



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



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PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER — JANUARY 2016

ISSUE OF CONCERN - LANDLORD CHANGE OF OWNERSHIP

The Peel Common estate is under the ownership of a company called Honor Management. This is a Shelf Company and it is where, for commercial reasons, the owner parked the Peel Common estate. The director of Honor Management was Victor Dennis who declared he was the beneficial owner and Landlord of Peel Common. The PCRA had a good relationship with Victor Dennis who basically allowed the estate to be run by the managing agent MLM without interference. Victor Dennis was also a business man and would have hoped to have made a profit from owning the estate. The PCRA are aware that some profit was made through 120 freehold sales but following his defence at a Land Valuation Tribunal (LVT) case, forced on him by a resident last year, he became disillusioned when he incurred legal costs approaching £10,000. In December Victor Dennis contacted the PCRA Chairman and informed him that he had resigned as a company director and sold his shares in Honor Management. **In effect he had sold Peel Common.**

At this moment in time who owns Peel Common is shrouded in mystery and there has not been any declared beneficial owner. The PCRA along with its solicitor have retrieved the following facts. The director of Honor Management is now a lady of Philippines origin whose occupation is listed as a Nanny. The shares in Honor Management however are now owned by a lady of Slovakian origin by the name of Justina Grigaite (a name well known to the PCRA). The PCRA solicitor has made contact with the solicitors who it is believed acts for Honor Management. Our solicitor has remarked that to date communication is proving difficult. The PCRA have written to this new solicitor but have not yet received a reply.

The PCRA have been in contact with the Managing Agent Director Mike Jacobs who admits that MLM have been kept in the dark over the change of ownership but states that unless informed otherwise they will continue with their contract to manage the estate.

Residents are now advised to be cautious in any requests they wish to make to an unknown landlord and take legal advice where possible.

ISSUE OF CONCERN - PROPOSED ELECTRICITY STATION

Residents have recently been made aware of the current proposal by National Grid to build a large Electricity Generator (converter) in the north east of Daedalus parallel to the road leading to Stubbington. The PCRA view this project with apprehension and have been heavily involved in lobbying the various authorities regarding their concerns. The nub of the problem appears to be money and location.

The National Grid wanted to place this building at Chilling (near Warsash) but Hampshire objected as it was on their land, on the coast and in an area they had declared as a Special Protection Area. Hampshire would also lose out financially as the building would be on compulsory purchase farmland giving them a low premium when cost of sale was taken into account. Hampshire council in collusion with Fareham Borough council suggested and made possible the alternative of Daedalus. Fareham Borough Council purchased the required land at Daedalus in March 2015 and promoted this as the site for the electricity generator/converter.

The PCRA joined other involved organisations and local councilors to raise concerns that included, environmental issues including noise and electrical radiation (EMF), aircraft operation and safety, the aesthetic appearance (buildings covering an area of 4 football pitches and heights of 25 metres). It also includes a further concern that the building is on an enterprise zone but will only offer initial building work and thereafter be lightly staffed by a population of 3. Financially money would be filtered to the airfield through Fareham Borough council though it has been reported that a reasonably large amount of money would be retained by them for providing the land.

The PCRA are apprehensive regarding the risks and promises with this venture particularly as it is basically in a residential area, close to schools and on an airfield. As a consequence the PCRA have teamed up with Lee on Solent and Hill Head residents association and our areas local councilors. It is the intention to also involve the local MP Caroline Dinenage.

At this point residents should be made aware that as noise from the generator/converter may become an issue whatever the outcome the aim of the PCRA is to help prevent another disastrous venture that took 15 years to solve, namely the Newgate Lane Sewerage Works, Peel Common Pong.

For more information visit the News drop down menu on the PCRA website

www.peelcommonresidents.co.uk

MEMBERSHIP

If ever there was a need for a strong membership the recent two events - new landlord and building on Daedalus North East - greatly enforce this message. Both events affect all estate residents and the importance of a large membership cannot be overstated. To do nothing is not an option as without the residents association the estate would be open to landlord exploitation and rough justice from outside authorities and their planning decisions.

PEEL COMMON RESIDENTS - CURRENT ISSUES

THE ESTATE - The estate manager Rupy Jandu will be visiting the estate in February to view and discuss issues that have been raised with him and the PCRA. There are many flooded areas on the estate and these will be up for discussion on his arrival. The budget for tree surgery has been agreed and as with previous years, work will be carried out on a basis of importance and position on the first to do list. Over the winter, despite the poor weather difficulties, Lightfoot Landscapes managed to dig over the majority of the flower and garden beds and repair or renew fences and pergolas. This last autumn, Lightfoot Landscapes planted out 10,000 daffodil bulbs and it is pleasing to note that these daffodils are now raising their heads to what hopefully will be a grand display. It is the PCRA committee opinion that the gardened areas are in excellent condition especially for this time of year and we will pass on to the managing agent our satisfaction in the work carried out by the estates gardeners.

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 the gardener or alternatively the PCRA or Managing Agent.

ESTATE LIGHTING - The 5 defective street lights have now been replaced by new LED street lighting and currently LED street lights number 27. Due to the difficulty and cost of repairs (scaffolding has to be erected) the waiting time can often be quite considerable. Residents are asked to be patient when street lights do not work but once reported an eventual fault will be fixed and this will most probably be by LED replacement. 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

SERVICE CHARGE - Under the current legislation the Service Charge is subject to certain conditions and regulations which include particular rights open to a recognised residents association on how this money is spent. To this end the PCRA executive committee visited MLM in November and carried out an audit of the service charge expenditure and invoices. The PCRA treasurer Margaret Harrowsmith was pleased to confirm that the MLM accounts were in good order and followed good practice. The PCRA CEO Brian Smith was also able to resolve the problem of the outstanding balance debts that have been present on the accounts since the days of management by Chelsea International.

ENFRANCHISEMENT - To the frustration of those residents seeking purchase of freeholds, Honor Management changed hands before the transaction was concluded. The solicitor acting for the residents has made many attempts to get a closure on the agreement but due to the lack of response and confirmed legal identity, has been forced to serve notice using the formal route to enfranchisement.

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 Details:

Contact the Membership Secretary. MR Phil Adams.

38 The Parkway - Telephone 01329 319311 - e-mail pgha49@hotmail.co.uk

or

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

or

e-mail — admin@peelcommonresidents.co.uk

or

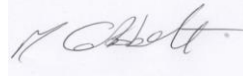
Phone the PCRA on **07789364074** (leave a message)

Chairman:



R Wilkinson

Secretary



M Cobbett