



**HUNT**  
Property Services Ltd  


The Agent in Repton Park



*Hayley Hunt*

Hayley Hunt | Director

# WELCOME TO HUNT'S LATEST ISSUE OF THE REPTON PARK MAGAZINE

It's been a challenging 12 months for most, since our last issue. The pandemic has affected all of our lives in different ways and understandably, it has been a time of great reflection.

Undeterred by external factors, Repton Park continues to be a source of extreme pride.

Not only has it supported my belief that within this beautiful development, it is always a good time to buy or sell (we have completed on 16 Repton properties since Summer 2020 with a combined value of £15m) but the open spaces and abundance of wildlife that surrounds us at Repton Park has provided a delightful, safe sanctuary during lockdown. I have also been overwhelmed with the increased sense of community spirit, which has had such a positive impact on us all – friends, family and neighbours.

In this edition, Hunt want to share with you our positivity for the future and most importantly, thank you for your support.

Repton Park is luxury living at its best. As long-time residents, myself and my team are the most highly experienced and qualified to represent the sale, rental, purchase or renovation of your property.

We care about our community and we understand all the benefits of living here. We also take pride in finding the right buyer for you, the one who is best suited to the property, is pre-qualified financially and able to commit to your timeline to sell.

We invest time in understanding our vendors needs and then use our unrivalled experience to match them with genuine buyers. It's very much a boutique service afforded to us by being a completely independent local agency. That is why Hunt Property Services Ltd continue to be the number 1 most successful agent for sales, lettings and renovations in Repton Park.

Hayley Hunt  
The Agent in Repton Park

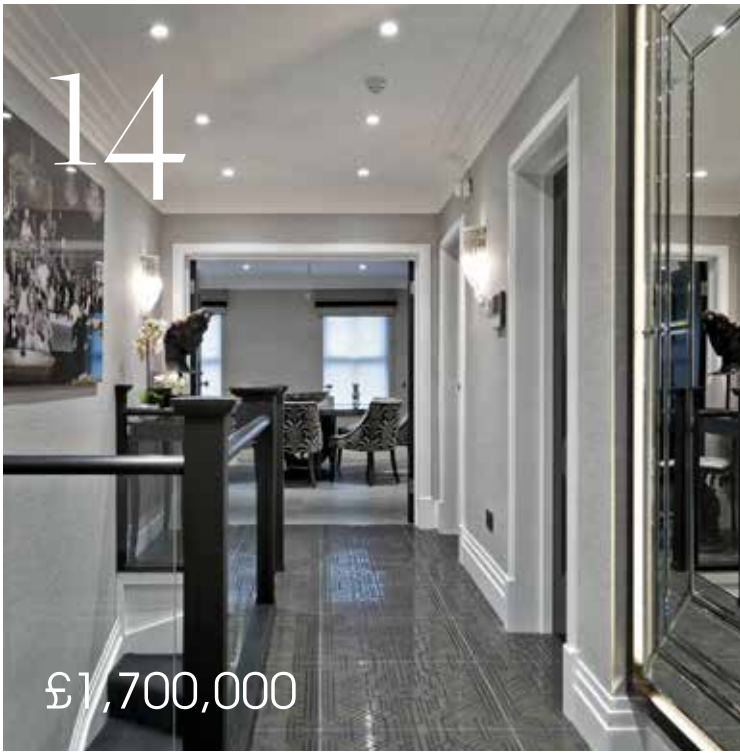


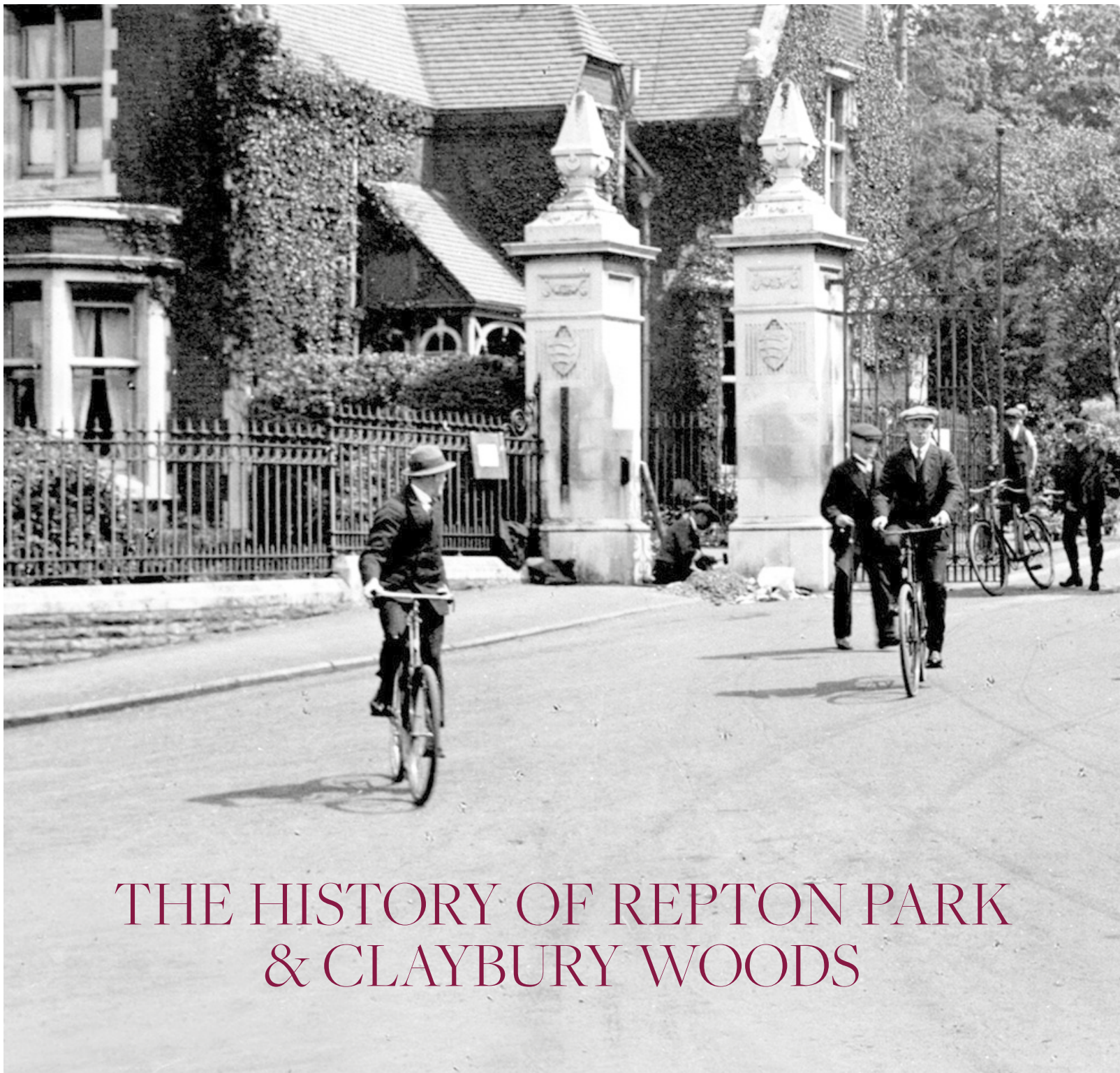
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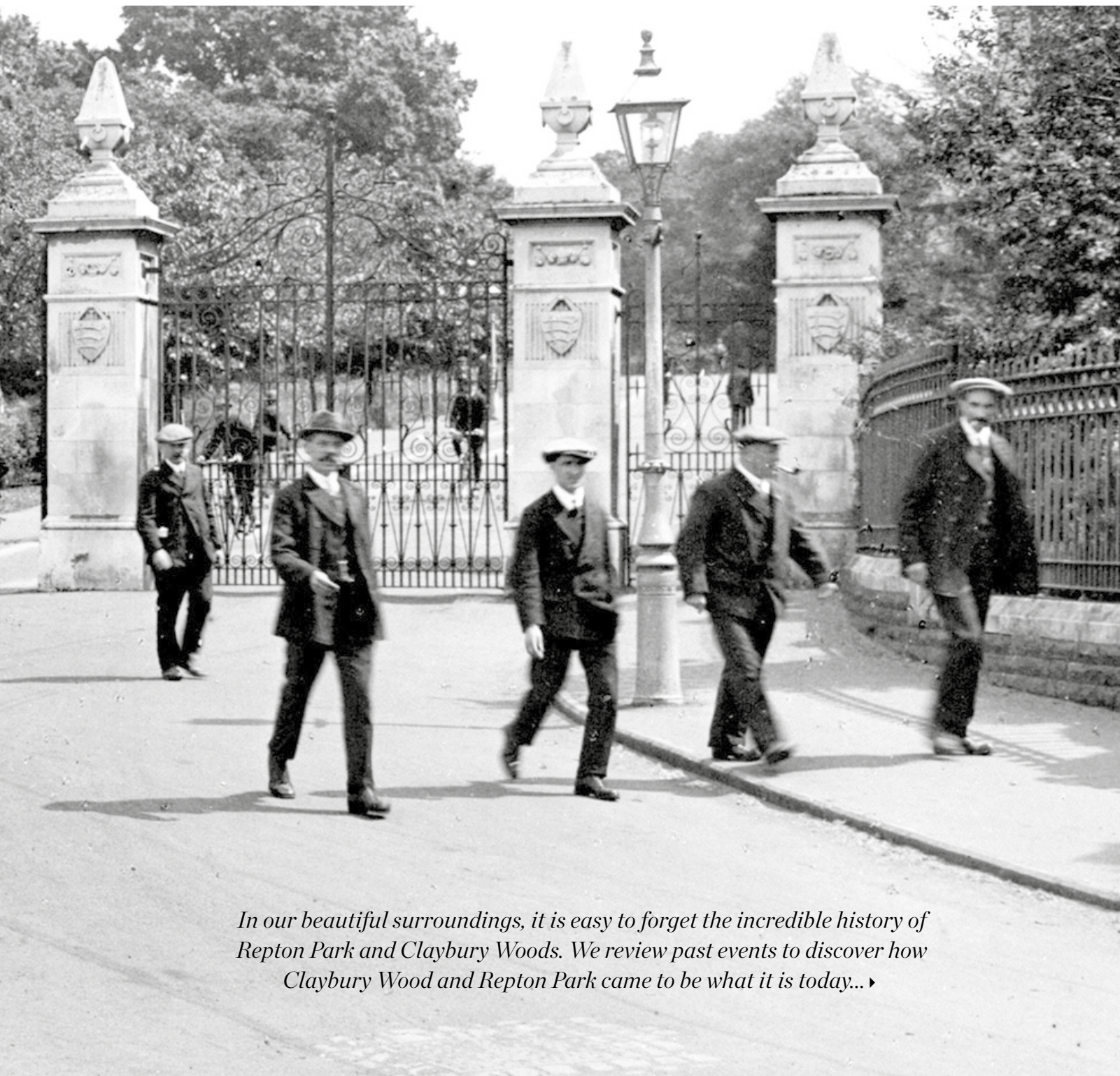






