



Spring Newsletter 2024

Letter from Chairman

Dear Residents

Since you received the Autumn WKRA Newsletter, we have held the 54th Annual General Meeting (AGM) of the Association at the Conservative Hall in East Preston. For the first time in a few years, we were able to hold both the Kingston Park Estate AGM and our own on the same evening. The result was a much improved turnout of residents which is necessary if both Companies are to continue to be relevant to the needs of residents and address any of your concerns. In fact, it was great to see so many faces, some new ones as well!

For those of you who did not attend the AGM, the first part covered the statutory obligations of the Company and included the formal ratification of Chris Cooke and Tim Kimber as Directors, following their co-option to the Board earlier in the year. The second part is more informal and includes the Chairman's report to residents. An overview of the Year End Accounts and financial position of the Company together with matters affecting the Estate are also covered. Minutes of both the AGM and the informal meeting have been circulated to all residents in January 2024.

Two of the key points raised during the AGM are perhaps worth mentioning:

Broadband – Full Fibre

Chris Cooke's excellent presentation gave some background information on Full Fibre Broadband stating that West Kingston seemed to be low down on the BT priority installation programme so the use of a 3rd party approved contractor was an alternative option. Briant Communications of Worthing were

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interested, having successfully completed work on the Angmering on Sea estate but they needed an indication of the level of interest from residents before they would start. The majority at the meeting expressed an interest and this was followed up by an email questionnaire to all households which again gave positive feedback to proceed.

Safety Concerns

Overhanging trees and bushes near the Finger Post on Golden Avenue. Although the trees and bushes are outside of our estate, they affect all residents driving up and out at the top of Golden Avenue. For some time now, we have been unsuccessful in trying to get the property owner to take action to cut back the trees. Hopefully by the time you read this, the work will have been completed following further talks with him.

Many of the issues that we encounter on West Kingston are common to the other sea estates and I now meet with the Chairmen of the four other sea estates from Kingston Gorse to the Sea Estate in Rustington to see if we can learn from each other's experiences.

Finally, at the November 2023 Board Meeting I was asked to continue as Chairman of the WKRA Board. I have informed the Board of Directors that this will be my 10th year as Chairman and I will be relinquishing this position after our October 2024 AGM.

John Hickson
Chairman

Security

Another good year without travellers! We are in regular communication with East Preston Council and Kingston Parish Council regarding the movements of any travellers in the area. Concept Security were employed to cover security for last year at the gate. This has now ceased until May 2024 and talks are now taking place for the coming Summer.

As a reminder, please put your up to date sticker in a visible position in your car window.

Greensward

The Board has received many compliments about Green Serve and we have passed these onto them. They completed the strimming of the greensward, around the benches, shrubs, and trees before they ceased cutting for the year. For those properties on Coastal Road who have 70ft frontages, we wrote to you all in January 2024 to confirm if you wish for your frontage to be cut by Green Serve. If you have entered into this agreement, it will not be able to be changed due to the contract being confirmed for the year with Green Serve.

Gas Main Replacement Programme

Southern Gas Networks (SGN) are replacing the old cast iron gas mains throughout the estate with a new yellow plastic main. Some of the older properties on the estate will also need to replace the old pipework from the branch on the main to the house gas meter.

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The work is being undertaken by Dunkerton Utilities on behalf of SGN and they commenced at the eastern end of Coastal Road in late February. It will take approx. 8-10 weeks to complete the full length of the road based on progress of approx. 100m/week.

The plan is to then complete Golden Acre before moving up Golden Avenue, starting at the roundabout near the sea. On completion of Golden Avenue, which is likely to take until early Summer, they will return to complete Golden Avenue Close before moving on to the Angmering on Sea estate.

The majority of our gas mains are fortunately located under the estate owned grass verges so hopefully damage to our roads should be minimal. To access the gas branch connection from the main to each property, it will be necessary to excavate 1.5m square hole in the verge or in some cases, in your entrance driveway, should it be located under it. The Contractor will liaise with each resident prior to work commencing and have responsibility for reinstatement on completion of the work.

Fees for 2024

The newsletter is accompanied by your Annual Estate Fee Invoice. There is an increase for the year 2024/25 of 5%. There is still a discount for early payment of 5%.

All residents are asked to please pay their Estate Fees on time – the monies raised fund the ongoing maintenance and management of our Estate. On receipt of payment you will receive your new WKRA sticker (which is blue this year) to allow access to the Estate.

Parking on the roads

May we please again, remind all residents that parking all night on the roads is **not permitted**. All cars must be in the property driveway. We have had some near misses with cars parked outside their houses at night.

May we also please remind residents not to park on the verges. The services ie gas and electrical pipes and cables, are under the verges and parking on them can cause problems.

If you wish to have another copy of the rules of the Estate, please let Tracey Down know and she will send you one.

To conclude, the Board are doing everything possible to maintain our peaceful Estate and its seaside location for the benefit of all our residents.

AGM 2024

This year's AGM will be held on Friday 11th October 2024 at 7:30 p.m. at the East Preston Conservative Hall. Kingston Park Estate Ltd confirm if they will be holding their AGM prior to ours on the same day, venue at 6:45 p.m. We look forward to seeing you there.

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