



# Repton Park Residents Association

Newsletter Summer 2024

email - [reptonparkra@gmail.com](mailto:reptonparkra@gmail.com)

## Welcome from our chairman – Alan Kelly



In our first newsletter of 2024, I mentioned that the focus of the RPRC committee this year is to try to ensure that all owners receive value for money for the service charges they pay. We have seen significant increases in service charges over the last few years and some longstanding residents believe that the development is not being managed and maintained as well as previously. The RPRC committee believes that the lack of competition for the role of Managing Agent is the primary reason for the current situation. FirstPort, the current Managing Agent, has had unchallenged rights to manage the development since the first properties were sold on the development nearly 25 years ago. The RPRC committee believes that to ensure value for money there needs to be a competitive tender for the role of Managing Agent. The permissible process for such a tender is set out in the Title Deeds of all the freehold and leasehold properties on Repton Park.

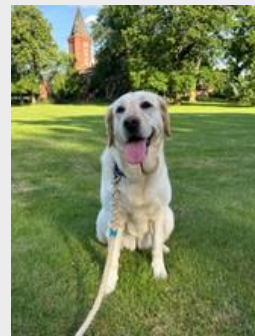
The RPRC has sought legal advice and has been advised that it can commence such an arrangement. We need to be clear from the outset that the RPRC committee is not intent on replacing FirstPort. We just want them, or an alternative Managing Agent, to provide us with a high level of service for the considerable sums of money that we pay in service charges (circa £2M in 2023/4). If more than 50% of owners vote to replace FirstPort, the new managing agent will install its own management team but the existing staff members will transfer to the new agent, as provided for by Law. Let me briefly outline the process we have been advised to follow. Shortly after the delivery of this newsletter, members of the RPRC Committee will call on every property on Repton Park to explain the rationale and assess the level of support from owners to the competitive tender process. We realise that not all properties are owner occupied. However, owner occupiers will have experience of living on the development and their opinions will be very important. The RPRC committee will only proceed with the competitive tender process if the majority owner occupiers support the process. If this level of support is achieved the next steps in the process would be as follows:

The RPRC committee will identify 2 or 3 other companies that provide Managing Agent services which are likely to have the capability to manage a large, complex development like Repton Park with Grade 2 listed buildings and a mixture of freehold and leasehold properties. Those companies that are interested in being considered will be asked to visit the development to understand the scope of the role. The RPRC committee will ask each company to provide a detailed quotation for the role of Managing Agent and a proposal of how they would provide value for money and still achieve exceptional standards. FirstPort will also be invited to make such a proposal. The RPRC committee will ask participating Managing Agents to make a presentation to explain how they would maintain and improve the development. This would take place at an open session to which all owners would be invited to attend. The RPRC committee will consider the proposals along with feedback from owners and select the best alternative Managing Agent to be considered for the role of Managing Agent along with FirstPort. Arrangements will then be made to provide an opportunity for ALL service charge payers to vote for either FirstPort or the alternative Managing Agent. For a change in Managing Agent to occur more than 50% of all service charge payers, based on one vote per property, will be required to vote for the alternative. The RPRC committee will notify Crest Nicholson, the development Freeholder, of our intentions to follow this process. The committee will also advise the two businesses on Repton Park that contribute to the Schedule 1 costs. Regardless of the outcome, once a precedent for this approach has been established, it will be possible to repeat the process in the future to ensure service charge payers continue to get value for the service charges they pay.

## REPTON BARK!

Repton Bark is now live! Repton Bark is a whatsapp community group for dog owners and dog lovers within Repton Park. The purpose of the group is to offer support to all the lovely puppies and their people around the development. This could be by offering walks or sitting, or a pop-in if you are out and about, or just offer advice to other dog owners. It is also a place to share dog related news or info relevant to Repton Park.

You don't have to own a dog to join, if you just want to help out your neighbours from time to time, that's fine too! The expectation is that any help provided or offered is free and there is no expectation upon joining – you help only if and when you can! If you are keen to join, please email [reptonparkra@gmail.com](mailto:reptonparkra@gmail.com) with your name and phone number for whatsapp. The group administration is via Hannah @ Bradfield House.



Repton  
Park  
WOODFORD GREEN



## Peregrine Falcons

A drone was observed last week flying next to the tower on Repton Park. Presumably to try and take a look at the baby peregrines that are currently up there. This was causing GREAT DISTRESS to the adult falcons. This could have also scared the chicks, and if they fell from that height they would surely die. A reminder to all that, all birds of prey and their chicks are protected by law, therefore any harmful or damaging action taken against them is a crime. If you know who may have been involved in this please report them to the police. They will take this very seriously!!!!



## Buzzing Bees Update!

Anyone who has walked up or down Clarence Gate in recent weeks can't have missed the increased activity in our Repton Hives! The bees are officially wide awake and thanks to our beautiful grounds are flourishing. Katy, our resident bee keeper wrote to us recently;

'Both colonies are doing well and gathering in nectar to make honey. I won't collect any honey until July; the weather is so variable the bees might need it before then for themselves. I have done swarm control for both colonies now.'