# THE HISTORY OF REPTON PARK & CLAYBURY WOODS





*In our beautiful surroundings, it is easy to forget the incredible history of Repton Park and Claybury Woods. We review past events to discover how Claybury Wood and Repton Park came to be what it is today... ▶*





**C**laybury Woods and Park covers over 104 acres, including an area of ancient oak and hornbeam woodland spanning an incredible 44 acres. It has also become renowned locally for its variety of beautiful spring flowers.

## Where did the name come from?

This is still somewhat of a mystery. The De la Clay family lived here in the Middle Ages, but it's not clear whether the family inherited the name or later gained it because of proximity to Claybury Woods.

## 19th Century

In the 19th century Claybury Farm stood opposite and along from where Beal high school now stands, parallel with part of Woodford Avenue. To the north, Claybury Hall and its surrounding parkland, originally laid out in 1789 by Humphrey Repton for the owner, James Hatch.

On the edge of the park, the justices of the County of Middlesex built the palatial Claybury mental health hospital (originally 'lunatic asylum') in 1888–93, as a self-supporting community with capacity for 2,500 residents. At the same time, Claybury Hall was extended and converted into a private asylum.

## Claybury hospital

By the 1930s, Claybury hospital had become world renowned for the treatment of mental illness. Capacity had expanded to 4,000, and the hospital had its own operating theatre, bakery, farm, radio rebroadcasting system, bank and post office, allowing it to remain completely self-sufficient.

Supervised walks in the extensive hospital grounds were part of the patients' regime from the early days, and the grounds also had facilities for recreation, including tennis.

In the 1960s, staff pioneered a 'therapeutic community' approach to psychiatry, allowing Claybury to continue as a mental health hospital up until 1997.

In 1987, prior to the sale of the hospital site, London Wildlife Trust had begun to manage the ancient woodlands, orchard, farm pond and part of the grassland. By 1990 LWT produced a detailed management plan for the woods, with volunteer workdays regularly held.

## Property developer

Crest Nicholson subsequently converted the hospital to housing, with the aid of an enabling grant. Claybury Hall, which had latterly served as the headquarters of the Waltham Forest health authority, was also restored and converted into apartments.

Like other adaptations of Victorian hospitals, Repton Park – as it was re-branded – also includes new homes in the grounds by way of town houses, detached houses, and new build apartments. They also sympathetically restored the original hospital wards to luxury apartments. A health club now occupies the hospital's restored Great Hall, with an impressive swimming pool in the gothic style chapel.

The entire historic estate of 249 acres of land was divided when these new developments came about, with Repton Park (145 acres) taken for regeneration, and in exchange, the rest of the hospital grounds (104 acres) were given back to the community and is now owned by the London Borough of Redbridge. This became Claybury Woods and Park, with its wildflower-rich meadows, rare acid grassland plus ancient oak and hornbeam woodland. ■

# THE PERFECT MATCH

*West Essex Life catch up with Hayley Hunt, Director of Hunt Property Services in Woodford Green, to hear about the Estate Agency's speciality of matching the right buyer to the best-suited property, thus ensuring its continued success during the global pandemic. ▶*

Article featured in West Essex Life





Montague House - £1,800,000  
Sale successfully completed Jan 2021





“

*We believe that as a small independent agency, our very hands-on approach is different from traditional agents and we pride ourselves on building great relationships with both our vendors and buyers.”*



**H**ayley Hunt started her boutique estate agency business 11 years ago and since then Hunt Property Services has maintained its reputation as the original agency for high-end sales, lettings and renovations in West Essex.

Despite the challenging year that we have all been experiencing, Hayley has been overwhelmed by how successfully the business has been performing, especially over recent months.

“I am very proud of my team and especially grateful to our vendors and buyers alike, who have not let the pandemic affect their aspiration to sell or buy their dream home,” offers Hayley. “We have sold 90 per cent of our property portfolio in the past 12 weeks. It’s a fabulously buoyant market and with an experienced, committed agent representing you, it has proven to be a great time for both buyers and vendors.”

One of the great success stories for the estate agency this quarter, has been the sale of a beautiful duplex apartment in Repton Park marketed at £1.8m. Its unique position and beautiful features were undeniably attractive to any buyer, but Hunt specialises in matching the right buyer to the best suited property for them. The estate agency does this by spending time with the potential

buyer, listening to their most important criteria and then matching them with a property that fulfils their dream.

“This particular sale was the product of meetings with the buyer who originally viewed an alternative apartment with me,” reveals Hayley. “I learnt about his change in circumstances, listened to his requirements and obtained some insight into his personality and lifestyle. I knew he would love Montague House and not only did he fall in love with the property, he loved the interior design so much that he wanted to buy the chattels too.”

As well as its success at Repton Park, Hunt has also enjoyed a great year with sales and lettings of many high-end properties in West Essex and London too.

“We believe that as a small independent agency, our very hands-on approach is different from traditional agents and we pride ourselves on building great relationships with both our vendors and buyers,” continues Hayley. “When considering who to trust with the most expensive possession you own, here at Hunt we know you need to be 100 per cent confident that you have chosen the best negotiator available for the challenge ahead, and we are exactly that. We secure the best possible price for your property and that very simply is the secret to our unrivalled success,” she concludes. ■



# CLAYBURY HALL

*Hunt are proud to introduce to the market as Sole Agents, this stunning unique three bedroom, two bathroom, two reception spectacular ground floor duplex apartment within the beautiful Claybury Hall, Repton Park.*



**T**his exceptionally high-end property is a fine example of luxury living in the heart of Claybury Woods and boasts a stunning outside space for dining surrounded by nature. The interior design team at Inside Job Ltd completely refurbished the property to the highest of specifications, including a bespoke custom-made kitchen with open-plan lounge and French doors leading to the garden.

