



Frequently Asked Questions

Where does income from the hire of the community facilities go?

LGM CIC will soon receive transfer of the ownership of the land (community facilities). Taylor Wimpey (TW) have been managing the facilities on behalf of LGM CIC in this time, in preparation for the land transfer from Homes England to LGM CIC.

TW have accumulated the hire income to provide to LGM CIC at the point of transfer. For the year end 2019 TW agreed on behalf of LGM CIC to provide £47,000 to Trinity to offset the service charge for 2019. This will show on the 2019 Trinity year end statement.

Once the land transfer takes place, LGM CIC will receive the residual income which has been ring fenced by TW in preparation for the transfer. This income will provide money back into the service charge the following year and so forth. Each year income will be accumulated and in time for the year end the Board of LGM CIC will decide how much to send back to the management company to offset the service charge, and how much to re invest in the community facilities and a program of Community development projects throughout each year.

Why doesn't the hire income show on the Trinity Budget?

This is an expenditure budget, a forecast of the costs of running the site, community facilities and apartment blocks. Therefore it does not show speculative income.

Who decides how much money goes back to offset the service charge?

Pre-transfer this is TW on behalf of LGM CIC. Post transfer the Board of LGM CIC. Each year a decision will be made on how much to offset on the service charge and how much must be retained to re-invest in the community facilities.

Who sits on the Board of LGM CIC?

A Maximum of 5 Directors and a minimum of 2 are required. We currently have 3 TW appointed Directors sitting on the Board of LGM CIC.

Why are TW making decisions on behalf of LGM CIC/the development?

TW have a duty under the Development agreement to ensure that the Company - LGM CIC, is properly equipped and set up ready to be handed over to Resident Directors by the end of 2021.

When will TW hand over LGM CIC to Residents and how?

Over the next 18 months LGM CIC will increasingly engage with Residents making sure everyone is aware of how the organisation is structured and what that means to them. All Residents will become Members of the Company and they will have the opportunity to elect the 5 Resident Directors.

Residents who are interested in being considered to become Directors will be invited to put their names forward. They will be appraised of their obligations, offered training, and a skills audit will take place of potential candidates.

The election will take place in 2021 so that the Resident board is ready for when TW step away.

What relationship is there between LGM CIC and Trinity?

Trinity are appointed to act as Agent on behalf of LGM CIC (post transfer) to perform some of the obligations to manage and maintain the community facilities. Once the land transfer takes place and LGM CIC assume responsibility for this contract and they will closely monitor the performance of Trinity.

Why do I have to pay for the upkeep and running costs of the community facilities?

As part of any successful housing development, community facilities as well as housing must be provided to service both the Residents and those within the neighbouring communities to provide additional infrastructure. As was the case with Leybourne Chase the planning permission of the site specified what facilities were to be put into place and TW have provided them in line with those specifications.

Similarly to council tax all Residents contribute equally to service the community facilities and those facilities are overseen by a managing body. In this case instead of a local council/Parish council LGM CIC will oversee the management, maintenance and operation of the community facilities. This will be an advantage to Residents because they will have direct involvement with the managing body via their Membership in LGM CIC.

One of the main objectives of LGM CIC will be to increase income opportunities via the community facilities whilst balancing the needs of the Residents to enjoy the development. This means each year we hope that the income will increase and in turn the amount Residents pay toward the maintenance of the facilities will reduce.

Why can't I use the community centre of Pavilion for free if I contribute some of the maintenance costs via the service charge?

For the same reason Residents in the surrounding areas or indeed Nationally pay for the maintenance of their local village hall via council tax but also pay to hire it. It wouldn't be a viable business plan to give access to residents for free. The purpose of the facilities is to offer community facilities to the community they serve.

The rates charged are reasonable and in line with local facilities. The short term objective of LGM CIC is to increase income to reduce the costs via the service charge and this involves maximising income opportunities.

Conceptually the facilities are there to provide community development. This means we seek to offer a range of classes and groups which could serve as many residents as possible, there are also free or subsidised events throughout the year. If you have an idea about a group or class you would like to see at the Community centre or Pavilion get in touch at info@leybournechase.org.

