



Recognised Tenants Association
Company No - 06826092
Incorporated - 20th February 2009



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PEEL COMMON RESIDENTS ASSOCIATION

NEWSLETTER — APRIL 2016

PEEL COMMON RESIDENTS GENERAL ISSUES

THE ELECTRICAL CONVERTER STATION - IFA2 is now approaching the most important phase of its existence where Fareham Borough Council will



soon be receiving the National Grids application for the outline planning permission. It is at this point that the weight of public opinion becomes

crucial and ignoring this application without contesting the proposed building simply gives National Grid and Fareham Borough an easy tick in the box. It is at the planning stage that objections can be raised and it is the PCRA's intention to provide detail to assist those residents wishing to object to the electrical station. To date it is believed that a large number of residents are concerned such a structure is planned for Daedalus. It may appear to be but it is not yet a done deal and with enough objections planning could be denied.

For more information on the IFA2 visit the News drop down menu on the PCRA website. www.peelcommonresidents.co.uk or write to 22 Tern Walk.

ESTATE LANDLORD - There is still no word from the Peel Common Estates beneficial owner. The situation is confusing and it is not clear that the nominated solicitor acting for Honor Management will action any resident's requests. If no response is received residents are advised to contact the Managing Agent MLM. Details can be found on the PCRA Website.

www.peelcommonresidents.co.uk - Select - Estate - Estate Management or telephone 020 8492 9850 - Rupy Jandu - Head of property department

THE ESTATE - In the autumn of last year Lightfoot Landscapes planted out 10,000 daffodil bulbs and this early spring it was pleasing to note the success



of the display. There have been many favourable comments and it is now the intention of the gardener to extend the daffodil planting to other areas of the estate.

The spring is a busy season and it is welcoming to note that the gardener is well on top of the work with the lawns now neatly cut and edged. Lightfoot Landscapes provide year on year excellent service and the PCRA will pass on to the managing agent the satisfaction of the Peel Common Residents on the maintenance of the open areas.

The estate manager Rupy Jandu will again be visiting the estate in May to view and discuss issues that have been raised by the PCRA and residents. One cause of concern has been the flooding of pathway areas where rainwater made some paths unusable. The managing agent has commissioned a survey including estimated costs regarding improvement of the estates storm drain system. Due to the money involved areas will only be considered for improvement on a priority basis as and when funds are available. Lightfoot landscapes keep records of all problem areas and will advise the managing agent on the program of required work.

THE PAVEMENTS - This year's budget again includes money to progress pavement repairs and improvements. A priority list is in operation and the managing agent under the guidance of Lightfoot Landscapes will bring contractors on site as and when required. Residents noting major pavement problems should contact Lightfoot Landscapes or alternatively the PCRA or Managing Agent.

ESTATE LIGHTING - In February 3 new LED street lights were fitted bringing the total of LED lights to 30. There are 94 street lights on the estate. Again residents are reminded that due to the difficulty and cost of repairs (scaffolding has to be erected) the waiting time can often be quite considerable. The PCRA voluntarily assist the managing agent by keeping records and advising when street lights become defective. Defects can be reported directly to the managing agent or locally to the contact below.

Peter Runham 01329 317936

e-mail peter.runham@sky.com

ENFRANCHISEMENT - As noted in January's newsletter the current attempt to purchase a freehold is now going down a formal route to enfranchisement. Residents wishing to understand this procedure are advised to visit the PCRA website News - Library - Route to Enfranchisement or contact the PCRA.

WEBSITE CHANGES - The PCRA web site, www.peelcommonresidents.co.uk, has recently been overhauled and updated. As well as containing much useful information about matters that affect the estate a major revamp of the Market Place page has taken place. The For Sale and Wanted pages are for use by all and advertising is free to PCRA members. They are the PCRA's e-bay. Use them for items you have for sale or want. The Trades and Services page contains advertisements from local traders. This page is being updated often and more advertisements will appear on a regular basis.



If you wish to advertise and for more information contact Phil Adams, Web Site Manager, at admin@peelcommonresidents.co.uk or Phone 02392 161202

THE ROLE OF THE PCRA - The PCRA have been asked to make clear the role they play in the management of the estate:

In 2005, following the disbanding of the Peel Common Management Committee (PCMC) the Peel Common Residents Association (PCRA) was formed. The two organisations however differed greatly in their responsibility though both were staffed by estate residents. The PCMC were employed by the then Landlord to manage the estate and act as the Managing Agent. With the demise of this organisation the Landlord employed his own managing agent and to date this task is carried out by Michael Laurie Magar (MLM). In order to get resident's representation in the management of the estate the PCRA was formed with a declared intention of primarily looking after the interests of the estate residents and help maintain the integrity of the estate.