The swarm control that Katy refers to is a natural process. It is the colony reproducing by the old queen leaving with some of the bees. They leave their hive and find somewhere to hang in a cluster until the scout bees decide on their new home where they set up and form a new hive. By anticipating this and providing a safe place in advance, the new swarm has a much greater chance of survival and that's what Katy has done with the 2 smaller boxes you can see on the picture here. Meanwhile, in the original hives a new queen will be born! Swarming is a sign of a healthy hive as weak colonies don't have the resources to cast swarms. Here's hoping for more sunny weather ahead for our bees continuing success





# MBS Grounds Maintenance Ltd

We have had quite a hard start to the year, with one of the wettest and also warmest Spring seasons on record.

When we began cutting big areas of grass it was too wet to use the usual equipment we would use, so we had to use a lighter mower which cuts and drops the grass. Unfortunately this did not look as neat as we would have liked, and we did receive some complaints about. When it was dry enough to use the bigger mower, we cut and collected all the grass and this took twice the amount of time.

We have been spot treating the weeds around the car parks and paths, as and when the weather allows.

Another major initiative we are trialling on site is using battery powered equipment. In the past we have only used battery powered hedge cutters, but we are now running hedge cutters, strimmers, backpack blowers and pedestrian mowers on some of the smaller areas. This has helped us as a company obtain ISO 14001, which is an environmental accreditation.

We have carried out all the tree works, as noted in the tree report. Unfortunately, further trees have died since the report was written, so we shall be dealing with these. Another full report on all the trees will be carried out within the next 6 months, and a timetable for future works will be implemented to give the development a 5 year plan.

The planters and main beds have had Summer bedding and the Spring bulbs will be planted in the Autumn.

MBS as a company have invested in a compact tractor with a hedge cutter attachment which will speed up the hedge cutting on site.

Dean is hoping to organise a fundraising hiking event along with some FirstPort staff. Once the details have been confirmed, we will forward these on.

## **Welcome Greta to Repton Park!**

Greta Nicyte has joined Repton Park as the Development Manager on 5 June 2024 and brings 10 years' of Block Management experience with her. Over the years Greta has managed a range of prestigious properties across London, from mansion blocks to substantial mixed use developments. None of these compares to Repton Park in terms of the area covered. However, Greta sees that as a positive and an interesting challenge.

Greta describes herself as a hardworking individual who thrives on learning new skills and as a person who seeks professional and individual growth she believes Repton Park will be the perfect place for her. Having been at RP for a few weeks now, she is thrilled with the team she is working with and is looking forward to continue working with them to achieve common goals for the development and our clients as well as helping with their personal growth.

# HUNT

*The Agent in Repton Park*



*Celebrating 12 years*  
of supporting  
**The Repton Park**  
community

As a long-term resident of Repton Park, Hunt founder, Hayley Hunt, is delighted to showcase all that is great and glorious about the development in the latest edition of Hunt Living. Simply scan here to download your copy.



# Madison FOX



BRITISH  
PROPERTY  
AWARDS  
2021 - 2022

GOLD WINNER

LETTING AGENT  
IN LOUGHTON

DID YOU  
HEAR...?  
WE WON!





Thanks to those who have already completed the Repton Park survey sent out a while ago. This survey covers important topics including security and estate parking. There are some useful results already, but we are keen to hear from more residents.

To complete the survey please use the QR code. If you have any problems with this, please email [reptonparkra@gmail.com](mailto:reptonparkra@gmail.com) and we will send you a link.

Boys & Girls Aged 3 months to 8 years



Pavilion

[www.pavilionprep.org.uk](http://www.pavilionprep.org.uk)  
E-mail: [info@pavilionprep.org.uk](mailto:info@pavilionprep.org.uk)  
Tel.: 020 8505 6565

Pavilion Preparatory School and Kindergarten  
The Pavilion, Repton Park, Woodford Green, London - IG8 8GQ

Dezign Studio



CLASSIC KITCHENS



Recent project in Brandesbury Sq, Repton Park

Give us a call to discuss your kitchen project

020 8503 4498

@ClassicKitchensLtd

@Ckl\_Kitchens

@ClassicKitchen

## Easter Scavenger Hunt

Easter seems such a long time ago! The RPRC organised a scavenger hunt for our young residents back in April. We were lucky to have a sunny day for all to welcome the Easter Bunny and it was wonderful to see residents hunting for the Easter Bunny's lost eggs. Everyone completed the hunt and the Easter Bunny rewarded everyone with a chocolate egg for their efforts. Thank you to all that attended and enjoyed our beautiful grounds



# Joining the RPRA - some common questions!



Joining the RPRA (Repton Park Residents Association) is not the same as joining the RPRA Committee.

At this time the Committee consists of 12 people, giving up their time to represent all residents of Repton Park. All 12 are residents of Repton Park, with some having lived here over 20 years.

Being a member of the RPRA gives you access to:

- Information the Committee discusses with First Port
- Details of events at Repton Park
- Information on RPRA Sponsors
- An opportunity to give feedback and ideas to the Committee for them, where applicable, to support

Residents are welcome to join the Committee (please review the Constitution and Charter) if you want to help support our community and have time to give. But it is not necessary. If you just want to have your say or learn what is going on you can simply join the RPRA.



# Be Part of Our Community

Based on feedback from residents we have made some key changes to our NEW WEBSITE! This includes:

- New, updated feel
- Updated contact information for the RPRA and First Port
  - Forum for residents
- Links to our RPRA sponsors & local trades



**All emails from the RPRA will now come from  
[reptonparkra@gmail.com](mailto:reptonparkra@gmail.com)**



reptonparkresidents



Repton Park Resident's Association