A separate utility room and bathroom is situated off the second reception on the ground floor.

The staircase leads down to the lower ground floor, where the three luxury bedrooms are presented, the master suite boasting a bespoke dressing room and en-suite. There are a further two bathrooms, also to the highest of specifications with luxury fixtures and fittings throughout.

The duplex is situated in a private secondary gated area within the prestigious gated community of Repton Park with 24 concierge and night-time security guards, making it the most safe and secure of places to live. Additional benefits include the exclusive Virgin Active Spa and Gym, plus Repton's on-site bistro. ■



Claybury Hall, exclusive  
new listing at £1,700,000



# THE PERFECT INSIDE JOB

*As featured on pages 14 & 15, Hunt Property has the pleasure of bringing to the market this astonishing newly refurbished luxury duplex, three-bedroom apartment in the beautiful grounds of Claybury Hall. ▶*





Claybury Hall, exclusive  
new listing at £1,700,000

**T**he transformation of the property since original purchase from Hunt in 2016, has been remarkable. We caught up with Inside Job Interiors Ltd to discover more.

Set over two floors, this exceptional 2400 square foot secluded property has been redesigned and renovated to a superb standard by Inside Job Luxury Interiors with stunning results - and no expense spared!

From the moment you step through the front door, you are met with beautiful Italian floor tiles and bespoke designed art deco mirrors with inset metal and led details. Removing the old staircase and adding glass has opened up the space to its full potential. Underfloor heating has been installed to the ground floor, giving warmth throughout.

By replacing an existing bedroom on the ground floor, Inside Job has created a large luxurious lounge which is perfect for family movie nights. Using tones of golds, blacks and mustards bringing together a cosy yet luxurious feel to the room. The stunning large windows also give you the option to sit and relax, looking out onto the beautiful grounds.

Leading on from the lounge, the design team have replaced the original ground floor en-suite bathroom

for a bespoke utility room, giving maximum storage, a separate place for laundry and even features a pet accessible washing area.

The kitchen area has been opened up to create the ultimate social lounge, kitchen and dining experience, making it ideal for entertaining. The renovation started with the removal of the dividing wall between the previous kitchen and lounge, once removed this created the space to design a statement bespoke kitchen, which now includes a six-metre island for increased worktop space and maximising the kitchen storage. Using a stunning sycamore veneer throughout, Inside Job have created an art deco feel. Leading on from the kitchen is a handmade, bespoke 180cm round dining table, statement dining chairs and an exquisite crystal Italian chandelier, completing the picture of pure luxury. Next is the sitting area, great for relaxing and admiring the view of the stunning communal grounds. The bi-fold doors lead out to a private patio area which is perfect for entertaining in the summer.

Moving on to the lower floor, the master bedroom has been totally redesigned. By changing the placement of the door an additional hallway storage cupboard has been created. The master bedroom features beautiful designer wallpaper and soft furnishings

throughout. The bespoke, handmade headboard, bedbases and TV lift have been manufactured by Inside Job, using hand finished, high gloss sycamore with inset chrome detail.

Double pocket doors have been installed leading onto the master en-suite giving the element of hotel luxury. The en-suite comprises of a large walk-in shower, double sink area and bath, all in keeping with the art deco feel throughout the entire property.

Complimenting the master bedroom suite is an outstanding dressing room, which features bespoke, floor to ceiling wardrobes, centre island with seating and make-up area including a light bulb mirror. The art-deco design has been incorporated within the wardrobe doors – bevelling the mirrors with a diamond design. Maximum storage has been achieved with soft closing drawers around the centre island. The design team finished the room with a stunning Missoni dressing chair.

This duplex property showcases luxury living at Repton Park to its absolute best.

Hunt are delighted to be the sole agent and are excited to match the perfect buyer with this exceptional home. ■





Cloybury Hall, exclusive  
new listing at £1,700,000



# A LITTLE PIECE OF PARADISE

*Set within 145 acres of beautiful parkland, Repton Park residents are so lucky to be surrounded by wildlife and nature. We also get to benefit from direct access to Claybury Woods. ▶*





**S**et within the 145 acres of beautiful parkland, as Repton residents, we are so lucky to be surrounded by wildlife and nature. We also get to benefit from direct access to Claybury Woods.

When walking in the woods, I love to fully embrace all the wonderful produce growing right on our doorstep. As a resident for 20 years, I especially value watching the seasons change and recently discovered the joy of foraging for nature's ingredients to enjoy throughout the year.

In Spring, the pungent aroma of wild garlic can be discovered on the green leaves that grow on the ground throughout the woods. I use the wild garlic in several recipes; pesto, garlic bread, soups and even to add flavour to scrambled eggs. Wild garlic is usually mild, so lovely sprinkled on top of a salad.

During Summertime, there are sweet blackberries to pick everywhere to make jam and add to smoothies - or eat with cheesecake and cream.

I can recommend freezing them, too.

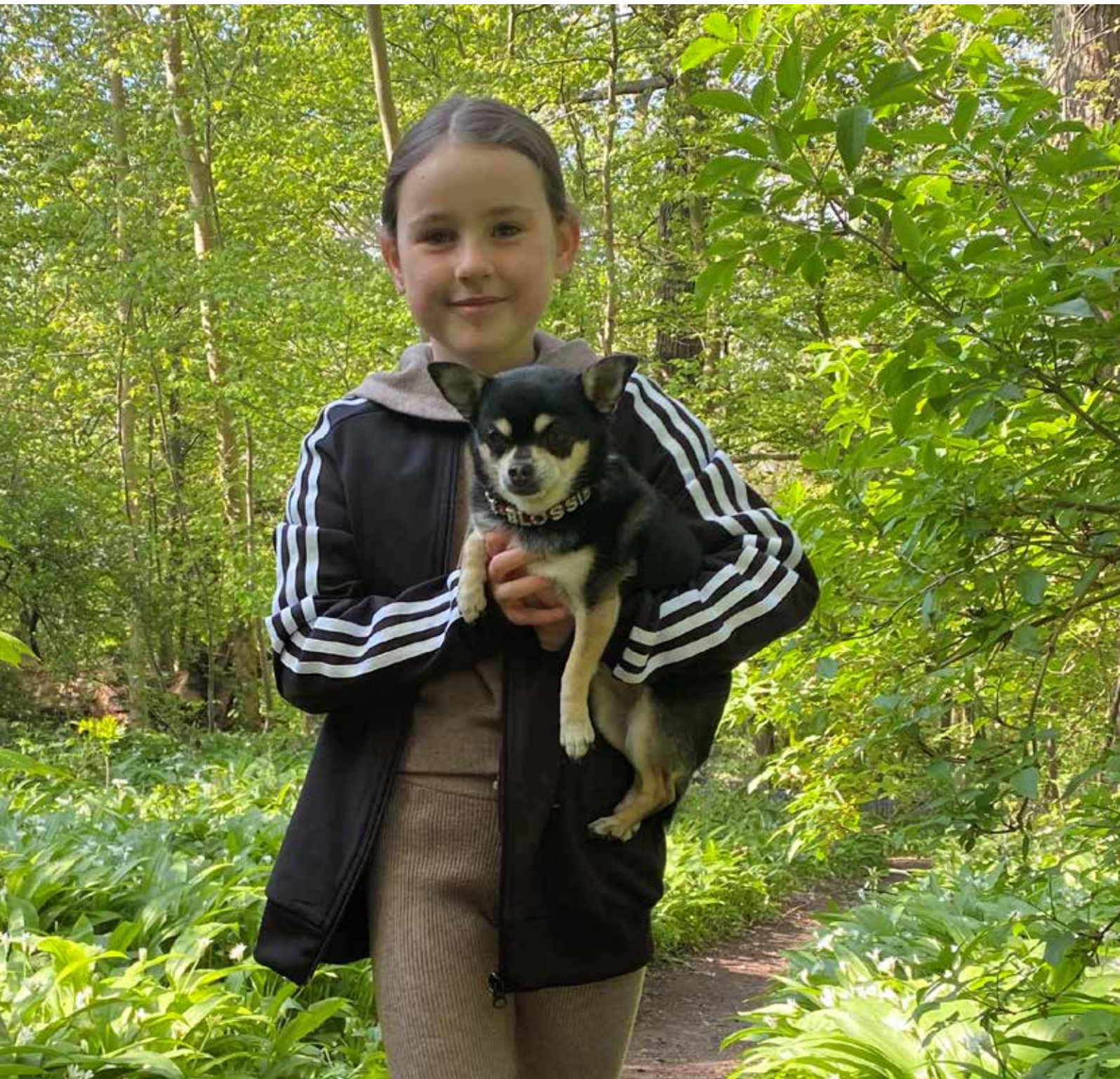
With so much green space, Repton Park is home to an abundance of wildlife including rare birds, bats, badgers and even Muntjac deer. It's a privilege to have so much nature quite literally on our doorsteps.

