

Winter Newsletter



This years round up

As we approach the end of yet another year we thought it would be nice to reflect on all the good things that have happened on our estate over the past year. In the last few months we have seen 3 prime ministers and a new king, thankfully nothing so drastic on Kings Park!

On the 24th of February this year the government removed all Covid restrictions and we were once again free to do all those things we missed so much. Our hall re-opened and began hosting the normal events and the office was open to the residents again.

In the Spring construction started on the new front gates, and the new switch gear for the electrical intake room was ordered.

June saw the Queen's Platinum Jubilee celebrations in our hall and the planting of the commemorative tree.

All in all a very productive year for our estate!

New emergency number

After many years of Matthew taking out of hours calls, it is now impacting his private life and therefore we feel time to make a change. We are hugely grateful for his diligence, but as time has gone by it's become normal for residents to call with non emergency related issues. To that end he will no longer respond to these calls, texts or emails which we are sure you will all agree is only fair.

With this in mind we are introducing a new emergency number which will displayed outside the office. The new number is **only** for extreme emergencies. Most out of hour issues can wait until the next day, so please only call if it is a genuine emergency.



Highlights from this years AGM.
See what changes have been made.
Page 4

New entrance gates.
All you need to know.
Page 2

Electrical upgrade.
Phase 1 now completed.
Details on
Page 3

Crime advice.
Read all about how to keep yourself safe.
Page 2

Emergency call out.
How the changes will affect you.
Page 1

Holiday Let Owners.
What you need to do.
Page 3

New Website.
Read all about it. Page 4

New entrance gates

We are please to say the new entrance gates are now complete. Information has now been sent to all residents that contained everything you needed to know about entering and exiting the estate. It also included a unique four digit code which will need to be used for the pedestrian gate.

The new gates will make us a gated community adding another level of security to our estate whilst increasing value to properties. Local estate agents have suggested the installation of these gates will increase values by up to ten thousand pounds!



Safety reminder for motorists

When exiting the estate you must stop at the stop sign in front of the speed bumps and wait for the gates to open. On leaving you must stay left until you have completely passed the gates. On entering you must stay left both outside the gates and all the way through.

Crime advice

Crimestoppers 0800 555111

Christmas is once again fast approaching, and it is at this time that scams in their various guises rear their ugly heads! So this is a gentle reminder to be on your guard.

Cyber crime

Action Fraud 0300 123 2040

These come in many more forms than can be covered here, but one well known way they 'get you' is via email phishing. So never open a link from emails even if looks to be from a website you frequently visit. Always access websites from your internet browser.

Telephone calls

Never reveal your personal or banking details over the phone, be particularly wary of anyone asking you to give your bank card to a courier, or asking you to withdraw cash, also to pass to courier.

Parcels

If you receive an unexpected parcel, retain it and contact the company from where it came. Never return it to anyone who appears at your door claiming it has been wrongly delivered to you.

Doorstep

Be wary of anyone calling at your home offering to do work on your property. If you genuinely need work done, find a reputable person yourself, or someone recommended via friends or family. Also never sell antiques or jewellery to a caller at your door.

This advice is intended to help you avoid being scammed. Fortunately we live on a private estate, well known for safety. That doesn't mean we are immune, but with CCTV and a management company on site, we are better placed than most to enjoy a pleasant peaceful life free from crime.

Our residents hall...fancy getting involved?

If you would like to be involved in putting on events or have ideas about how we can make use of this great and unique facility, we are looking for you! With so many new owners and residents it would be a great time to launch some new projects and events.

Currently coffee mornings and bingo are popular during the day, but the hall has also hosted 'get fit, slimming classes, yoga, quiz and film nights along with a host of other activities. So please get in touch if you would like to have a chat about any ideas or even putting on an event of your own. Call Matt on 01323 769978 or email KPM@kingspark-eastbourne.com

Electrical infrastructure update

We are pleased to report that the switchgear for the intake room has now been installed. This is Phase 1 of the project and is the equipment that controls the electrical supply to every bungalow. It replaces the old switchgear and prepares us for phase 2 where cable and distribution cabinets will be installed. This next phase will only begin after the funds are collected. This is in line with the Member vote at the 2019 AGM which agreed the upgrade would be done over a number of years.

