Happy New Year.



Andrew Blevins

Managing Director, Liberty Property Trust UK Ltd.

Record house sales



Houses at Kings Hill

House builders at Kings Hill sold more houses in the first six months of this year than they did in the previous two years and now, according to the latest figures from

the Land Registry, one in every seven houses sold in Tonbridge and Malling borough are at Kings Hill.

"This is excellent news - and

not just in terms of sales of new homes at Kings Hill," said Andrew Blevins. "These great sales figures also demonstrate that there is a buoyant market for second-hand stock here, making it an attractive prospect for those wishing to move within the development.

"The Government's Help to Buy scheme has undoubtedly helped boost sales of new houses and - now that it is being extended to include older properties as well - we are sure we will see still further demand for houses at Kings Hill.

"This ongoing endorsement of Kings Hill is testament to its quality and to the sense of community that is evident throughout the village."

Planning update

Tonbridge & Malling Borough Council closed its public consultation late this summer, with regard to our proposals for the next phase of development at Kings Hill.

We are now working with

the local planning authority to amend our proposals, taking into consideration the feedback received from the community.

This work is almost complete and we will update you on how you have helped

to shape the future of Kings Hill, very shortly.

We hope you will be excited by the additions and changes to the next phase of development, many of which are responses to direct public feedback.



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City access

Train services to the City from West Malling (Kings Hill) are to be reinstated under the new Thameslink franchise. In the tender documents, the Department for Transport states that the winning bidder will have to provide a minimum of two trains to the City per hour during the three-hour morning and evening peak times as well as a regular service throughout the rest of the day.

This new Thameslink service will provide direct access to three City stations which are either a short walk or tube journey from every possible destination in the City. The new service will start in 2018.

New coach service to London

Brookline Coaches has started a commuter service from Kings Hill to London. The luxury coach, with on-board wi-fi, picks up from seven locations at Kings Hill. London stops include Cannon Street, Canary Wharf and Westminster.

Paul Jeffries of Brookline Coaches said: "We offer the best competitive fares against train and other services."

More information on www.brooklinecoaches.co.uk/commute

Over the moon



The new Kings Hill Sports Park

The Kings Hill Football Club is 'over the moon' with the new £4million sports park that was handed over to the Parish Council for the people of Kings Hill in August.

Club chairman Dan Mason said: "We cannot express enough what a high standard these facilities have been built to and we are very thankful to Liberty and the Parish Council for working closely with us on the project from the outset.

"The facilities will allow us to grow as a club, attract and retain players, become more competitive and to achieve our goal by entering teams in the Kent Youth League for years to come.

"The fact that we will have all of our teams training and playing in one facility on a weekly basis will help create

a fantastic club atmosphere and bring the whole community closer together."

Kings Hill Sports Park has five grass pitches, an artificial pitch, pavilion with changing rooms for six teams together with a kitchen, social space, officials' rooms and allotments.

Handing over the new sports facility to Kings Hill Parish Council on behalf of Liberty and Kent County Council, Mark Dance, KCC Cabinet Member for Economic Development said: "The sports park will be owned and run on behalf of residents by the parish council, so in every sense this will be a community facility that will further add to the quality of life at Kings Hill. It's a prime example of

the Big Society in action."

Advance bookings for the 3G pitch are very healthy. Kings Hill Football Club, other local football and rugby clubs and soccer schools are now using the pitch for their mid-week training and matches. The grass pitches will be used exclusively by Kings Hill Football Club at the weekends for its matches and local soccer schools will hold their holiday clubs on the 3G pitch during the holidays throughout the year.

The pitch is available to hire as a full pitch or in thirds. A limited number of slots are available to book for casual and block hirers mid-week. Please contact Helen Munro on 01732 870382 to enquire about availability.



Kings Hill Golf Club

Golfing initiative

Kings Hill Golf Club is helping promote the health and social benefits of golf by offering low cost beginner classes to residents and businesses at Kings Hill.

Through the Kent Golf Partnership, it is taking part in the Get into Golf Campaign, which is supported by Sport England and funded by the National

Lottery. Anyone taking part will receive a basic introduction to golf from PGA professionals as well as follow-on coaching opportunities. All equipment will be provided.

