



# NEWSLETTER

## Kings Hill Residential Estate Management

The 2026 newsletter includes details on the fee for this year plus articles on our new Residential director, understanding the importance of trees, rights and responsibilities, winter road treatment details, tackling anti social behaviour and other information for members of Kings Hill Residential Estate Management Company Ltd.



## Annual Fee Update for 2026

The Directors of Kings Hill Residential Estate Management Company Ltd, including the resident directors, met on 24th February to review and agree the annual budget for 2026 and to set the estate management fee for the coming year.

Following careful consideration of projected costs and ongoing maintenance requirements across the estate, it was agreed that the annual fee for 2026 will increase by £15, rising from £370 to £385 plus VAT. This

represents an increase of 4.05%, bringing the total annual fee to £462 including VAT.

In order to help minimise the increase for residents in 2026, the Board has agreed to allocate a small proportion of reserve funds. This has been made possible as a result of prudent financial management during 2025, with the year's budget being underspent by 1.07%.

The directors remain committed to maintaining the quality and appearance of the estate while ensuring that costs are managed

responsibly and transparently.

The preferred method of payment is bank transfer, quoting your Resident ID (Account Number) as the payment reference to ensure accurate allocation to your account.

The annual fee may be paid in instalments, provided the full amount is received by 31st December 2026. If you wish to pay by instalments, please contact us so that this can be recorded on your account.

## Appointment of Paul Delaney

Following Laura Harvey's move away from Kings Hill, her position as Director became available. Elections were held at the start of this year, and we are pleased to confirm the appointment of **Paul Delaney** to the Board. Thank you to all the residents that voted, and to Dan Holland and Mike Hartman for also standing.

Paul has been a resident of Kings Hill for over 30 years and brings a unique blend of strategic, practical and community-focused experience. He has already hit the ground running, attending budget meetings and relaying feedback from residents who he has spoken to. You may bump into Paul on one of his many walks with Rolo his dog. Paul is also planning to join the landscaping team on their next review with the ecologist to understand more about the work that they do and the strategy implemented around the area. Contact details for both resident directors are at the bottom of this newsletter.

Together, Paul and James make a fantastic team representing the residents of Kings Hill, and we are very lucky to have



residents that are willing to volunteer their time to ensure Kings Hill continues to be well managed into the future. Please join us in congratulating Paul on his impressive 86% majority in the election.

# Understanding Our Trees: Rights, Responsibilities & the Benefits They Bring

Many residents have been in touch recently about trees in Kings Hill — particularly regarding falling leaves or concerns about trees shading their gardens. We completely understand that this can sometimes feel frustrating, especially during the autumn months. However, it's important to understand both the **legal position** and the **many benefits** that our trees provide to the community.

## Your Rights and the Law

UK common law recognises that trees naturally shed leaves, seeds, berries and small twigs. This is considered a **natural process**, and property owners are **not legally responsible** for clearing or preventing it. In other words, if leaves from estate trees fall into private gardens, or into gutters etc it's part of the normal seasonal cycle, and not something that Kings Hill estate can be held liable for.

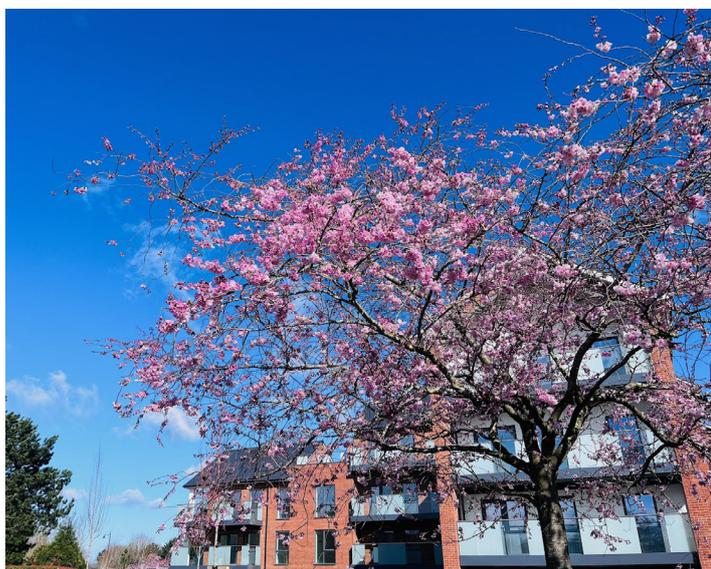
Similarly, there is **no general legal "right to light"** where trees or other vegetation are concerned. While we do understand that shade can sometimes be inconvenient, the law does not require tree owners to prune or remove trees to allow more sunlight into neighbouring gardens or homes.

