

Repton Park Residents Association Committee (RPRAC) Official Newsletter Autumn/Winter 2013

It has been a long time coming, but this is the official communication from the newly formed Residents Committee. We are aware of the confusion caused by publications that seem to be the voice of the RPRAC and many residents have pointed out that they have not heard from the newly formed Committee. We assure you that since the election of the new Committee, all members have been working tirelessly.

The reason that it has taken us so long to put something tangible down on paper is quite simply because of the situation we inherited from the previous Committee. It has taken many months and over ten formal meetings and many more sub-Committee meetings to advance the situation we inherited. All members of the RPRAC have worked unstintingly and on their own time to offer their expertise to the Committee for the benefit of all residents.

The new Committee has finally overcome the hurdles of previously incomplete records, incomplete accounts and dubious RPRA Constitution policies. We have addressed conflicts of interest, had to amend the Constitution of the Committee and have now built a solid foundation on which we can build and help the development blossom. We will upon completion publish the draft proposed amended Constitution on the website and invite comments from all residents.

The Committee's aspiration is to maintain Repton Park as the most prestigious gated community in England.

We include a summary of issues we have worked on to date:

Roads

No major repairs or replacement of the roads will take place before a comprehensive independent inspection and survey has been completed by a qualified Highways Engineer. This is about to be commissioned by Consort following RPRAC guidance and monitoring. Once completed, a formal report will be presented to the entire association of residents.

We need to consider the condition of the roads that we inherited, what the managing agents have done, if anything, to maintain them over the years, and their liability for the ongoing maintenance.

We will work closely with the managing agents to produce a detailed schedule of works for urgent repairs, and for future repairs or replacement of surfacing over the coming years.

It has been made clear from professional advice received to date that a rolling programme of planned maintenance or resurfacing is needed, not a wholesale replacement.

We will screen potential contractors required for undertaking the works and make sure that they represent best value for money for the residents of Repton Park.

Finances

We inherited a totally incomplete set of financial records despite the previous directors having a legal obligation to keep meticulous records over the years. We had been informed that previous Committee's bank statements were lost and therefore we have had to order back statements. We still have work to do in analysis of the bank accounts over the previous years.

Service charge reserves, the 'sinking fund': Every residential development has a 'sinking fund', for unforeseen costs that arise exceptionally, like the roads in Repton Park. What is clear is that the managing agents have not built up any significant reserves into the sinking fund reserves for the development. This has been disappointing and we now have to put a strategy into place to bolster up the reserves. We will present a detailed plan for this in the near future.

Security

A full review of security is taking place. Improvements have been identified and a plan is being put into place to enhance security at Repton Park. Keeping residents and their families safe is of paramount importance to us. We will maintain the Metropolitan Police's zero tolerance approach to crime on our grounds.

We have met with and built a relationship with our Safer Neighbourhood Police Team. As a result, we are promised regular Police patrols, covering the grounds and underground car parks especially around weekends.

We have also worked closely with the managing agents and the concierge service to increase patrols to identify and report to Police anyone found to be breaking the law on the grounds of Repton Park. We will continue to scrutinize closely the service provided to us.

Increasing and improving the security fencing and the CCTV coverage are steps that are being explored.

We have worked closely with Consort, our current managing agents, to understand the service they provide and have supplied them with several suggestions which can already be seen implemented across the development. Night patrols have increased and furthermore we would like high-visibility uniforms for staff especially on patrol, making them easily identifiable in the development. We would like to see the most efficient utilisation of manpower by working with the managing agents and their staff on the development.

Residents are urged to dial 999 if they see a crime in progress and to dial 101 if they see something suspicious or someone acting suspiciously. Residents should then also call the gatehouse so that they may anticipate the police response.

The gate at the tongue has been reopened and we will facilitate the opening of other gates into the forest and Claybury Park to improve access for residents to the

beautiful grounds around the development. The key for the locks, for access is available at the gatehouse and can be used.

Development service agents

As mentioned above, CONSORT is the current managing agent. They manage the beautiful surroundings we live in. It is our role to monitor, review and feedback on the performance of contractors they work with and commission. We would obviously aim for best value for money making sure that the service provided is justified and provided by suitably qualified professionals.

We are in no doubt that the RPRAC need to be involved with and help the managing agents when they commission services needed for Repton Park in the future.

Website

We are proud to launch our new website: www.reptonpark.net

We have high hopes for our ever improving site and we have posted information like our *Vision & Values* statement along with our *Governance Policy*. We envisage that the website will grow and eventually in the future communication will take place via the website.

We will also seek high quality sponsors for the website in the future and explore this as a funding route for the Committee and the mandatory activities that it must carry out.

Again the work done by Committee members on the website has been free of any charge and at their own time and expense.

The Committee

The full Committee meet every first Tuesday of the month. We give our time voluntarily and without any payment or honoraria. Whilst we planned to meet once a month, the situation we inherited called for many meetings and a very significant amount of time has been given by all the Committee members.

To contact us, for now, we have a dedicated mailbox: (In future we will be available via e mail).

**Repton Park Residents Association Committee Mailbox,
Gatehouse
Repton Park
IG8 8RZ.**

The Committee secretary has been given the responsibility of collecting the mail and presenting it to the Committee. So please feel free to write to us and deliver by hand or by post to the gatehouse.

Any **commercial agents** wishing to contact the RPRAC should in the first instance write formally to the Secretary of the RPRAC at the address given above.

May we end by extending our very best wishes to you all over the festive season and hope you have a great new year!

Please fill out this sheet and hand it to the gatehouse so that RPRAC can maintain accurate records

It is imperative that we hold householder's/owners contact details should we need to contact you urgently to seek your view or inform you of any urgent business.

We guarantee that under NO circumstances will contact details be shared with anyone else but the RPRAC

Private & Confidential

**To:
The Secretary
RPRAC Mailbox
Gatehouse
Repton Park
IG8 8RZ**

Please complete these details accurately and in capitals

Name of property owner:
(Freeholder/Leaseholder name)

Address of property:

Landline telephone number:

Mobile telephone number:

E mail:

*Any initial feedback you may have for the Committee:
(Please write comments below)*