



NEWSLETTER

Kings Hill Residential Estate Management

On behalf of Kings Hill Management Limited (KHML) we are pleased to enclose the first newsletter to all residents of Kings Hill Residential Estate Management Company Limited (KHREMCL). As you may have seen from the enclosed letter from the Directors, Kings Hill Management was appointed following a successful competitive tender during 2021.

The team (pictured right) brings over 60 years of experience of Kings Hill and have transferred from Liberty Property Trust to create the new company dedicated to looking after Kings Hill.

You are welcome to contact us at enquiries@kingshillmanagement.com or by calling 01732 792048



2022 Fee for Kings Hill Residential Estate Management Company set at £330 plus VAT

The Directors of KHREMCL met in January 2022 to review the operational cost budget and to agree the 2022 fee for it's residents. As the enclosed Director's letter explains, a thorough review of the costs was undertaken and it was agreed to set the fee at £330 plus VAT (£396 inc. VAT) for 2022.

The fee increase of 10% reflects the rising costs for services which have increased for a variety of reasons and are detailed in the Director's letter and 2022 Budget Pack (enclosed). For example, the landscape team has had to adopt to a new way of working, as the Kings Hill base from which they have operated until now, has been sold for housing development. In addition, the area that KHREMCL is responsible for has increased, along with associated higher utility costs, all of which contribute to the increased costs of providing the KHREMCL services.

Kings Hill Management is committed to managing the costs for the services and will

be monitoring them closely, always looking to ensure that the services provided are value for money, whilst providing a high quality service that KHREMCL residents expect.

The preferred method to pay your KHREMCL fee is by bank transfer, quoting your resident ID (Account Number). As in previous years, you can pay the fee by instalments providing that the fee is paid in full by 31st December, 2022. Please notify us to agree the payment plan you wish to adopt so that the details can be recorded on your account.

One of the changes made since the start of the Kings Hill Management contract on 1st January 2022, is a new accounting system with has added functionality which makes credit card payments easier. Please email accounts@kingshillmanagement.com with your resident ID (Account Number) and we will send a link back so you can pay the KHREMCL fee of £396 and this will link directly to your account.

Meet the Directors

There are 2 Directors for Kings Hill Residential Estate Management Company Limited, appointed by the residents, Deb Petty and John West. During April, May and June the Directors are available to meet with residents to discuss queries and other matters relating to KHREMCL. The dates for these surgeries are:

- Wednesday, 6th April
- Thursday, 12th May
- Thursday, 9th June

The meetings can take place face to face or virtually. If you would like to meet the Directors, please contact them via enquiries@kingshillmanagement.com or contact the Directors using the email details in the Contact details on the back page.

Update on Kings Hill Residential Estate Management Company Project Works

During 2021 the lights in the Ball Park were upgraded to LED so improving light levels, reducing energy consumption and increasing lamp life. All of these benefit the users, improve sustainability and reduce the cost charged to Kings Hill Residential Estate Management Company.

New greenway links have been completed which provide additional connectivity throughout the residential neighbourhoods. Gibson Drive is now connected to Warwick Way, following an original airfield track which links Valley Invicta School and the new homes along Warwick Way.

Limelight Walk which links Hazen Road to Orchard Way, will be extended later this year to coincide with the completion of The Landings development by Anchor Hanover. Finally, there is a



greenway from Tower View to Edington Way adjacent to the office buildings 32 and 34 Tower View. These all provide safe pedestrian and cycle links for the community.

During 2022, the Tiffin Way

play area will be upgraded with new equipment suitable for its location. The original equipment installed in 2011 is heavily used and requires regular repair, is coming to the end of its life. In order to provide a safe and

suitable play experience, the Directors have approved its replacement. The image above shows the design which has been submitted for planning approval before installation.

The Queen's Green Canopy

Kings Hill Residential Estate Management Company has approval from the Directors to dedicate an area to create a new orchard in support of the Queen's Green Canopy initiative. This unique project is encouraging people to "plant a tree for the Jubilee" which are then recorded on a digital map which will be presented to Her Majesty at the end of 2022.

