

## **Residents' Association Meeting 22<sup>nd</sup> April 2026 – Minutes**

### **Attendance:**

- 25 different email addresses registered
- 21 live connections via Microsoft Teams
- Approximately **26 residents** attended in total

Thank you to everyone who joined the recent Residents' Association online meeting. Attendance was higher than previous sessions, which is encouraging, and we appreciate residents taking the time to get involved.

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### **General Update**

Dean (Secretary) chaired the meeting, with Jackie sending apologies due to illness and contributing where possible.

**Apologies:** Linda (Vice Chair), Anderson Estate Management, WKHA.

General updates were shared on current Residents' Association activities and ongoing engagement with managing agents and other stakeholders.

Residents were encouraged to continue spreading the word about future meetings to help maintain and improve participation.

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### **FirstPort Update**

An update was provided on the situation following the move away from FirstPort, building on information shared at the previous meeting in November.

- Progress has been made since the November update.
- Some aspects of this matter are potentially complex and sensitive.
- Residents are understandably keen for clarity and formal detail.
- Anderson Estate Management have completed an Audit
- The former gardeners were the outstanding creditor – they were threatening legal action, so a settlement has been reached. That closes all known claims against Firstport.
- An agreement has been reached to pay the Gardeners (around £40k of £55k claimed). The majority of this is covered by withheld payments to Firstport from WKHA. A contribution of £10k to accounts will be made by Anderson.

- Anything outstanding from that will be worked out by: Length of time lived on estate, amount paid to Firstport. The majority will receive a rebate if they paid Firstport.

**Important note:**

Formal communications on this topic will be issued directly by **Anderson Estate Management** once the relevant information is finalised and ready for wider circulation.

The Residents' Association will look to hold a further meeting once those communications have been shared, to allow for a more open and informed discussion.

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**Parking Management**

Parking management remains an active and important issue for many residents.

- Updates were shared on the current position.
- As with FirstPort, further clarity is expected once proposals and next steps are formally confirmed.

**Important note:**

Any official changes, instructions, or updates regarding parking arrangements will be communicated formally by **Anderson Estate Management**. Residents are asked to wait for these communications before drawing conclusions or taking action.

A dedicated discussion on parking will be scheduled once more information is publicly available.

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**Country Park and Accessibility**

A question was raised regarding the path leading across the green and into the country park, particularly in relation to wheelchair access.

- Residents were advised that a permanent paved path is currently being installed.
  - This path will replace the temporary gravel route and should provide a hard, accessible surface consistent with the rest of the country park.
  - Works are already underway and are expected to be completed within the coming weeks.
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**Questions**

**Access to / from Evangelist Drive from the road in Oare Direction.** The pathway was blocked in error and will be reinstated as a pathway, providing safe pedestrian access.

**Dog Waste Bins** proposal to install more – one by junction of Evers Road / Site Access and one Midway between the one on the green at Evers Road and the proposed above.

**Trees** a further audit will be undertaken to replace those deemed to be badly planted. Others should be followed up with Estate Management

**Covenants** are considered on a case by case basis where complaints have been received and addressed directly with input from wider sources including Legal to look at liability issues

**Poaching** please keep spreading the word that the lake between Evangelist Drive and the windmill is off limits even to Mid Kent Fisheries members and the lake is empty of stock. A sign will be considered for the lake(s) between the development and Oare Creek.

**Dust** “Dust control measures are in place across the site and are managed in accordance with best practice. These include a daily road sweeper to control the accumulation of dust, ‘wetting down’ areas during dry conditions, controlling vehicle movements where possible, and monitoring activities that may generate excessive dust. These measures will continue for the duration of the works, with the majority of operations in the vicinity of existing residents scheduled to be complete ahead of the summer.”

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## **Reporting Issues and Communication**

Residents were reminded that concerns should be reported via the official Residents’ Association email mailbox rather than by approaching individuals directly. This helps ensure issues are recorded properly and followed up in an appropriate and safe manner.

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## **Future Meetings**

A further meeting will be arranged once more detailed and formal information is available, particularly relating to:

- FirstPort matters
- Parking management

Where appropriate and safe to do so, future meetings may return to an in-person format at the café/community space, though online meetings will continue where necessary.

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## **Minutes and Presentation**

- Full meeting minutes will be published on the Residents' Association website.
- The presentation shared during the meeting will also be uploaded alongside the minutes.
- Residents notification will be via social channels / notice board once these are available.

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Thank you again to everyone who attended and contributed. Your engagement helps ensure residents' voices are heard and strengthens the community as a whole.