Residents do have the right to trim **branches that overhang their boundary**, known as the *right of abatement*. However, before completing any works please contact the Estate Team so works can be coordinated with the landscape team as it's worth remembering that any cuttings remain the property of the estate and should be disposed of responsibly.

## When We Take Action

At Kings Hill Management, we take our responsibility for estate trees seriously. We regularly assess their condition and safety. If a tree is found to be causing, or likely to cause, structural damage to a property, for example, through root intrusion or physical contact — we will investigate and take appropriate action. We also ensure that any trees that are dead, dying or dangerous or which have been subject to fatal disease (eg ash die back and bleeding canker of horse chestnut trees) are removed at the appropriate time. We will always endeavour to replace trees that are lost in this way, in order to perpetuate the valuable green infrastructure at Kings Hill.

We do not, however, remove or reduce trees purely because of leaf fall, shading, or aesthetic preferences. These issues are a natural part of living in a green, well-established landscape.



## The Many Benefits of Living Among Trees

While trees can sometimes be seen as a nuisance when leaves start to drop, they bring an incredible range of benefits that make our estate a healthier and more pleasant place to live:



### Cleaner Air:

Trees filter pollutants and produce oxygen, helping everyone breathe a little easier.



### Cooler Homes and Streets:

Their shade helps moderate temperature, reducing the need for artificial cooling in summer.



### Wildlife Habitat:

Trees provide essential homes and food for birds, insects, and small mammals. They also contribute to valuable ecological corridors linking areas of woodland, hedgerows and meadowland, allowing wildlife to safely navigate the habitats within which they live.



### Mental Wellbeing:

Studies show that proximity to trees lowers stress, boosts mood, and encourages outdoor activity.



### Property Value and Beauty:

Mature trees add character, charm, and value to residential areas, making them more desirable places to live.

## Working Together for a Greener Kings Hill

We appreciate everyone's understanding and cooperation as we balance the needs of residents with the long-term health of our environment. Our shared goal is to maintain a safe, attractive, and sustainable estate where trees continue to benefit both people and nature.

If you have concerns that a tree may be causing actual structural damage to your property, please contact the Kings Hill Management office with details so that we can arrange an inspection. Please email: [enquiries@kingshillmanagement.com](mailto:enquiries@kingshillmanagement.com)

## Making a Difference: How Kings Hill Manages Waste Responsibly

Did you know that all the green waste generated by the Kings Hill landscape team is recycled locally?

In 2025 alone, an impressive **320 tonnes of green waste** were collected and transported to the nearby EnVar facility. There, it is recycled and transformed into a high-quality, **peat-free compost soil improver**, which is then reused by a variety of organisations and growers. By ensuring this material is composted rather than sent to landfill, we're helping to reduce waste and support more sustainable growing practices.

We're also committed to keeping Kings Hill clean and enjoyable for everyone, including our four-legged residents. There are **over 80 dog waste bins** located throughout the development, making it easy for owners to dispose of pet waste responsibly.

In 2025, **19.824 tonnes of dog waste** were collected. This type of waste is classified as "offensive waste" and is disposed of safely through incineration at an accredited waste facility, in full compliance with environmental regulations.

Thank you for continuing to use the bins provided and for clearing up after your pets. By working together, we can all help keep Kings Hill clean, safe and environmentally responsible.

## Mobile Mast – Update

Kings Hill Management has been in regular contact with all relevant parties to seek clarity on the anticipated start date for the mobile mast development.

