



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



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PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER — APRIL 2015

PEEL COMMON RESIDENTS - GENERAL NEWS

THE ESTATE - It was with some regret to the PCRA committee that the Managing agent's property manager Nick Borrill has left Michael Laurie Magar Limited (MLM) to take up a position with another company. Nick has been a good friend to the estate, always approachable, conscientious and fair, ready to help with any problems and keen to maintain the high standards set over the last few years. Nick's replacement is Rupy Jandu, a new recruit to MLM.

Nick visited the Peel Common Estate for the last time at the end of March and brought with him the new property manager Rupy Jandu. They walked the estate with the gardener Clive Lightfoot and PCRA Chairman and Rupy received a comprehensive turnover regarding the gardening needs and estate infrastructure. It was agreed by all that the condition of the gardens and borders were being maintained at the same high standard as on MLM's previous visit.

THE PAVEMENTS - There is an ongoing list for pavement repairs and priority work will be given to the worst affected areas. Due to costs the repairs have to be done in stages and kept within budget. This is controlled by the managing agent who makes the decisions on areas to be repaired during his visits to the estate.

SHRUBS - Those residents wishing to donate unwanted shrubs for the borders are advised where possible to wait until the autumn season as this will be the most successful time for replanting.

ESTATE LIGHTING - The number of lights converted to LED now number 20. The fitting of this type of light is deemed essential and driven by the need to reduce maintenance, reliability and running costs. Replacement of lights will be carried out on an affordable and essential basis and the cost kept by MLM within the yearly budget. Defective lights will be given priority so it is important that any problems are reported to the PCRA representative using the details below.

Peter Runham 01329 317936 e-mail peter.runham@sky.com

ENFRANCHISEMENT - The PCRA are still receiving inquiries from residents wishing to purchase their freeholds. Our solicitor has now agreed to act collectively and attempt to negotiate a price with the landlord providing the

number of interested residents numbers 20 or more. It should be noted that the previous enfranchisement took on the form of a group action where a great deal of work was carried out by the groups committee. This considerably reduced the price and therefore future freehold purchases may come at a higher price. Any interested residents are advised to contact the solicitor directly using the details given below. Also further advice can be obtained by visiting the PCRA website and downloading information from the Members library.

Jon Tawse - Consultant Solicitor

Glanvilles Solicitors

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LAND VALUATION TRIBUNAL - It is with some anger that the PCRA CEO and Chairman were required to attend an LVT to defend the integrity of the PCRA as once again an individual resident was making malicious statements aimed at influencing the judge of the Tribunal. The LVT action was brought by Mr White of Kittiwake Close whose statement greatly maligned the PCRA and called for its registration to be cancelled. The PCRA was named as the respondent but did not receive notice of this until 6 days before the LVT hearing. Due to the lack of notice and considerable confusion regarding the action, legal advice was sought and the PCRA solicitor engaged to attend the hearing. Following a consultation with the parties present the hearing was declared to be an action between Mr White and the Landlord with no PCRA involvement. **Due to Mr White's previous and present consistent malicious unsubstantiated statements against the PCRA, the committee is now considering possible legal action against him.**

CURRENT ESTATE ISSUES - There have been a number of complaints regarding dog fouling and there are a number of places on the estate where this is a major problem. Due to the estate being private the council are not responsible for clearing up the areas concerned. **They do however have the authority to fine heavily any owner who allows their dog to foul on the estates open areas.** Residents are advised to be watchful and report any dog fouling to Gosport Council Street Scene on 023 9258 4242 or 08000 198598.

Chairman:



R Wilkinson