And at the heart of the development, even the old chapel which has been converted into the exclusive Virgin Active gym and spa, to further encourage healthy living. It conveniently allows us a place to swim down a gloriously gothic aisle or lift weights under a decorated domed ceiling.

We are so lucky to have incredible facilities and so much green space. It is such a wonderful place to call home. ▶

Hayley Hunt | Director





# HAYLEY'S HOMEMADE WILD GARLIC PESTO

*(stored in recycled food jars)*

## Ingredients

- 150g wild garlic leaves (foraged)
- 50g parmesan or vegetarian alternative, finely grated
- 1 garlic clove, finely chopped
- ½ lemon, zested and a few squeezes of juice
- 50g pine nuts, toasted
- 150ml rapeseed oil or olive oil

## Method

STEP 1 - Rinse and roughly chop the wild garlic leaves.

STEP 2 - Blitz the wild garlic leaves, parmesan, garlic, lemon zest and pine nuts to a rough paste in a food processor. Season, and with the motor running slowly, add almost all the oil. Taste, season and add a few squeezes of lemon juice.

STEP 3 - Transfer the pesto to a clean jar and top with the remaining oil. Will keep in the fridge for two weeks.

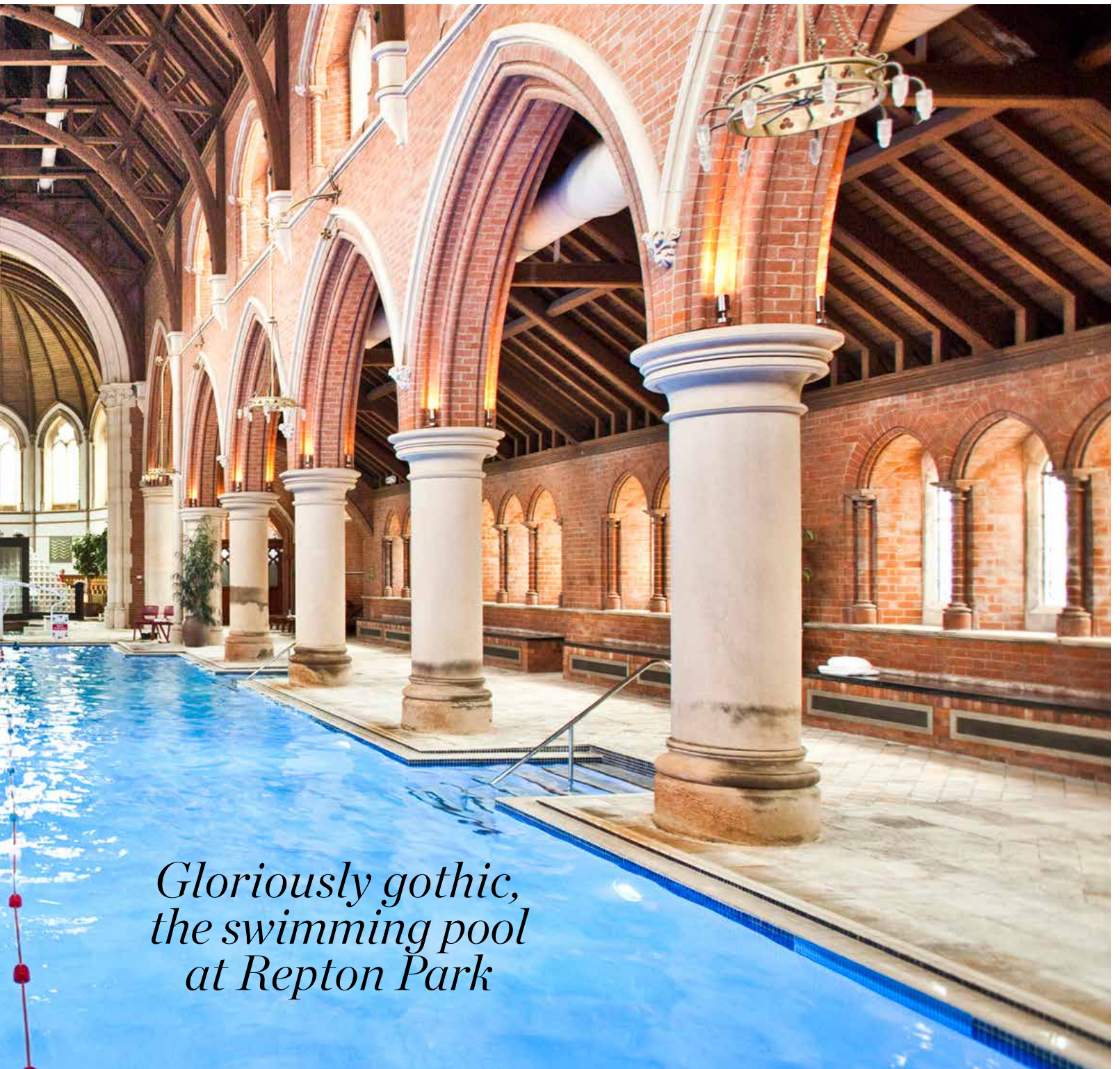
## Ethical Foraging Rules

Take a pocket guidebook, and check it before picking anything. Make sure that it's legal to forage in a public area or that you have the landowner's permission. Use all your senses to identify the plants you're looking for; it may look similar to wild garlic but if it doesn't smell of garlic – don't eat it! Never pick leaves next to busy roads or lanes, or low down, where dogs are regularly walked. If foraging for stinging nettles, wear gloves when picking and make sure to cook properly. ■









*Gloriously gothic,  
the swimming pool  
at Repton Park*



## REGENTS DRIVE

*Exclusive new listing, detached seven bedroom residence introduced to the market at £1,780,000.*



**H**unt are delighted to be sole agent for this impressive seven double bedroom, detached residence set within the prestigious gated development of Repton Park.

The property boasts a large, fully integrated kitchen diner with French doors leading out to a sizeable landscaped private garden and patio.

With two spacious reception rooms, a conservatory and separate utility, the downstairs is a lovely size for a family home. It also has four bathrooms, three of which are en-suite. ■



Clarence Gate  
£1,750,000



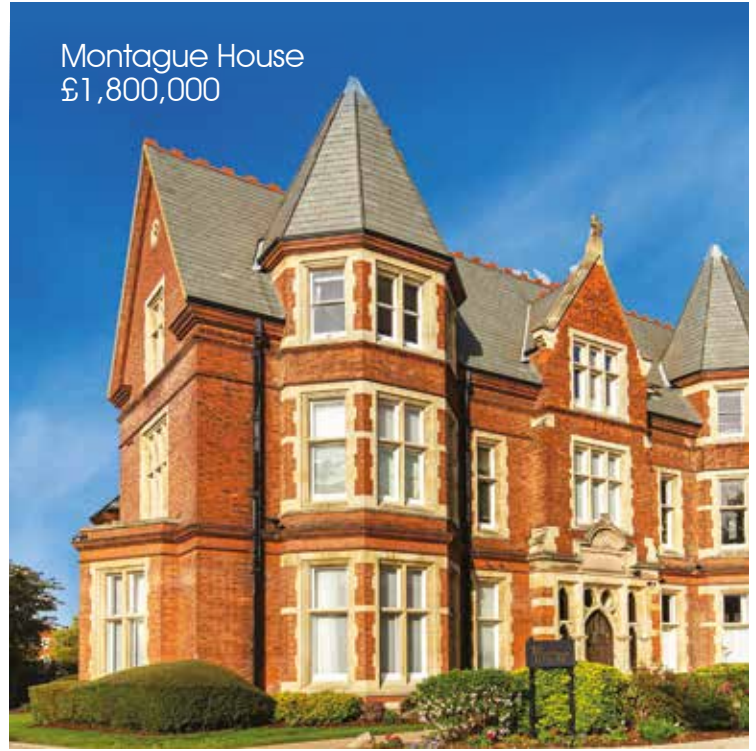
## SHARE IN OUR SUCCESS

*Hunt are proud to showcase a selection of 16 properties sold since Summer 2020, helping to make the past year our most successful at Repton Park. All properties were sold and successfully managed through to completion by the Hunt team. ▶*

