



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

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2015—Residential fee increase at just 0.29%

For the second successive year, the increase for the residential fee has been fixed for 2015 at just 0.29%, equivalent to a £1 rise, to a total of £339. The Directors used their discretion to minimise the fee increase to £1, rather than applying the full 1.62% December 2014 RPI figure.

Kings Hill Residential Estate Management Company (KHREMC) exists to manage and maintain the common areas and facilities within residential areas of Kings Hill, where responsibility has not been passed on to another organisation. In setting up KHREMC, Liberty wished to ensure that

SECURITY UPDATE

The installation of automatic number plate recognition (ANPR) cameras to cover both entrances on Kings Hill is currently in progress.

Once these works are complete, the cameras will record the details of all vehicles entering and exiting Kings Hill. The cameras are linked directly to Kent Police, and the details recorded will be retained and managed by Kent Police.



GREEN LANDSCAPING

During 2014, the landscaping team at Kings Hill cut, mowed and pruned their way around Kings Hill which generated **259.76 tonnes** of green waste. The lovely mild weather encouraged the healthy growth of many shrubs, some of which have put on new growth of over 1.5 metres since last winter!

All of this surplus material was taken to the local recycling centre, located in the Blaise Farm Quarry in the A228, to be converted into compost which is then used by local farmers. The centre is operated by New Earth solutions, which is the facility used by T&MBC to recycle the green waste collected from each residential property.



COMMUNICATIONS SURVEY

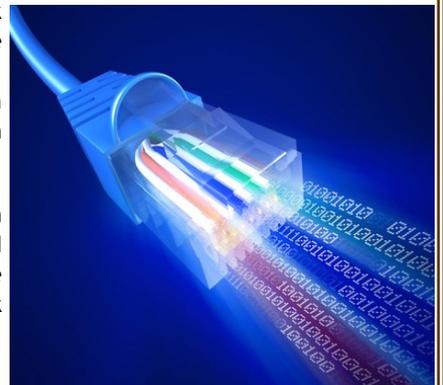
Liberty Property Trust UK Ltd have been trying to work with Openreach for a number of years to improve the broadband speeds for residents and tenants at Kings Hill. Whilst some cabinets in the residential area have been linked to the fibre network, not all the Openreach infrastructure has been upgraded.

We are therefore asking all residents to complete an online questionnaire about the broadband service and mobile phone coverage. The summary information will be used to formulate a strategy to improve which will seek to improve the connectivity for both of these services.

Residents are invited to answer the survey by following:

<https://www.surveymonkey.com/s/XVWNFN3>

The survey will be made available to all residents, with the assistance of Kings Hill Parish Council, to ensure that it is comprehensive. If you would like a paper copy, please contact the office on 01732 870375.





SPEEDING

Speeding - Kings Hill is a 30 mph area

Kings Hill Residential Estate Management Company own and operate a vehicle activated sign (VAR) which is deployed in various locations within the residential area. This device reminds all those travelling over 30 miles per hour, that they are travelling too fast. The device also records the number of trips and the speeds of the vehicles. This data is then made available to the police to help them plan their locations for speed awareness campaigns.

Whilst most drivers are obeying the speed limit, there are some who continue to drive too fast - please watch your speed.

COMMERCIAL VEHICLES & PARKING

Residents are reminded that all transfers include a restriction which prohibits commercial vehicles being parked on the development. There are an increasing number of commercial and oversized vehicles which are being parked on the estate roads and in amenity car parks. These vehicles can restrict visibility for other road users and cause a nuisance. Arrangements should be made for vehicles to be parked elsewhere - not at Kings Hill.

Parking of private vehicles on the estate roads continues to be an issue and all residents are reminded to use the car parking area allocated with their property instead of parking on the roads. During the first part of 2015, an ambulance could not reach a resident owing to inconsiderate parking and there was a vehicle collision on Fortune Way. Please think of other residents before parking your vehicle on the road or pavement.

Development site off Discovery Drive

Some residents will be aware that there is a residential development of 48 homes, being developed by Bellway Homes, on land adjacent to Kings Hill which is accessed via Rougemont.

The route for construction traffic is via Forest Way and Discovery Drive as there is no suitable alternative route. The site have been

MESSAGE FROM LIBERTY PROPERTY TRUST UK LTD

Following the permission to grant the outline planning permission for Phase 3, it is necessary to prevent access to the development land to facilitate the enabling works.

Therefore fencing and signage has been erected around the consented area and all residents are requested to use other open spaces, permissive routes and public footpaths for recreation. The Nature Park is also available for residents to use - further details are available on the Kings Hill website: www.kings-hill.com under the Play heading.

STREET LIGHTING

In response to resident's queries, we should advise that KCC Highways & Transportation do not undertake routine surveys to identify street lights that are not working, which flash or which are on during the day.

KCC have requested that if you notice a problem on a road that they are responsible for, to report this to them for repair. Faults can be reported via the website address below or by calling 03000 41 41 41 (08.00-18.00 Monday - Friday).



<http://www.kent.gov.uk/roads-and-travel/report-a-problem>

A full list of the residential roads at Kings Hill can be found on the website: www.kings-hill.com. This provides details of the company responsible for maintenance of the street lights.

E-WATCH



Residents are encouraged to sign up to Ewatch via: e-watch.co. This website provides updates on reported incidents from the police by area, together with updates from Trading Standards.

For all non-urgent crimes or matters which need to be reported to Kent Police - please call 101.