



## **The Resident**

Friday 29 May 2020

Dear Resident,

### **An Introduction to Leybourne Grange Management Community Interest Company (LGM CIC)**

#### **So who or what is LGM CIC?**

You may have heard about Leybourne Grange Management CIC when you bought your property or you might have seen references to LGM CIC or the CDT in the time that you have lived here. Now that the development is progressing to the point where LGM CIC will become more relevant to every resident we wanted to take the opportunity to reach out and introduce ourselves, the organisation and explain what it's all about.

Firstly LGM CIC was incorporated by Taylor Wimpey as part of the development agreement with Homes England the Land Owner in order for an organisation to be in place who could own and manage the land once the developer has completed ALL works on site.

In some of the initial development plans LGM CIC was referred to as the Community Development Trust or CDT. LGM CIC is the community interest company associated with Leybourne Chase and is registered with Companies House. It will become active on transfer of the land into its ownership and therefore we have started to promote the use of this name instead of previous iterations

In terms of managing the land, LGM CIC has inherited Trinity estates, the management company currently running the development. We have been working with the estates management company, the developer and their Landscape architect over the last year to clarify the scope of works required across this large site and set expectations for how this work is carried out going forward. In the past this scope was not clearly defined and was left open for interpretation, now Trinity understand exactly what work is required, where and what time of the year.

LGM CIC is very aware that the relationship with Trinity has been difficult for many residents. A new team now deals with Leybourne chase meaning there is not only a new Property manager

but also a new Regional manager Senior leadership within Trinity are also taking a much more hands on approach to the site and have given us every indication that they want to improve on the past and continue to be appointed on Leybourne Chase.

Trinity appoint the maintenance team, landscaping and cleaning contractors as well as organising all the relevant health and safety assessments to take place across both the site and the LGM CIC buildings. This is in addition to managing the 27 flat blocks, further blocks being managed by the relevant housing associations. Communal landscape areas of all blocks are maintained through the trinity appointed landscape contractor for which the housing associations contribute.

There are 733 dwellings on the development so inevitably there will be additional work in processing the service charge, chasing outstanding amounts and dealing with enquiries which might arise.

LGM CIC have expressed a desire to appoint local contractors wherever possible for the work required on the site. We hope that this will reduce costs and create a better relationship with the contractors who do work here.

If you live on Leybourne chase and have a trade please get in touch with Trinity and join their list of potential contractors.

All LGM CIC contracts have also been re tendered in the last 12 months to ensure the charges for maintaining the community facilities are as competitive as possible.

There has been confusion in the past from some residents as to the two handover stages which happen on site. The first handover of open spaces/facilities may have happened before you even moved into your property. This is when Taylor Wimpey passed the space to Trinity to begin estates management and maintenance, the second handover or transfer will be when LGM CIC receive legal ownership of the space. This is due to happen in the coming weeks.

The first handover is part of the reason why you have seen increasing costs each year on the service charge because each year something else is handed over to maintain. The handover peaked in 2019 when the final parcels of land were given to Trinity.

In Autumn 2017 the Community centre was open for hire, it took time for hires to increase but a number of regular hires were in place by 2018 and some are still there now. In 2019 the sports pitches and pavilion were also handed over and so more staffing resource was allocated to deal with the hire of the facilities. Hire has dramatically increased since this time and £30,000 hire income was given to Trinity to offset some of the service charge for 2019. The hope is this will be greater in the future and our projections for 2020 look promising.

The Community centre and pavilion are now available for residents to hire. Discretion will be applied to each booking request, we have to balance the need to hire the facilities with the fact that both buildings are located in residential areas, but if you are interested in hire please get in

touch on [info@leybournechase.org](mailto:info@leybournechase.org) or via Facebook on the Leybourne Community LGM CIC page.

This is an important time for the development, Taylor Wimpey are working hard to ensure that LGM CIC is well established as they increasingly step away over the next two years. Leybourne chase is increasingly not the responsibility of Taylor Wimpey or Trinity but the people who live here.

LGM CIC seek the active participation of as many residents as possible. This is your home and community. If you want to know more about any aspect of what we do please get in touch. If you want to get involved there are a number of ways:

### **Events Committee**

Arrange events like the easter egg hunt, ghost hunt, summer fun days and Santa's sleigh. Join and share ideas or volunteer your time to help organise and run the events themselves any input is appreciated.

### **Youth club**

Offers an engaging opportunity for children over 10 on a Friday night. Contact Bonnie White to become a volunteer, more are always needed.

### **Community garden**

Creating a pretty flower garden, working with local ecologists to attract new wildlife to the area or just making an outdoor space that can be enjoyed on a sunny afternoon. If you would like to find out more join the Facebook group.

### **Community Badminton**

Runs on a Thursday night, always looking for new members. Find out more on the Facebook page.

### **Classes and Groups**

There really are a lot to choose from. Plenty of opportunities to get fit , chill out with the kids and or meet others. An updated timetable is loaded to our Facebook page every two months and a hard copy will be placed on the notice boards on Hawley Drive (opposite old sales office) and Beadsman Crescent (outside the park roadside).

### **Community facilities**

If you have an idea for a group you would like to try out get in touch and we can see whether there are any available slots. A book club, wine and cheese night, Bingo or Quiz night, whatever it is get in touch and we will see what we can do to help you organise, promote and run your group.

When Taylor Wimpey leave the site completely they will no longer help to run LGM CIC and as we approach that time we will seek the appointment of a handful of volunteer resident Directors. This is an unpaid position where the Directors will form the Board who will be responsible for

working with the Community Development Manager in order to continue the effective management of LGM CIC.

### **Community Development Manager**

Kate O'Shea will be your first point of contact if you have any questions regarding LGM CIC. She will be responsible for the day to day running of the community facilities, dealing with the Management of the facilities along with bookings and hire arrangements .

Kate will be working with the Board to enact an effective community development strategy, putting together a program of activities throughout each year that will enable residents to; engage with each other, develop skills and interests and enhance the relationship residents can have with the community land.

### **Board of Directors**

The Board is currently constituted of three Taylor Wimpey Directors who are sharing their extensive knowledge and experience with the organisation. Being Directors of one of the biggest national building firms in the UK and a FTSE 100 company, they are able to ensure LGM CIC is well equipped for when the resident directors step in and take over running of LGM CIC in 2021.

We look forward to working with you all on this next stage of the development and continuing to nurture Leybourne chase as a great place to live.

Yours faithfully

**LGM CIC**

## Staying in Touch

We would like to stay in touch and let you know about the future plans of LGM CIC and how we can serve the Community best. If you would like to be part of the mailing list please complete the following form with your email address , address and contact names. If you would like to opt for paperless contact please indicate so.

**The form can be returned to the post box at the Community centre or emailed (you can take a photo on a smart phone and send it via email to [info@leybournechase.org](mailto:info@leybournechase.org))**

### CONTACT FORM

Name/s of all adult residents in your house or flat	
Address	
Email address	
Opt out of paper letters	Y / N

### GDPR

LGM CIC has a record of the names and addresses of each owner/resident on the development .This is because one resident from each household will in due course become a Member of LGM CIC. We will not provide these details to anyone else without your prior consent. We will hold these details securely for the purposes of writing to you regrading your membership in the Company and only for this purpose.