The land selected for the new orchard is close to the new rugby and existing football pitch on Kings Hill Sports Park. A small part of the area is an existing orchard which has been retained to provide habitat for the dormice which live there. Our intention is to provide an area where residents will be able to plant trees in

memory of loved ones. It will be enclosed with fencing, creating a tranquil area for quiet contemplation and enjoyment.

Residents interested in making a donation to purchase a tree dedicated to their loved one, help create the orchard and be part of The Queen's Green Canopy are invited to initially email enquires@kingshillmanagement.com where further details will be available.



Environmental Update



At Kings Hill the landscape maintenance across the site resulted in 308 tonnes of green waste during 2021, which is a reduction from 2020 when 357 tonnes of waste was recycled.

All of the green waste material is taken to the local recycling facility at Blaise Farm, which is just off the A228. At this facility the green waste is turned into compost for local use and Kings Hill Management is pleased that KHREMCL is able to support this facility with a minimal travel distance required.

The equipment used to cut the grass across Kings Hill has also been reviewed to reduce the environmental impact created by bulk grass clippings. The mowers now use recycling decks which mulches the cuttings back into the grass. The height of the grass cut has also been raised to improve the health of the grass and this also causes less stress to the grass in dry periods. This does not reduce the frequency of mowing,

however, the grass may look less manicured.

A number of open space locations in the residential neighbourhoods will be left to flourish during May in support of the "No Mow May" campaign. The areas will include most of the Tower View greens and open spaces on Discovery Drive near Bancroft Lane,

Rougemont and Kings Hill Golf Club. Verges will continue to be mown as these areas contain very few plants that are of benefit to pollinators.

In support of the pollinators, additional swathes of wildflower will be sown on Tower View and Limelight Walk to augment the areas that currently exist. The mix

used will provide a range of species over the spring and summer season and will vary depending on the weather. Seeds will also be donated by Kings Hill Management to each of the primary schools on Kings Hill to assist with the creation of wildflower areas for the children.



Thinking of Renting your Property?

Please remember to provide an email or correspondence address so that Kings Hill Residential Estate Management Company Ltd can contact you. We would also request that before renting your property your tenants are made aware of the restrictions in the Transfer, which have been included for the benefit of all Kings Hill residents.

PCSO – Contact Details

Kent Police PCSO contact is PCSO 61540 Josh Vincent and Kings Hill is part of his area. If you need to report non-urgent matters please call 101 and the call will be actioned by the Kent Police team. It is important that incidents are reported to the local police team as the resources will not be allocated to tackle incidents unless they have evidence that police attendance is required.

To contact PCSO Vincent directly with any other enquiries, please email Joshua.vincent@kent.police.uk

Help us to Reduce Costs

An initiative that we are encouraging residents to support is a move to providing invoices and the budget pack digitally. This will bring environmental benefits such as a reduction in the use of paper and the printing required. This in turn delivers savings in postage, stationery costs and is a more efficient way of working. Currently less than 5% of residents receive their invoices via email. If you would like to switch to digital, please

contact us at - accounts@kingshillmanagement.com stating:

I/We confirm that Kings Hill Management is authorised to send correspondence relating to Kings Hill Residential Estate Management Company Ltd to me at the following email address – xxxxxx.

For every 10 separate email addresses provided by 30th June, 2022, Kings Hill Management will donate a

tree through the charity Just One Tree. The costs for this will be paid by the Directors of Kings Hill Management Limited which is a separate entity to KHREMCL.



Platinum Jubilee Street Parties



If you and your neighbours are thinking of organising a street party in celebration of the Platinum Jubilee – there are details available on the KCC website via the web address below or by scanning the QR code on the right.

The deadline for applications for a road closure is 31st March 2022.



<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-to-close-a-road/arrange-a-street-party-for-the-queens-platinum-jubilee>

KHREMCL Contact details:

Correspondence address:

c/o Kings Hill Management Ltd, 5 Liberty Square, Kings Hill, West Malling, Kent ME19 4AU
01732 792048 | Email: enquiries@kingshillmanagement.com

Estate queries:

Emma Cottee 01732 792356

Susan Davies 01732 792340

Invoice payment queries:

Helen Burgess | hburgess@kingshillmanagement.com

Lisa Box | lbox@kingshillmanagement.com

Contact details for the Resident Directors:

John West | john@westjj.net

Deborah Petty | deb@khremc.com