An invitation

If you would like to have a look at the new installation we would be happy to arrange this, just give the office a call and the Directors or Matthew can arrange a suitable time.



Landlords AirB&B Holiday Lets - important changes.

At the 2021 AGM a resolution was passed making it mandatory for bungalow owners that rent their property for holiday purposes to provide a signed declaration from their clients stating agreement to Kings Park rules and regulations. It includes their vehicle registration number so that the estate can be properly monitored for parking. This year the Members voted to impose a £50 fine for vehicles not displaying a permit, to avoid the fine guest registration must be completed before occupancy. Registration forms are available from the office and you will shortly be able to input this information via the new website.

Government Energy Bill Support Scheme EBSS

Since the Government's first announcement of the EBSS we have featured updates in the newsletters, and more recently sent all residents an information sheet setting out the details we current have. We appreciate the government are still advertising that everyone will have access to this support, but unfortunately have still not updated their website with further information. We continue to monitor the situation but because Kings Park Management Company is not an energy supplier, EBSS is not available through us. It is still possible that Kings Park residents may not qualify as electricity remains shielded from any rises until 2024 at 12p night rate and 13p day rate. However, that decision will be made by the government. It has been suggested that residents should contact their local councillor to gather more information. Should we have any updates on the situation we will or course circulate the information.

AGM Highlights

This years AGM was again well attended and a number of resolutions and changes to the Rules & Regulations were put forward to the Members. These resolutions were all in response to concerns or complaints raised by the Members. We are pleased to report that every resolution received unanimous support and as a result now become mandatory requirements. The current Rules & Regulations document will now be updated and circulated to all owners. We are also very pleased to welcome Julian Godin as a new Director.

- 1. **Dog Leads** - Leads are now restricted to a maximum length of 3 metres and will be added to the rule that restricts dogs from being allowed off lead anywhere on the estate.
- 2. **Parking Permits** - These now need to be put in the front windscreen of the car.
- 3. **Vehicles not displaying a valid Parking Permit** - These are now subject to a £50 fine

What happens to my visitors and family who don't have a permit?

We are not looking for cars that have a legitimate reason for being on the estate, but if your guest is staying overnight or for a longer period it must be registered to do so. You can do this by calling the office on 01323 769978 or via email at parking@kingspark-eastbourne.com or post a letter through the office letter box stating: bungalow number, make and reg, date of stay and reason.

There are a number of cars regularly parked near me overnight not displaying a permit, what can I do?

Please report the reg number and make to the office. If the vehicle is a resident's 3rd or it is not authorised to park on the estate it will be fined or reported as abandoned.

New website and Social Media

Don't forget to join our Facebook group, it is there to keep our community connected. It also helps keep the estate a safe and crime free place to live. It is a private group for residents only, so you must answer the questions when prompted.

<https://www.facebook.com/groups/kingparkeastbourne/>

The new website will be live soon and contain up to date information about the estate along with a diary showing forthcoming events. You will also be able to register your vehicle for parking.

2023 Maintenance Charges RPI

The company raises maintenance charges in line with the October RPI rate as set out in the TP1. This year the rate was 14.2% which we feel would add extra pressure given the cost of living crisis. So for the first year ever we have decided to reduce this by 4.2% capping the rate at 10% for 2023. This means an increase of £86.40 per year.

Festive season office opening hours

December 24, 25, 26, 27 Closed

December 28, 29, 30 Open 10am to 1pm

January 2nd Open 10am to 1pm

Don't get caught without

Don't forget to make sure you have enough electric for the festive season. There is nothing worse than running out late at night!

The staff and Directors would like to wish you all a very Merry Christmas and a Happy New Year



Matt



Kevin



Julian



Paul



Shirlee