“A round of golf can burn up to 900 calories, is good for your heart and lungs, reduces stress levels and is good for social interaction,”

said Gary Bason of the Kent Golf Partnership. “We are encouraging people to have a go at golf and businesses can get involved too by offering a beginner course as a staff benefit.”

More information on activities at Kings Hill from www.getintogolf.org/kent or call 0800 118 2766.

Helping hand



Liberty staff with some of the residents

Staff from Liberty's Kings Hill and London offices spent a day painting and gardening at the Scott Project Trust, Tonbridge, which provides a safe and supportive environment for adults with learning disabilities.

They were taking part in the Bill Rouse Day of Caring, when Liberty's 400

employees in the UK and USA spend a day helping their communities in memory of the company's founder Bill Rouse, who died in 2003.

“This is such a worthwhile project and it was a very humbling experience to be part of it for a day,” said Susan Davies of

Liberty Property Trust, who coordinated the Bill Rouse Day of Caring. “I think it is very important to contribute to the community and the Day of Caring enables us to do that with some of the less well known charities.”

All Liberty offices in the US also take part in the Day of Caring every year.

News in brief

Gym membership booming

Membership is booming at the new 24-hour gym, Infinity Fitness, which opened at the beginning of July. The gym has top of the range Life Fitness cardio and resistance equipment and a free-weights and stretch area. There is also a dance studio for classes and other fitness-related activities. More information from www.infinity-fitness-uk.com or 01732 870095.

Computers 4 Africa

If anyone has any unwanted IT equipment, Aylesford-based Computers 4 Africa will collect, refurbish and data wipe (to Department of Defence standard) and then ship to schools, colleges and community projects across Africa. More information on www.computers4africa.org.uk or from Vicky Grantham on 03000 112233.

Music on the Hill raises £80,000

This year's Music on the Hill event raised £80,000 for Demelza Hospice Care for Children and Teens Unite Fighting Cancer. Trustee and Event Director Colin Thacker said: “For me, the highlight of the weekend was the chance for the children and teenagers to meet the artists and be part of the event itself.”



David Lloyd Owen with his new artwork

Winning bid

Surveyor David Lloyd Owen came away from an enjoyable evening at Music on the Hill as Liberty's guest with an added bonus – an iconic sculpture by Guy Portelli.

Tonbridge-based Guy, who secured funding from the Dragons' Den for his Pop Icons collection, donated 'Howard's Palette', worth in excess of £2,000, for a fundraising silent auction on the night, and David's bid secured it.

"My wife and I were delighted to be able to meet Guy and we both love the piece," said David. "We were also delighted to contribute to the fundraising in support of such a great cause."

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Hillreed: 01732 847500

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Wild flowers



One of John Key's photos of the wildflowers

The wildflower 'pictorial meadows' that have been brightening up the landscape at Kings Hill have attracted numerous positive comments.

Inspired by the planting at the Olympic Village and increasingly fashionable, the meadows were grown

from special seed mixes containing both native and ornamental species that are rich in nectar to attract bees, butterflies and other wildlife.

Kings Hill resident John Keys said: "It is a pleasure to pass by these delightful beds of flowers and

see bees and butterflies hovering and settling on the plants.

"As residents, we sometimes miss the truly delightful aspects of our community and these little havens of beauty will be appreciated by all who pass by and see them."

One of the features that sets Kings Hill apart from other developments is the quality and maintenance of the environment, which is the responsibility of the Kings Hill Residential Estate Management Company (KHREMC). It is run by Liberty but has two residents as directors, John West (john@kingshillrentals.com) and Sarah Barker (sarah.barker-khrem@hotmail.co.uk).

Kings Hill Residential Estate Management Company Ltd can be contacted on 01732 870375 or kingshillresidential@libertyproperty.com

Kings Hill Estate Management Company Ltd, which is run on a similar not-for-profit basis to KHREMC, looks after the commercial business park within Kings Hill.

Log on for latest news

Our website www.kings-hill.com has information on all aspects of the development – maps; the masterplan showing the scale of the development; latest news; links to the Kings Hill amenities such as shops, restaurants, surgery etc; public transport timetables and information on matters that affect those living and working at Kings Hill.

