



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



22, Tern Walk, Gosport, Hants, PO13 0RY
e-mail - admin@peelcommonresidents.co.uk
Telephone - 02392 161202

PEEL COMMON RESIDENTS ASSOCIATION

NEWSLETTER – AUGUST 2016

PEEL COMMON RESIDENTS GENERAL ISSUES



THE SUMMER MONTHS

RESIDENTS ASSOCIATION AGM - The meeting was held in the Peel Common Junior School on Thursday 21st July. It was attended by the MLM manager and finance controller who both expressed their interest and satisfaction in the running of the Peel Common Estate. Some aspects of the Service Charge budget were explained with a promise that costs will be monitored carefully. The current managing agent is keen to maintain the high standard of care on the estates infrastructure and explained certain difficulties when considering trees that have existed on the estate since the time the estate was built.

The meeting was also attended by local councilor Stephen Philpott and the Mayor of Gosport Lynn Hook. Councillor Philpott explained the current situation on the Daedalus electrical converter and promised that he would

continue to work hard to look after the interests of the residents on Peel Common.

PC Clare Parry gave a brief of the policing on the estate and noted that currently the Peel Common Estate is a peaceful area to live in.

The meeting included presentations on the PCRA involvement in the estate and the latest updates to the maintenance and upkeep. Minutes for this meeting can be found on the PCRA website.

THE ESTATE - At the AGM meeting the PCRA Chairman raised important items concerning the open landscaped areas. In particular there had been reports of vehicles driving onto the green areas and concerns were raised regarding the possible damage due to such an action. It was never envisaged that the gardens would support traffic and as a consequence utilities such as drains and cabling ducts have not been deeply buried thereby making them vulnerable to damage. The PCRA have asked the managing agent to respond strongly to any reports of vehicles trespassing on the green open areas.

ESTATE DRAINAGE IMPROVEMENTS

A previously reported concern was the flooding of pathway areas when heavy rainwater caused flooding making some paths unusable. As promised the managing agent approved work to be carried out on the first on the list of problem areas. The program of work under the guidance of Lightfoot Landscapes has been completed and it is hoped to see a major improvement in the selected area during the winter period when heavy rain is expected.



THE ELECTRICAL CONVERTER STATION - In the month of September Fareham Borough Council will make its decision on the IFA2 planning application. To date there have been over 1000 objections to the planning application and it believed that this has been the largest number of objections for any previous controversial planning application in the Borough of Fareham. It is hoped that this will be taken into account when Fareham form their decision. The objections are not solely from concerned residents but include local councilors, Hampshire County Council, Brit Norman (a major operator on the airfield) and local MP Caroline Dinenage. However, should the outline planning be approved Fareham will be obliged to inform the department for Communities and Local Government. At this point this department will have to consider two calling in notices requesting that the application is looked into by the Secretary of State. With a separate unbiased view consideration of other sites for the Electrical Converter will be looked at and hopefully a change of mind will prevail. This outcome however is still in the balance. The leader of the Fareham Borough council is determined that the project will go ahead and one can only assume the prime reason for this is the financial rewards that will be going to Fareham.



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.

LEASEHOLD OR FREEHOLD

Initially the land and units that made up the Peel Common Estate was owned by the builder. The builder was the freeholder. The builder then raised and sold each unit under

a lease that allowed the purchaser to live in the property for 999 years. The purchaser became a leaseholder and the builder became a freeholder landlord. The leaseholder was obliged to pay a nominal fixed rent to the freeholder landlord and obey the strict clauses in the lease. To add to the attractiveness of the properties the freeholder, on the remaining land, provided open areas with gardens and pathways. To maintain the upkeep of these areas the lease included clauses obliging the leaseholder to contribute towards this upkeep. This is known as the Service Charge.

The remaining land was also made subject to clauses guaranteeing Rights of Way and conditions of use for all residents, hence the landscape gardens we see today. The clauses and Rights of Way prevent any change of use of the land. This may not stop an unscrupulous landlord attempting to change and build on the open areas however this would be against the clauses and successful legal action could be taken.



IMPORTANT

An attempt at planning further buildings was made by a previous landlord and proved unsuccessful. The attempt failed due to the vigorous opposition provided by the residents association. PCRA membership is important in order to act collectively against such attempts.

The fact that all properties were originally leasehold was aimed at maintaining the integrity of the estates infrastructure and the conformity of the original conception. This principle however faded over the years as large numbers of leaseholders took advantage of the freeholders (Landlord) lack of care and began adding changes to their leasehold properties. A large number of residents did not seek approval and as a consequence breached the clauses in their lease. It was only when the freeholder (Landlord) changed hands that the consequences became relevant as previous recent landlords attempted to impose heavy penalties on the leaseholder.

Full leasehold occupation remained until the estate was sold in 2004 to a company called Freehold Estates who offered all residents the choice of

buying their freeholds. In effect the new landlord was offering, for a price, to transfer his freehold ownership of the property to the occupant. At the time only a few took up this offer however in the last 12 years there have been many more cases of residents informally buying their freehold.

To become a Freeholder the property is transferred into your ownership and is no longer subject to rent and the lease document becomes void. However in order to maintain the integrity of the estate the majority of the clauses existing in the lease have been transferred to the freehold deed known as Land Registry property transfer form TP1. The Service Charge obligation is exactly the same for both leaseholder and freeholder. The main difference in the transfer document however is in the clause regarding alterations to the property. As the property has now been transferred to the new freeholder (the resident) the landlord's permission is not required for alterations and changes.

In conclusion - within the boundary shown in the Title Deed, the property and its garden changes ownership when a resident successfully buys the freehold from the landlord. However the open spaces, pathways and gardens still remain under the ownership of the landlord. In an ideal world these areas would be under the collective ownership of the residents of Peel Common.

THE PCRA WEBSITE - www.peelcommonresidents.co.uk

The website contains much useful information about matters that affect the estate. The e-mail provides an easy way of reporting concerns and is given the full support of the PCRA for justified important items.

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

ON A PERSONAL NOTE

It is with some sadness that we learn of the passing away of Val the wife of our long standing committee member Malcolm Haine. Malcolm has been involved in estate matters over a period close on 50 years and Val always gave her full support. Our sympathies go out to Malcolm and all his family.

NOTES OF INTEREST

- ❖ 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 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**.

MEMBERSHIP

Membership renewal - Membership runs from 1st November to 31st October annually. The fee is £10 per year. See payment details below

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 Details:

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