Wentworth House  
£625,000



Montague House  
£1,800,000



Sutherland House  
£625,000



The Manor  
£550,000  
& £500,000



Claybury Hall  
£1,165,000



Osborne House  
£575,000



Hazel Lane  
£700,000

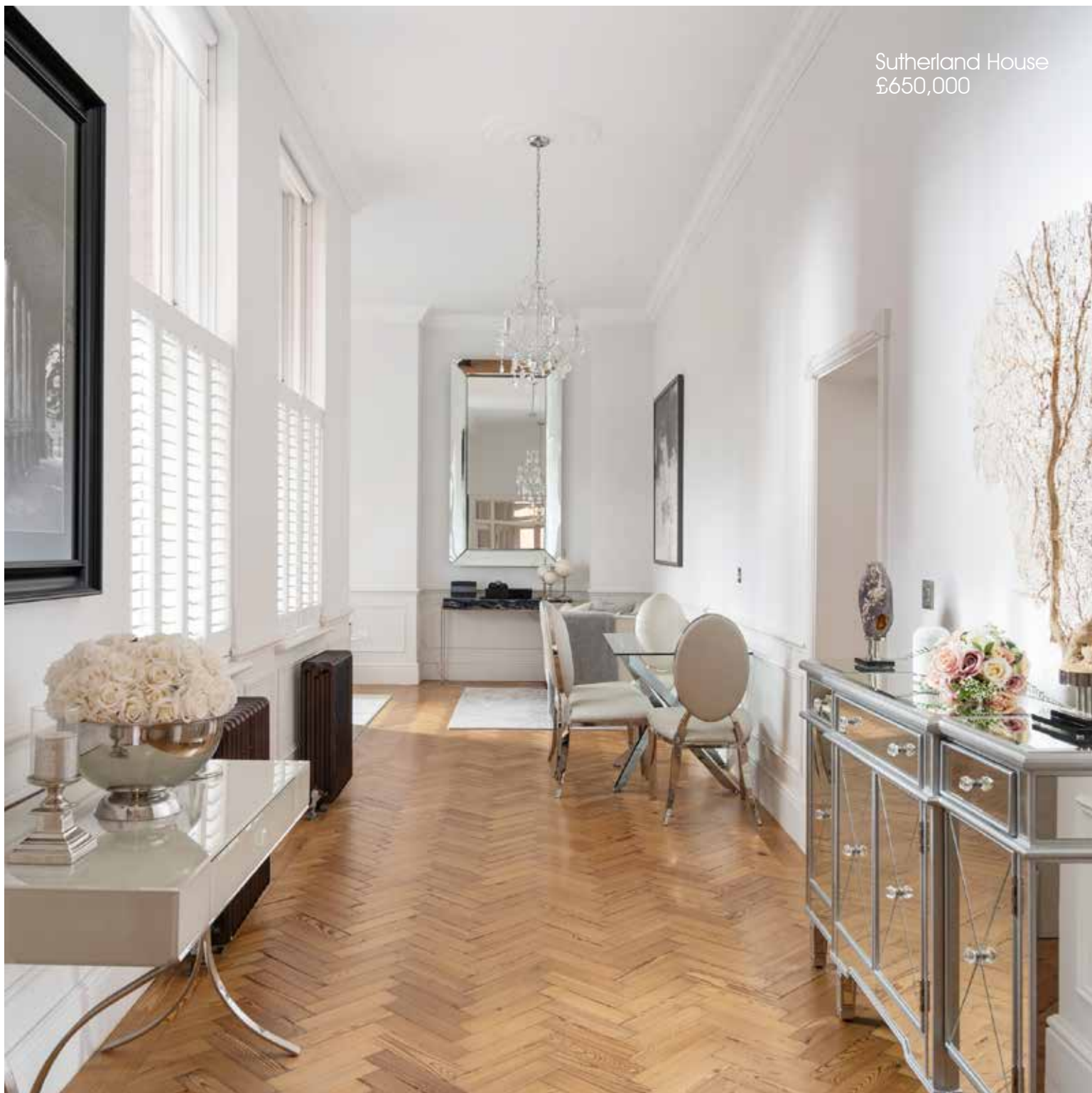


Osborne House  
£775,000

South Lodge  
£925,000



Sutherland House  
£650,000





Clarence Gate  
£1,900,000



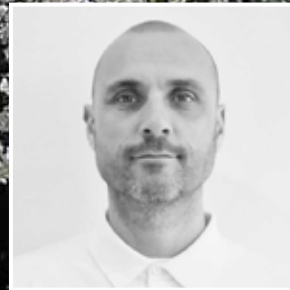
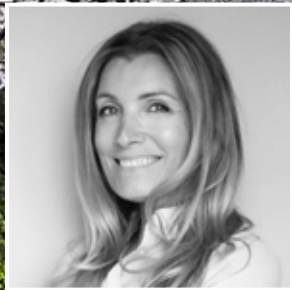
Goldsmith  
House  
£800,000



Osborne House  
£825,000



Chapel Mews  
£585,000

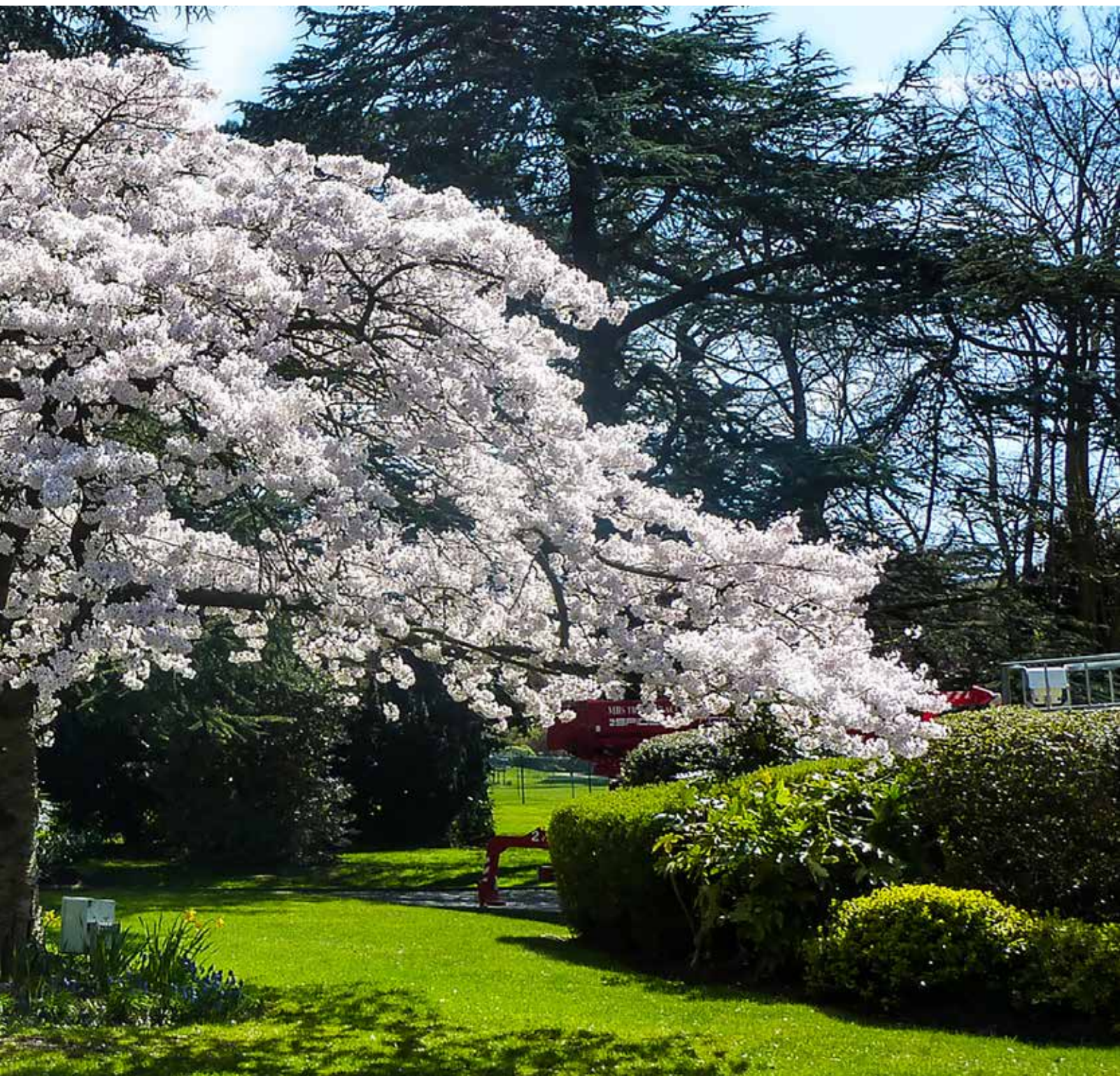


# IT'S PERSONAL

*Hayley Hunt of Hunt Property Services on why being the leading Estate Agent for Repton Park is so much more than just a job. ▶*