The PCRA committee works on a voluntary basis giving their time for free. The effectiveness of the PCRA depends on the influence it holds through collective numbers and the rights of a recognised residents association. To this end the PCRA has established a good relationship with the managing agent MLM who in turn have continued to manage the estate in a responsible manner. It is important that it is recognised that through this association with the PCRA,

MLM manage the estate in a manner mindful of the wishes of its residents. It should be remembered however that the Landlord is the managing agent's client and their business loyalty is to the Landlord.

The PCRA therefore do not have a direct management role but are involved in representing its members, providing advice where needed and insisting on good management and good value for money.

MEMBERSHIP

There is always a need for a strong membership and 60% of residents benefit from what the association has to offer. Advice and assistance is provided to members only and includes a direct link to the managing agent. Should there be a need the PCRA will support a member adding strength to any concern deemed appropriate.

REMINDER NOTES:

- ❖ The PCRA telephone number has changed - To contact the PCRA telephone **02392 161202** and leave a message. All messages will be responded to.
- ❖ Need to place an advert or use the **Market Place** on the PCRA website. Send an e-mail to - **admin@peelcommonresidents.co.uk** or telephone **02392 161202**.
- ❖ The Peel Common gardener Lightfoot Landscapes will accept any spare small shrubs that can be usefully used on the estates beds and borders.
- ❖ Do you wish to report a street lighting defect? Send an e-mail to - **admin@peelcommonresidents.co.uk** or phone **Peter Runham** on **01329 317936**.
- ❖ Need to get in touch with the local authorities or utilities - visit the PCRA website - **www.peelcommonresidents.co.uk** Go to - **About us - Help and Advice** or telephone the PCRA on **02392 161202** for further advice.
- ❖ Need to contact the managing agent - visit the PCRA website - **www.peelcommonresidents.co.uk** - Go to - **Estate - Estate Management** or telephone the PCRA on **02392 161202** for further advice.

- ❖ Do not have access to a computer or telephone - drop a letter into the mail box at **22 Tern Walk**.

OFF INTEREST

Glanvilles, solicitors acted for over 120 residents at Peel Common. The firm completed 120 freehold acquisitions in 2014 and are currently progressing over 50 properties on the Peel Common estate through the formal route to enfranchisement. Glanvilles are also the solicitors for the Peel Common Residents Association. Given the firm's close relationship with Peel Common Glanvilles have stated that they would be pleased to offer a 10% reduction in their professional fees for work related to Wills and Powers of Attorney. This offer is available for all new instructions received on or before 31 July 2016.

Glanvilles Private Client Department would be happy to assist you with getting your personal affairs in order and should you require any further information or assistance please contact **Darren Price** at www.glanvilles.co.uk on **01329 282841** who specialises with this area of work.

MEMBERSHIP - Membership of the PCRA runs from 1st November to 31st October annually. The fee is £10 per year. Membership can be paid by any of the following methods:

Standing Order - This is the **preferred** payment method. It is collected every October/November and £10 automatically renews your membership.

Do this on line - Most banks now have the facility for doing a Standing Order on line. For the PCRA bank details see Online Payment box below.

Alternatively - fill out a form and take to your bank. Forms can be downloaded from the PCRA website www.peelcommonresidents.co.uk - visit News - Library. Or use the contact detail below and a form will be delivered to your address.

Cash or Cheque - A payment of £10, Cheques to be made out to Peel Common Residents Association and posted to:

22 Tern Walk post box - Can be delivered by hand or sent through the post. The post box is emptied on a regular basis.

38 The Parkway to Membership Secretary Phil Adams - Can be delivered by hand or sent through the post.

Online Payment - Simply pay online the £10 Membership fee to the PCRA account named below:

Peel Common Residents Association

Bank Name - Barclays Branch - Fareham

Sort Code - 20-30-89

Account No - 43145832

The payment should be identified by including the first line of your address or Lease number. On receipt a membership card will be delivered to your home.

Contact the Membership Secretary.

Mr Phil Adams. 38 The Parkway

or

Contact the PCRA at 22 Tern Walk. (post box)

or

e-mail – admin@peelcommonresidents.co.uk

or

Phone the PCRA on **02392 161202** (leave a message)

CHAIRMAN - R Wilkinson

SECRETARY - M Cobbett

