



West Kingston Residents Association Ltd Spring Newsletter 2025

Letter from the Chair

Dear Residents

Since you received the Autumn WKRA Newsletter, we have held the 55th Annual General Meeting (AGM) of the Association at the hall of our Lady Star of the Sea Church in East Preston. Once again, we were able to hold both the Kingston Park Estate AGM and our own on the same evening. There was an excellent 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. The second part was more informal and included 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 were also covered. Minutes of both the AGM and the informal meeting have been circulated to all residents in January 2025.

Main points coming out of the meeting:

After 16 years of dedicated service to the board, Judy Smithers stepped down and was thanked for all her efforts in that time.

Chris Cooks also stood down, and the board thanked him for his hard work on the project to see ultrafast broadband installed.

John Hickson had served for 10 years as chairman of our board and has decided to step down from that role but remains a director. He was roundly thanked for his service to WKRA.

Since the AGM, West Kingston resident David Fuller owner of Fuller Architects and Surveyors, has been appointed to the Board and we welcome his knowledge and expertise in his professional sphere.

The board is currently rotating the position of Chair amongst the directors, and we still seek another director to help us in our voluntary work.

Broadband – most, if not all residents should be aware that NIOCOMM have finished the installation of the ultrafast fibre network for Virgin, and this is now live.

Development work on the estate

Over recent years there has been a lot of development of existing properties as well as new builds. This looks set to continue. WKRA applies a development licence fee to such properties, to cover wear and tear to the roads and inconvenience to other residents. With the increasing complexity of these developments, necessitating lengthier periods of work, and mindful of the fact that there has been no increase in fees since 2015, the board is working to produce a new methodology for the calculation of fees.

Gate Guard

The gate guard duties will commence on the **5th May - Bank holiday Monday 10.00 am – 4.00 pm.**

Every weekend following that day – Saturday and Sunday 10.00 am – 4.00 pm.

From 25th July – 25th August 2025 hours change to 09:00 -5.00 pm Saturday and Sunday.

(Gate Guard duty last shift will be Monday 25th August (This is the last bank holiday Monday in August and the gate guard will work on that Bank holiday Monday).

Please remember to display this year's car sticker in your vehicles. This year the sticker is green.

Greensward

Greenserve our greensward maintenance company will start cutting the greensward from the 1st April 2025.

Fees for 2025

You will now have received this year's annual estate fee invoices. Despite inflationary pressures, we have managed to keep estate fee increases to 4% this year. There is still a **discount** for early payment of 5% if your invoice is paid no later than 30th April 2025. 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 your payment, you will receive your new WKRA sticker (which is green this year). **This year's car stickers will not have an expiration date on them, please ensure they are placed on the windscreen of your vehicle to aid the gate guard each year.**

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, in particular, the broadband cables are very near the surface, and parking on them can cause problems. We understand that if a residents' car parked on a verge damages a fibre cable, Virgin will pursue the resident for redress.

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 2025

This year's AGM has been provisionally booked for Friday 10th October 2024 at 7:30 p.m. WKRA are liaising with East Preston and Kingston Village Hall for the venue this year. As soon as the booking has been confirmed, we will contact Kingston Park Estate to enquire if they wish to hold their AGM prior to ours on the same day, venue at 6:45 p.m. We look forward to seeing you there.

Let's get you moving this spring... **WE HAVE BUYERS WAITING!**



BRENNAN & CHATTERTON
ESTATES



A review from a client who has just moved onto West Kingston...

We fancied a move, a fresh start but like many couldn't find a property we were keen to purchase as our new home. I booked Brennan & Chatterton two times for an appraisal but cancelled as we genuinely couldn't find anything we considered would make a great new home for us, sound familiar..? We decided an appraisal would be a good thing so at least our property details would have been taken, photographed and ready to be marketed, just in case, that ideal property came to market...

Nathan arrived for the appraisal, didn't rush, listened to us and after a decent amount of time, indicated that he knew of a property coming to market that would be right up our street... We liked the sound of the property so we agreed to get our property photographed, ready for marketing.

We received the details regarding the property and straight away, it was exactly what we were looking for... Before we viewed the property, Nathan had arranged a few viewings of our home, even before the photographs had been taken and due to knowing exactly what one of his clients was looking for had agreed a sale on our home, subject to contract...

We viewed the property Nathan had suggested and made an offer...

Our sales process was thwart with the usual ups and downs, which dragged on a little but at no point were we not updated, weekly contact with all parties was extremely impressive and a special mention for Kiera Dalton, whose communication and management skills are exemplary...

Before contacting Brennan & Chatterton, I spent weeks looking at Rightmove, searching for a property for us but also watching comparable properties, primarily to ascertain which agents were selling homes like ours. It was pretty clear to us that Brennan & Chatterton were the ones turning the boards STC on a more regular basis.

Selling your home and buying your next one is one of the most important decisions you will probably make... From our experience, we can whole heartedly recommend the team at Brennan & Chatterton to deliver, efficiently, professionally, swiftly, whilst staying personable all the way through the process...
Easily Five Stars...

Call for a **FREE** valuation

01903 788882



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