



Langley Park

Residents' Association

NEWSLETTER
Nov 2019



Father Christmas Is Coming To Langley Park 6:30pm Friday 13th Dec

Procession will end up approx 7:15pm bottom of Limewood Close
for carol singing, mulled wine and mince pies.
Treats & Drinks for your little Elves.

**Christmas Event
Sponsored by
Briden Group
(Debbie Bond)**

SUBSCRIPTIONS
£20 subscriptions are due in
January. We will e-mail all residents
details of how to join
LPRA shortly. Membership is
voluntary and comes with various
benefits re our events. We hope you
will choose to join us in supporting LP.

LPRA AGM

Will be held on 7:30pm
Tuesday 14th January 2019
at the Unicorn School.

Notifications will follow



**Thank
You**

COLLECTION

As in previous years we will
be making a collection for the
security guards and gardeners

Please put your donations in an
envelope marked with your address
and deliver to 6 Walled Garden Close
before Friday 20th December

Newsletter Update regarding Change of Estate Management November 2019

You will recall that residents overwhelmingly voted to attempt to take control of the management of the Langley Park Estate during 2017. This followed our near neighbours, Langley Waterside, successfully creating their own Management Company, and subsequently taking control from First Port (FP).

Following the vote, over 80% of residents signed a pro-forma to agree to actively attempt to take control of the estate management into a new limited company managed by residents of the Estate. Emboldened by this response, your Committee set up a suitable limited company and instructed solicitors to act on behalf of the residents of the Estate with a view to transferring estate management responsibility to the NewCo as soon as was practicable.

The well-trodden route for achieving this is to take an assignment of the Management Lease from FP to the new management company. This was the route followed next door at Langley Waterside. However, it was at this point that we struck a snag. It quickly became apparent that, in the case of Langley Park, the original developer of the Estate, Laing Homes (Southeast) Limited, had never entered into the Management Lease upon the sale of the last property.

Our solicitors attempted to contact the freeholder, now Taylor Wimpey (South East) Limited (TW), to begin this process, but TW were unresponsive to our approaches. After almost a year, we were forced to consider legal action against TW to attempt to force them to enter into the Management Lease as the only option. This could prove ultimately costly and extremely lengthy, and was not something that we approached with any enthusiasm.

However, in a final attempt to unlock the situation, I wrote to the Chief Executive of TW directly, as he is known to me through my business activities. As a result of that contact, TW have at last instructed their internal solicitors; and I am very pleased to report that a draft Management Lease has now been submitted to FP's legal department for their consideration. There remains some way to go, not least in agreeing plans of the managed areas and such like, but this is a major positive step forwards, and gives us realistic hope that the Change of Manager process is now back on track.

We will continue to work diligently and efficiently towards a successful outcome, and a further more detailed update will be issued at the AGM in January.

Martin Bellinger

Site Facilities

Implementing the first phase of the health & safety tree survey with felling and pruning of the most dangerous and dead trees, amongst the hundreds of trees that we have on our estate.

In addition there has been **Moth treatment** to various trees that were found to be infested.

Painting of **entrance gates** and surrounding fencing.

Finalising operation of the remaining **digital cameras** that were not working due to underground cabling.

As many of you know Karmelle has moved on and that we have a new First Port estate manager, namely **Fadi Tair**.

We also welcome our **new gardener** to make up the team of three, who is **Ian Wilson**.

Bill Moore.

Please don't park on the pavement, people with prams and wheelchairs are being forced in to the road.