Article featured in West Essex Life





“ *We are a premium agency, and we deliver more. We’re not focussed on competing with low fees, we’re concentrating on obtaining higher purchase prices for our vendors.* ”



**A**s a long-time resident of Repton Park, the exclusive gated development in Woodford that incorporates the Grade II listed Claybury Hospital building, Hayley Hunt is particularly passionate about her community, and her role as its most successful estate agent is something that she takes very seriously indeed.

'I've lived in Repton Park for over 20 years,' offers Hayley who bought off plan in 2000 and has since acquired a small portfolio of properties within the development. 'So, for me, selling or renting homes here is something that impacts on a very personal level, which is why I work really hard to maintain and protect this wonderful environment.'

Hayley cannot sing Repton Park's praises more highly, and it's not hard to see why. Steeped in history – an amazing gothic chapel rests at its centre – while sitting within mature parkland and surrounded by ancient woodland, the development is truly an oasis. 'People work really hard to be able to live here,' says Hayley, who opened her boutique estate agency on Chigwell Road nearly 12 years ago. 'I am very conscious of this fact and of my responsibility to the community.'

For Hayley it's not just about the sale. 'I want the community to continue to thrive and flourish so I am extremely vigilant when it comes to qualifying and referencing both buyers and tenants. My family, my team, my clients and my friends all live here, so we are very motivated to do all we can to not only maintain the value of the properties, but with good tenants, the tranquillity and safety for our residents, too. It impacts us all personally.'

Over the years Hayley has developed her business to become a one stop shop, offering residential sales, letting, property management and renovations.

'We can really help people, whatever their requirements,' she enthuses. 'For example, I'm an accredited Women in Build Project Manager, meaning I can share ideas and my experience to ensure a property reaches its full potential, enabling maximum financial return on an investment. If that requires reconfiguring the interior, then we will suggest that and can support with examples of previous projects the benefits of that refurbishment. I truly believe that not only as a highly reputable agent, but also as a

long-term resident and property owner at Repton Park, no-one else has the same level of experience and personal knowledge of the potential and value of these properties, as myself.'

From the luxury apartments and mews-style houses located within the original red brick hospital complex, complete with large, sash windowed rooms, high ceilings and grand entrance hallways, to the sympathetically designed detached houses, town houses and modern apartments, there is no style of property at Repton Park that Hayley hasn't either let, sold or refurbished.

'I'm also very aware of the different living experiences people have within the community,' attests Hayley. 'And with this knowledge, I then like to take time with a potential buyer, to really get to know their lifestyle and personality so I can match them to the right property, in fact it's become something of a speciality,' she adds with a grin.

Hayley is the first to admit however, that Hunt's fees can be seen as slightly more expensive than some other local agents. She explains: 'We are a premium agency, and we deliver more.

We're not focussed on competing with low fees, we're concentrating on obtaining higher purchase prices for our vendors.'

Clearly the time that Hayley and her team invest in not only finding a buyer, but also successfully progressing the sale through to completion, is recognised by her vendors, with business currently booming. 'It's the best it's ever been,' enthuses Hayley. 'I feel very blessed.'

And it's not just in Repton Park where Hayley's very hands-on approach is appreciated, with Hunt Property Services enjoying great success with the sale and letting of high-end properties throughout West Essex, as well as north and east London.

But it's evident speaking to Hayley that Repton Park holds a special place in her heart. 'It's so beautiful here, especially now that spring has arrived. Being surrounded by so much green space is such a privilege. I honestly couldn't imagine living anywhere else,' she concludes.

She is not only selling a lifestyle, but Hayley is very much living it too. ■



# THE RENOVATION OF GOLDSMITH HOUSE

*Hunt Property Services Renovations team showcase the stunning  
transformation of a period apartment at Repton Park. ▶*

Article featured in West Essex Life





Goldsmith House, exclusive newly renovated three bed apartment listed at £975,000.

# PRE-RENOVATION





**P**rior to the first lockdown, this apartment at Goldsmith House had been rented to a lovely tenant for 5 years.

When she decided to leave in May 2020, the timing seemed perfect to start a complete renovation of the property. Contractors were permitted to work under government guidelines, allowing the Hunt team to continue with building projects.

As the photographs demonstrate, the apartment was fully transformed from being a tired property with an over-sized lounge and tiny kitchen, to an airy, open plan kitchen, living and dining space.

The stunning shaker style kitchen was fitted with white Calcutta luxury quartz worktops and a large peninsula, wooden floors replaced all the carpets. A new utility room allowed for a separate washing machine and dryer, as opposed to the combined washer/dryer that was previously in the kitchen.

In keeping with the architecture of the building, both bathrooms were replaced with Victorian style sanitary ware, with the addition of an oversized walk-in shower in the en-suite replacing the original awkward folded door shower units. A new shower over the bath was also installed in the family bathroom. Large white marble tiles were chosen for the flooring in both, plus gorgeous, mirrored cabinets to maximise storage and space. The make-over also included Victorian style radiators and towel rails.

A completely new central heating system was installed, to modernise and improve both the heating and hot water in the property.

Located in an enviable position on the outside green and boasting large bay windows in both the master bedroom and lounge, the apartment receives an abundance of natural light throughout - a rare asset within Repton Park. The large sash windows all

had new ropes and springs, then were sanded and painted as new. The addition of plantation style shutters, add both a practical and stylish solution for shade and privacy to the apartment.

The brass ironmongery was entirely replaced with chrome fittings, including door hinges, door handles and electrical sockets.

To maximise storage space, the wardrobes were extended into the voids above creating large, practical solutions.

The property has been completely transformed to a beautifully arranged 1400 square foot as new apartment. It has the added benefit of direct access from the French doors in the lounge onto a private patio garden with enviable views of the open parkland of Repton Park.

The three bed apartment is now listed for sale by Hunt Property Services at £975,000. ▶



# POST-RENOVATION





# LETTING THE HUNT WAY

*Why our boutique offering is unlike any other agent.*



Jonathan Hunt

Hunt's dedicated Lettings team offer the same high standards of service when managing a property to rent, as we do in all other areas of our boutique business. By building relationships with our Landlords, understanding their perfect tenant and then by running thorough background checks and referencing on all applicants, Hunt are able to ensure your property is rented swiftly and more importantly, with reputable tenants that will look after the property as if it was their own.





Our fully managed service, takes care of all your maintenance and tenants needs, responding quickly to any issues. We work with a dedicated team of professional local contractors, who are able to react quickly to protect your property and to keep the tenant happy.

We are constantly reviewing legislations and introducing new policies and partnerships, to ensure your rent and property are protected.

Our team carry out regular inspections and feedback to our landlords as required, to provide peace of mind that your property is being well managed.

Our Lettings portfolio is headed up by Jonathan Hunt, with support from our Lettings Coordinator, Olivia Sullivan. Overseeing

contracts and protecting your interests is our Head of Operations, Deborah Lovelock.

The Hunt team is made up of an intimate group of very close friends and family who all work in complete unison to provide the best levels of service and share knowledge.

We partner with lead surveyor and inventory specialists to run a fully independent check in process. Not only to provide a detailed inventory with supporting photographs, but also an independent check in and check out to ensure you are legally covered with evidence for the DPS, should there ever be a need to make a claim.

A high number of our loyal Landlords have worked with us for many years, happy in the knowledge that their properties are being well managed and maintained.

Our Repton Park landlords and tenants are further supported by our unrivalled knowledge of the Repton Park community and our relationships with the management team.