We recognise that the delays are frustrating for everyone. However, we have been advised that stakeholders remain actively engaged and committed to delivering this important piece of communications infrastructure. At this stage, we are hopeful that works will commence later this year.

Although not in our control, we will continue to press all parties to move the project forward as swiftly as possible and to provide clear, timely updates for the benefit of everyone at Kings Hill.

## Winter Road Treatment



As part of the estate management service provided to residents, a gritting programme is implemented during the winter months when adverse weather conditions are forecast. The landscape team are tasked with completing the gritting of the main distributor roads within the residential areas of Kings Hill that are managed by KHREMCL. Road salt is applied to over 4.5 miles of road surface, when required by the weather conditions.

The residential roads which are treated are:

- Alexander Grove - Beacon Avenue - Bovarde Avenue - Crispin Way - Discovery Drive -
- Forest Way - Gibson Drive - Jubilee Way (to 2nd roundabout) - Orchard Way - Park Drive
- Queen Street - Regent Way - Tower View - Warwick Way

We remind all residents that it is their responsibility to react with due caution to the prevailing weather conditions. The gritting programme does not in any way guarantee the safety of the roads or footpaths (if treated). The weather is extremely unpredictable, and the grit application may improve the dangerous conditions but will not eliminate them. Please note that the treatment regime is not a 24-hour operation.

## Tackling Anti-Social Behaviour in Our Community

Everyone deserves to feel safe and comfortable in their home and neighbourhood. Anti-social behaviour (ASB) can have a serious impact on residents' wellbeing and quality of life, and we all play a part in helping to address it.

### What is anti-social behaviour?

Anti-social behaviour is conduct that causes harassment, alarm or distress to others. This can include:

- Persistent loud noise (music, shouting, parties late at night)
- Verbal abuse or threatening behaviour
- Vandalism or damage to property
- Drug use or dealing
- Fly-tipping or deliberate littering
- Intimidation, harassment, or nuisance behaviour

If you are experiencing or witnessing anti-social behaviour, it's important to report it so appropriate action can be taken.

### How to report anti-social behaviour

- For non-emergency situations, call 101 to report anti-social behaviour to the police.
- Or report online - <https://www.kent.police.uk/ro/report>
- You can also report concerns to us directly so we can investigate and take action where appropriate.



### When to call 999

Always call 999 in an emergency — for example, if a crime is in progress, someone is in immediate danger, violence is occurring, or there is a serious threat to safety.

If you are unsure, it's better to report it and seek advice. All reports are taken seriously and handled sensitively.

Together, we can help keep our community safe, respectful and welcoming for everyone.

A strong example of effective partnership working in response to anti-social behaviour was Halloween 2025. Tonbridge & Malling Borough Council, Kent Police and Kings Hill Management worked collaboratively to increase police presence across Kings Hill, actively deterring groups from travelling to the area or gathering in large numbers to cause disruption for residents and retailers.

The significant police deployment, alongside additional security in the commercial areas, helped ensure that Halloween could be enjoyed safely. We will continue working with our partners and aim to maintain a similar level of presence and coordination for 2026.

# Slices of Peace



Protective fencing has been installed around the Yinka Ilori sculpture in Orchard Park while repairs are carried out to the mesh panels that form the internal structure of the artwork.

Following the failure of several panels, it was identified that the original fabrication was not suitable. The internal mesh has therefore been removed, and an enhanced perforated

mesh is currently being prepared. Installation of the new mesh is scheduled to take place after Easter 2026.

We would like to reassure residents that the cost of these works falls within the original contract. There will be no additional cost to Kings Hill Residential Estate Management Company Ltd in relation to these repairs.

## Resident Directors

Paul and James are the elected Directors for Kings Hill Residential Estate Management and can be contacted with questions about the company at the following email addresses:



Paul Delaney:  
paul@khremc.co.uk



James Mackay:  
james@khremc.co.uk

### Contact Details:

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

### Estate Queries:

Emma Cottee: 01732 792356 or Susan Davies: 01732 792340

### Resident Directors:

Paul Delaney: paul@khremc.co.uk or James Mackay: james@khremc.co.uk