What contractors will be appointed by Trinity to work on the community facilities ?

Ottimo are not appointed contractors on any of the community facilities.

Cleaning Pavilion and Community centre

Squeak n Clean are the contractor, and the actual cleaner appointed is a Resident on Leybourne Chase.

Landscaping services

JN Gardening a local Kent based contractor owned and managed by John Newbury. John's team are all Kent based and John himself regularly works on site since taking over the contract from Ottimo in January.

Health and Safety Reports

In year one of LGM CIC taking ownership of the land we must appoint H and S advisors to provide extensive Risk assessments , H and S assessments and accompanying policies to ensure the community facilities are managed correctly. ETS Health and Safety based in Kings hill will be performing this service for us.

Arboriculturalist services

This year we will again be faced with a one off larger cost to have a site wide tree survey carried out. This is necessary to update the last one carried out by TW in 2007 and ensure LGM CIC and ultimately the resident Board are discharging their landowner obligations as well as ensuring the safety of the trees. It will also be important to maintain and look after the trees we have on Leybourne Chase, some of these are over 200 years old and are assets we have a duty to care for.

Silva Woodland Management Ltd based in Tunbridge will be providing the tree survey as well as a woodland management plan. The latter will be funded via grant from Woodland Trust.

Pump room, boiler and water testing at the Pavilion

KM services ltd were appointed in 2019, they are based in Wrotham. This contract is currently being re tendered by Trinity.

Why is there no shop or Medical centre?

Both are being managed by TW on behalf of the Freeholder. The Freeholder is not TW. Both buildings are offering commercial leases which have been set by valuers. The buildings are being marketed by Agents. TW are looking to apply for a change of use on the Doctors surgery in order to make it more flexible and hopefully find an occupier.

Neither building is under the control of LGM CIC nor are there immediate plans for them to be. Residents do not pay for the upkeep of either building.

Why is there no bus route?

The provision of a bus route would be down to one of the local bus companies to deem necessary/viable. LGM CIC will work with any of these should they wish to explore how a route could be accommodated at

Leybourne chase. KCC public transport team are aware of the issue and we will work with them should they need any assistance.

Budget Questions

£50,000 CDT charge for staffing

£29,000 for Community development manager. £21,000 for part time strategic support to prepare LGM CIC for the transfer, this contract ceased in April 2020 therefore only £7,000 was spent from the £21,000 a positive balance will show in 2020 year end statement if no additional staffing resources are appointed.

£22,000 General repairs and Maintenance

This is a budget not a target spend we hope less is spent by the end of the year and do not expect to see any more resulting in any deficits at year end. This heading is in fact site wide to cover all of the community facilities which sit across nearly 150 acres.

£19,351 to cut football pitches

This contract has now ended but as with the CDT charge because the services ceased once the year started the total annual cost will show then this will show a positive balance at year end. £8,062. 91 has been spent under this heading up until the end of the contract at the end of May. The Landscaper JN Gardening has reduce his monthly charge over the last 5 months to reflect that he has not assumed responsibility for the pitches and marking yet.

Pump maintenance £5,634 and Mechanical equipment £2,100 for the Pavilion

This is the contract with KM which is being re tendered to see if a more competitive price might be obtained.

Gas charges £9,500 Pavilion Community centre £3,000

We have requested the bills from Trinity and confirmation that these figures are based off of actual readings submitted.

What amounts are in the various sink funds?

We have asked Trinity for a breakdown and have been advised that this will be detailed in the 2019 year end statement which will be issued to Residents in the coming weeks.

Will the budget keep going up each year?

No , it should not. We are at a peak in that all of the facilities have now been handed over and income is increasing as use of some of those facilities is still fairly new. We hope to see utilisation of the sink funds in future years as opposed to repairs being carried out under general repairs and maintenance. Now one organisation will have oversight of all the facilities we can also better determine how much the contributions into the various sink funds should be.