Hayley Hunt has assisted the Repton Park committee for 9 years, Debbie Russell and Jonathan Hunt have also lived on-site for many years, further building Hunt's intimate relationship with the people and properties of Repton.

It's not only our job to care, but as residents, property owners and landlords ourselves, it is also in our own personal interest to maintain a safe, friendly, well managed community that can command the highest prices for sale and lettings.

For further information on our services, please do not hesitate to call the team. ■



## HUNT PROPERTY INTRODUCE YOU TO PAUL FOGGIN, FIRST PORT'S NEW REPTON PARK DEVELOPMENT MANAGER

*Paul and his team are working hard to keep the grounds immaculate and the community clean and safe. We caught up with him and asked a few questions we believe the Repton residents would like to know.*

**P**aul and his team are working hard to keep the grounds immaculate and the community clean and safe. We caught up with him and asked a few questions we believe the Repton residents would like to know.

### Paul, please introduce yourself and tell us a little about your career history to date.

I'm originally from the North East, but I have worked all over the country and also in Europe.

I've always worked in hospitality. I really enjoy interacting with people. I started out as a trainee nightclub manager, which led to me working at 18 nightclubs in 20 years before moving into a more sustainable career within hospitality. For 13 years before First Port I worked as a General Manager and Area Manager for Premier Inn.

### Why Repton Park? What is it you most like about the development?

I like to believe that Repton Park chose me! I had been looking to work at First Port for a while, former colleagues had recommended them as a good company.

Initially, I took a role with First Port at a site in Feltham for 4 weeks, before Repton Park became available. Both myself and the First Port team immediately realised that Repton Park would be a more natural fit and that my background as a multi-site manager at Premier Inn, would bring great experience to the role.

Repton is so big, containing 5 different schemes within the development, many of them with their own board of Directors, so the role is definitely suited to my background.

I've been here just over 4 months already. There is always something new and challenging to deal with each day and I really enjoy that variety and a satisfaction of helping the residents.

First Port oversee all communal areas, the gardens and grounds, pavements and roads. We're responsible for maintenance and cleanliness, we provide 24-hour concierge, the care takers and on-site maintenance, including the gardeners –

basically we provide service for all the residents, to keep the look of Repton clean, tidy and secure.

Like hospitality, it's not a 9am – 5pm job. I meet the night shift team at 7am before they finish at 8am, and often work past 6pm depending on the needs of the role that day.

So, I guess it's the sense of providing the best level of service that motivates me.

## What is the brief regarding your role at Repton?

I've not had an 'official' brief, but I obviously work to the remit of the role. Overseeing all of the above mentioned areas.

However, my self-imposed brief or mantra is 'Making Repton Park an awesome place to live and work...'

## Main objectives in the next 3 months?

Boxing off historical and outstanding issues, so both the residents and my team can draw a line and say, this is where we start from.

## Longer term objectives?

Working with residents and the Residents' Association at Repton Park to plan for the new 2021/22 budget.

Security, the grounds, the look of the gardens, tend to be the most pertinent subjects. We need to ensure that there is enough money in the pot for allocating funds where it's most needed.

## Biggest challenges?

The expectations of the residents are understandably very high. Whether it's from the privately owned freeholder houses or lease holders, the expectation is the same.

We want to continue to ensure that the residents are getting good value for money. Security is at the forefront always for this site and can be challenging with only one entrance in and out of Repton Park. Repton doesn't have space for a guest entrance, so the barrier can create a queue if the concierge are too tough. However, they

are always diligent in checking each vehicle has a credible reason to be on-site, which can take time. Therefore, we appreciate how patient most residents are on the occasion that they may have a slight delay at the Gatehouse.

Also, we currently have difficulty keeping on top of new residents moving in. We do not have a line of site of people purchasing new property at Repton.

Hunt Property are the only agent that offer a welcome pack to residents at Repton Park, to introduce them to First Port.

Otherwise, their only knowledge will be their solicitor saying there's management on site.

## Can you tell us about the great team of concierge staff you work with? What are their responsibilities and how do they have a positive impact on the residents?

We are fortunate to have a great (and very loyal team) at Repton Park. Some of the concierge and night staff have worked here for 17 -18 years. They are the face of Repton Park and paramount to the success of the security and the service to the residents.

They work 12-hour shifts, 8am - 8pm or 8pm - 8am.

Sadly, I have already witnessed that on occasion they have abuse shouted at them, rarely by residents, usually by contractors or private guests who do not appreciate that we're working hard to maintain safety and security of our 411 properties and their residents. Their directive is to be always be courteous, but efficient. It's hard to see since the pandemic means they are always wearing face coverings, but they are smiling behind their masks!

## Have you enjoyed getting to know the site and the residents?

My favourite part has been meeting people. Although more challenging since Covid, I prefer to get out and meet the residents instead of emailing. I believe a conversation is always better face to face.

I know some issues may have been going on a while, so a face-to-face meeting ensures I get all the information required and what I need to fully understand to make an informed decision.

## How important is it to you to build relationships with the residents?

It's the most important and that's why we appreciate all the feedback, good and bad. We want the residents to be as happy as possible, and whilst our team are vigilant and cover as much as the development as possible, if a resident spots something more obscure that we may not have witnessed ourselves, then we ask that they please do report it to the Gatehouse in order that we can investigate.

## What's your favourite part of the job?

Favourite part of the job is the people, the residents of the development and the First Port team, whether at the Gatehouse or out in the grounds. Mixing with people, finding solutions to peoples' issues and making them happy.

## What would you like to improve in terms of community living?

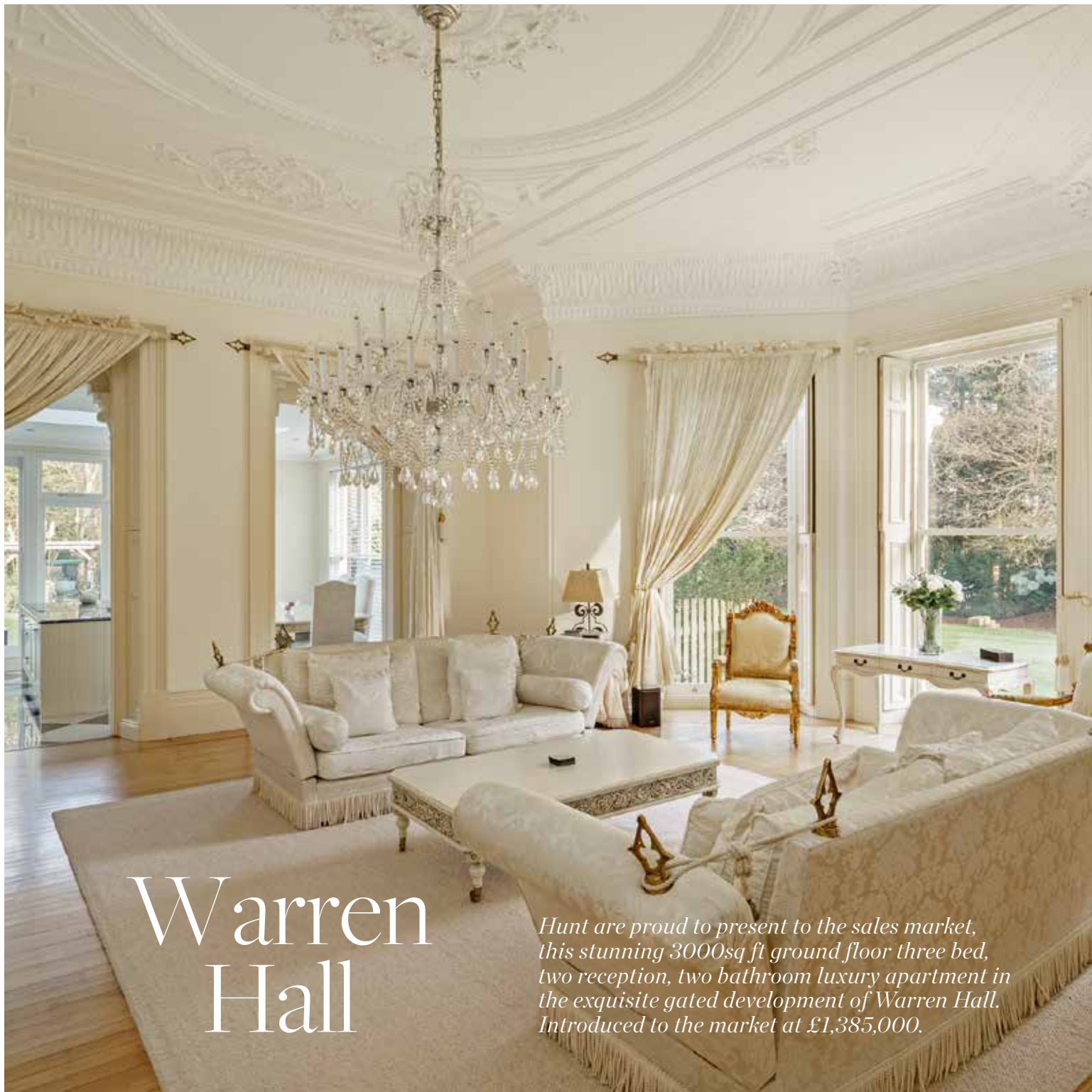
Natalie (Assistant Manager) and Rose (Admin Assistant) told me of the amazing events that have been held here over the years, so to get back to hosting events in association with the residents, is a must. I would love to help host some charity events, which I understand local businesses including Hunt Property are big supporters of.

