



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



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PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER – JAN 2015

PEEL COMMON RESIDENTS - GENERAL NEWS

THE ESTATE - The Managing agent's property manager Nick Borrill carried out his end of year visit to the estate in December. The visit included his usual inspection of the open spaces, gardened areas pavements and infrastructure. He was accompanied by the contract gardener Clive Lightfoot and the Peel Common Residents Association Chairman, Roy Wilkinson.

It was agreed that some tree surgery was still outstanding and would be programmed into this year's budget.

Pathway repairs are still ongoing and will be carried out by the preferred contractor.

The gardener has now replenished a number of rose beds and further shrubs have been planted. In keeping with the ongoing improvements to the open areas most pergolas have now been refurbished and in this year's budget it is hoped to construct a further pergola in a suitable area.

It should be noted that Lightfoot Landscapes will be willing to accept from residents any unwanted shrubs for onward planting on the estate.

THE PAVEMENTS - The ongoing pavement repair and improvement program is seen as essential work on the Peel Common Estate. Due to costs involved there is a priority list and alleyways subject to occasional flooding during heavy periods of rain often appear low on the list. Over time it is hoped that the budget will have sufficient funds to address the problems that lie further down the priority list.

ESTATE LIGHTING - There are now 8 street lights converted to LED. The fitting of this type of light is deemed essential and driven by the need to reduce maintenance, reliability and running costs. There is also an environmental issue that is increasingly becoming important. The rate of change to LED will be a slow process due to the high costs involved however the PCRA have persuaded the managing agent to canvas around to obtain lower prices. Residents who have knowledge or experience of the electrical retail market and can give advice of street light LED unit costs are encouraged to get in touch with the PCRA (see telephone number on Newsletter header). For street lighting defects please

report the location to Peter Runham on 01329 317936 or e-mail peter.runham@sky.com

ENFRANCHISEMENT - The Freehold purchase initiative set up by the PCRA last summer is now complete and the Enfranchisement committee has been disbanded. The enfranchisement was set up and run as a self help group and as a consequence achieved a remarkably good purchase price. Following this success there has been a high number of members inquiring as to the possibility of further enfranchisement. As a consequence the Chairman has asked the enfranchisement solicitor to write to the Landlord and get him to explain what his policy (if any) is on the purchase of freeholds. Members will be kept informed of the landlord's response.

FINANCIAL ISSUES - Members will be aware of problems in the past when Service Charge funds were misappropriated by the previous managing agent. The PCRA are still actively involved in settling the accounting issues that remain to this day. The PCRA CEO is currently investigating one such issue and will forward detail to all members on conclusion of his current negotiations.

CONTRACTORS ON THE ESTATE - SGN are again carrying out Gas Main replacements on Peel Common. The PCRA along with Lightfoot Landscapes recently attended a meeting with the contractor Amex where the extent of the work was discussed. The work supervisor has promised, where possible, to limit the inconvenience to residents. Lightfoot Landscapes will again represent the managing agent by monitoring the areas of work and ensure that the gardens are returned to their original condition. The work is estimated to last well into February and any resident who wishes further information is advised to contact the PCRA by either e-mail or telephone.

PCRA MEMBERSHIP - Currently the PCRA membership is at an all time low with numbers below 60%. In order to be a successful organization it is crucial to have a large membership and therefore current members are encouraged to pass the word around and help recruit and boost our membership.

ESTATE SECURITY - Members are warned to be on their guard. The gardener's compound recently suffered a break in and all residents are advised to be vigilant and inform the police immediately they are aware of suspicious behavior from strangers visiting the estate.

Chairman: R Wilkinson



Secretary: A Hayman

