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| Bexley Park Home-owners Association |

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| 16th June 2025 | 7:30 – 9:30pm | Bexley Park Sports & Social Club |

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| Meeting called by | Bexley Park Residents Committee |
| Type of meeting | Annual General Meeting |
| Facilitator | None |
| Note taker | Gloria Akpojabo - Secretary |
| Attendees | Committee Members – Gary Glover (GG), Gloria Akpojabo (GA), Stephen Pettman, Andrey Nikulin, Linda Hyder, Cathy Woodhouse, Simon Harman, Sola Segun, Ian Chell and 12 residents |
| Apologies | Committee members – Stevie |

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| Discussion Topics |

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|  | Refer to 16th June Meeting Agenda topics |
| Welcome Speech & Apologies  Matters arising from previous meeting  Chairperson report | GG thanked residents for coming. Those who sent in their apologies were acknowledged.  Matters arising:   * Gary spoke to Mark about securing the black bins more firmly to avoid bin noises during windy weather. * We no longer have Kyle Stealy as our local councillor, therefore we have no update on if homeowners still need permission from DBC for home conversions. * Oakfield lane has finally undergone the improvements needed with pressure from the association and supported by Cllrs Kyle and Av. * Completed - An additional 6 dog bins were placed around the development. * We haven’t had as many issues with anti-social behaviour since the police were quick to show their presence during disturbances last year. * FP have been requested to put committed works on hold, and they now request our approval before any works above £500 are undertaken. * Major play park refurbishment is put on hold until after the transfer, however FP perform a regular health & safety inspection ad make essential repairs. * 20mph signs are up. * Tree outside 8 Abbey drive was dealt with as part of the tree survey. * The Committee worked with DBC to utilise the green fund which was spent on plants and trees.   Great work being done by J&T. Regular communication between GG and the team with regular updates on the work being carried out. GA requested residents to stop and show appreciation to the team when they are out and about on the development.  The transfer from FP is a lengthy process due in part to the legal backlog and because what we are attempting i.e., the block management transfer of over 300 properties) has never been done before.  Richard from HAUS couldn’t attend due to a family commitment. GG said the latest update is that by the end of June we should get a final hearing date for some time in August.  We will continue to update residents via ND each time we get an update from the HAUS solicitors,  Questions from the residents.  Q: Will freeholders have a change of lease after the transfer?  A: No, the lease will remain with FP, it is only the management of the development that is being transferred.  Q: Will residents still need to pay FP or HAUS for management packs when selling their homes?  A: This should be provided as a service by HAUS, but we will get confirmation.    Q: When will the service charge for the first half of this year be received?  A: Gary will chase FP. |
| Membership/Treasure report | Membership numbers – homeowners and landlords:  We currently have approximately 325 members.  Residents reminded to spread the word and encourage their neighbours, especially new ones, to join the association.  Account Report   |  |  |  |  | | --- | --- | --- | --- | | **Date** | **In** | **Out** | **Comment** | | Dec-23 |  | 42.00 | BPRA Website certificate renewal | | Dec-23 |  | 1291.50 | Use of green fund, payment to J&T for plants and tress | | Dec-23 |  | 255.14 | Use of green fund, additional plants | | July-24 |  | 89.95 | Water bags for newly planted trees | | Sep-24 |  | 42.00 | BPRA Website certificate renewal | | Dec-24 |  | 40.00 | Thank you Xmas box of chocolates for J&T | | Mar-25 |  | 34 | Cost to renew registration with Companies House | | **Totals** | **0.00** | **1794.5** |  | |  |  |  |  | |  |  | **322.82** | Current account balance |   As we are a non-revenue generating association, we have just enough in the account to deal with the required costs.  Some members suggested we ask residents to chip in a nominal amount, but this may be difficult to administer. If we start to run out of money, the Committee will look to apply for grants or funds from the council. |
| Election of Committee members | Committee was hoping transfer would have taken place by now, but we need to abide by the constitution which requires a call for re-election of committee members. We have the option to retain the current members and as soon as the transfer takes place, elect board members with equal representation from each side of the development. This change requires the agreement of attendees and the committee members.  All committee members and co-opted members agreed to stay on until transfer the transfer is completed.  All attendees unanimously agreed for the committee to remain until the transfer is completed. |
| AOB | 1. Can we confirm who owns the path that runs from the sports club along the back of the houses at Calvert Drive? GG believes this is owned by Bexley Park. 2. Can a gate be erected at the back of the children’s playground that backs onto the sports field? Currently, ownership of the fence is unclear but making this change will need planning permission and previous discussions with the sports club owner have not resulted in an agreement to do this. Once we make the transfer, we can this as an opportunity to get clarity of ownership and boundaries across the development. 3. Can we still look to having double yellow lines on the corner at Sandringham drive as the humps and 20mph speed limits haven’t made much difference? This was discussed with Cllr Kyle last year and the advice was not to set up any parking restrictions as this may have unintended consequences for the whole development. Also, now that Reform have taken over control of KCC, all spending is under scrutiny. 4. The 2 new young trees by the half-moon need watering and guard rails to protect them. Ian C (Rydon Homes) also offered a free sapling, to be planted anywhere suitable. |
| Date of next meeting(s) | Date for the next general meeting to be communicated once we have positive news on the transfer. |

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| Action Items | Owner |
| 1. Contact FP re service charge for H1 2025 | Gary |
| 1. Arrange for FP to provide guard rails the newly planted trees. | Gary |