To host an end of pandemic event, some kind of celebration for us all to meet and look forward to would be amazing for the Repton Park community.

## How could the residents help you achieve your goals?

As mentioned, we can't be everywhere, so residents are our eyes and ears, so it's always great to get feedback whether positive or negative in order to take action.

Whether that's litter or fridge in bin store, etc. Sometimes wouldn't come across these, but happy to help and make it an even better place to live. ■



# Warren Hall

*Hunt are proud to present to the sales market, this stunning 3000sq ft ground floor three bed, two reception, two bathroom luxury apartment in the exquisite gated development of Warren Hall. Introduced to the market at £1,385,000.*





**B**oasting a large-raised patio area leading to a beautiful, landscaped private garden, accessed via French doors from the kitchen.

The property has been renovated to an exceptional standard, maintaining all the original features yet with modern interior upgrades.

Gorgeous high ceilings with ornate original cornices, skirting and panelled wooden walls are in keeping with the period property, whilst the large sash windows allow for exceptional light throughout.

It features two magnificent, large reception rooms, both with stunning views of the beautiful and peaceful grounds.

The property also has the added benefits of a double garage and secure parking.

Warren Hall is a magnificent period Mansion House that has been expertly converted into luxury apartments. Approached through security gates, situated up a long and winding driveway, the property enjoys an enviable position set within 8 acres

of stunning grounds with direct access to Epping Forest. Tucked away in a secluded spot is a heated communal swimming pool for residents to enjoy from April until the end of October.

This is truly a stunning home set in green surroundings, yet with the convenience of being just a short drive to all motorways and shopping areas. ■



“

*Warren Hall is a magnificent period Mansion House that has been expertly converted into luxury apartments.”*





# THE REPTON PARK COMMUNITY

*What a lovely surprise for the children and residents of Repton Park when they were visited by the Hunt Easter Bunny, offering delicious homemade cupcakes.*



**T**hese special treats, delivered on a gloriously sunny Easter Sunday, were baked by Olivia from Hunt. Accompanying the bunny were Hayley, Olivia and Hayley's niece, Georgie, aged 8.

The Repton Park community has been massively supportive of each other over what has been a tough 12 months, and as such a familiar face, Hayley wanted to show her appreciation and demonstrate again how as the development's leading estate agent, Hunt Property Services genuinely care about the residents. ■









*The Hunt team are so proud to represent the sale, rental and renovation of properties in the most prestigious gated community in the country...*

# WE'D LOVE FOR YOU TO JOIN OUR COMMUNITY

It's been wonderful creating this latest edition of the Hunt Repton Park magazine. Not only being able to showcase our amazing lockdown success with 16 properties sold within the year, but also share our love for the community and family values, too.

We hope that you have enjoyed it.

We would love for you to join our Hunt community. Please follow us on our social pages where we encourage you to send your

recipes, workout tips, photographs and any forthcoming community or charity events for us to share, too.

✉ [reception@huntpropertyservices.co.uk](mailto:reception@huntpropertyservices.co.uk)

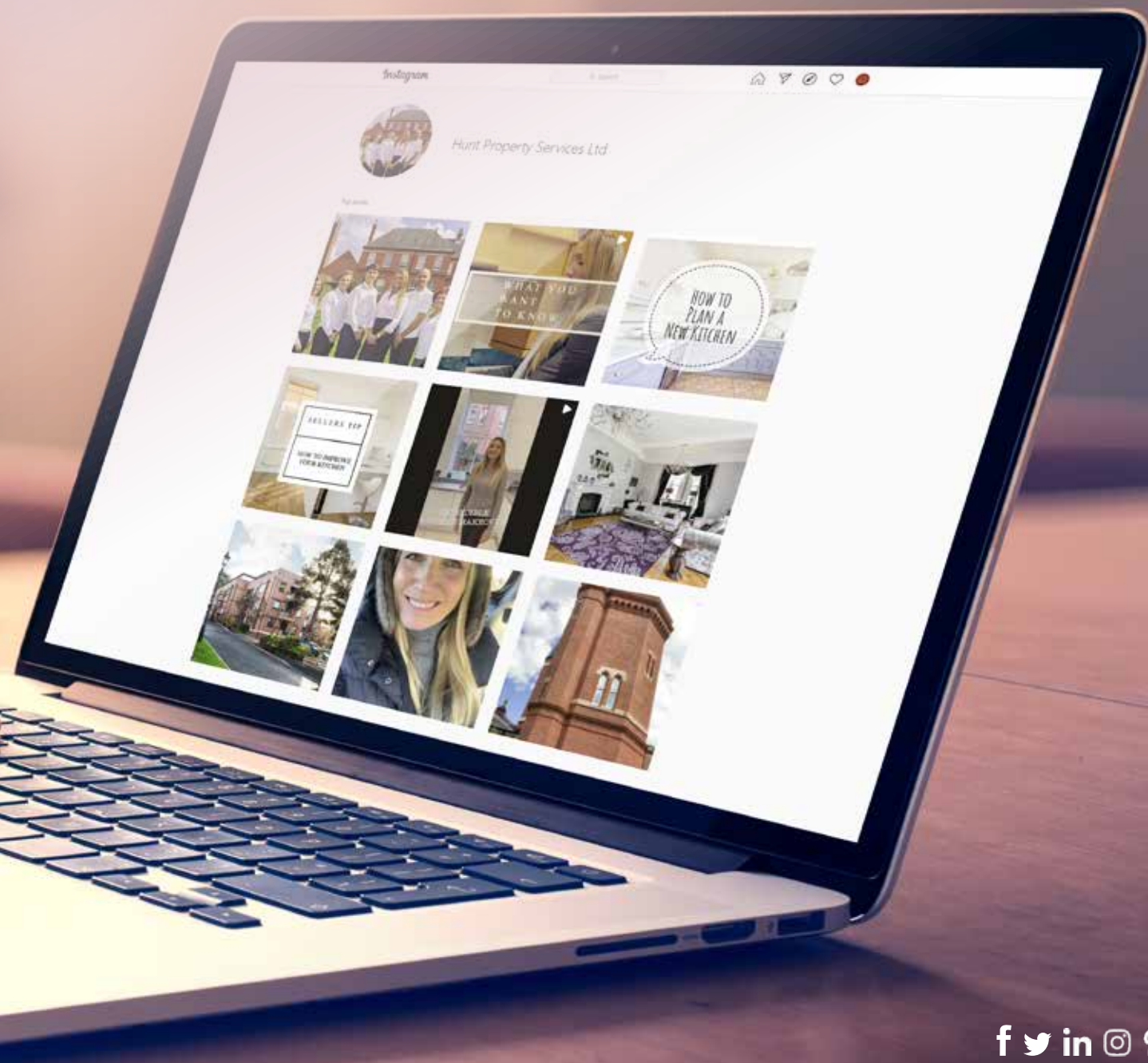
As part of our continued efforts to support local tradesmen and businesses, we also ask that you please send your recommendations of trusted suppliers in the community and help support each other by using local companies as much as possible.

Finally, should you wish to set up a private meeting with me to discuss anything property related within the development, please do not hesitate to get in touch.

I would be delighted to pop over to see you. ■



Hayley Hunt | Director



Instagram

6 posts



Hunt Property Services Ltd

Top posts



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