

Recognised Tenants
Association
Company Number -
06826092

PEEL COMMON RESIDENTS ASSOCIATION

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PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER – JULY 2022

THE PEEL COMMON RESIDENTS ASSOCIATION ANNUAL GENERAL MEETING – 27 July 2022

The meeting will be held on Wednesday 27th July at the Peel Common Junior School commencing at 7 pm. This is a one and a half hour event followed by a 30 minute question and answer session.

The meeting will be attended by the managing agent and local councillor.

This meeting is only open to PCRA members.

PCRA – THE ESTATE

The Estate



Summer is now well on its way and more colour is appearing throughout the estate. The roses this year have been spectacular and it is hard to believe that most of them are over 50 years old having been planted when the estate was created in the 60s. This has been an advantage for the Peel Common Estate as it maintains the attractiveness and cuts the cost of yearly expenditure on new planting. The gardener currently replaces new plants in areas where time has caused their deterioration. The Service Charge payments must cover the cost of maintaining the estate and also the cost of replenishing the lost

bushes/shrubs and perennial plants. Added attractions such as pergolas must also be maintained and

replaced when they have rot and deteriorate. Gifts of unused perennials are often accepted by Lightfoot Landscapes (preferably autumn time) and will be used where possible around the estate.

New Owner – The PCRA can now confirm that Honor Managements listing in Companies House has a change of director. The previous director Justina Grigiate has resigned and ownership indicates it is now in the hands of Michael Abou Hamdan. The company is listed as having a single director with full share ownership and it is this that determines who the beneficial owner of Honor Management Limited is.

The PCRA have now received notice of change of ownership by the responsible authority looking after the affairs of the Landlord. This effectively confirms our recognition and solidifies the legal rights of the residents association. New Landlord details have been placed on the PCRA website. View **Estate – Estate Landlord**.

Long term residents will remember that in 2009 the Peel Common Estate was purchased at auction by Remington Commercial Limited, a company owned by Michael Abou Hamdan. It is suggested that if you have not already done so, this is a good time to be a member of the PCRA.

Ownership - It is important that residents are aware of how the Peel Common Estate is owned and managed.

There are still a number of residents with their home owned by the Landlord but on a long term lease. The majority of properties however are now freehold and owned exclusively by its occupier. This covers the building, garage and garden.

All open areas that make up the infrastructure of the Peel Common Estate including the lawns, pathways and garden beds are the property of the Landlord.

All roads and housing parking areas (apart from the individual garage parking) have been adopted by Hampshire Highways.

All property owners Freehold or Leasehold have a legal right of way over all open areas but they must contribute (Service Charge) to their maintenance. Currently the Landlord employs a managing agent to gather Service Charge money and pay out for this maintenance.

This has largely been successful over the years but in 2008/10 following Landlord ownership changes and mismanagement a period of turbulence was inflicted upon the Peel Common Estate culminating in a substantial loss of Service Charge funds.

Property Manager -

The PCRA contacted the Property Manager Caitlin Hunter who stated that MLM had also been informed. The detail from MLM proved very vague but it is believed that management will carry on as normal unless instructed otherwise. The contracted Managing Agent is employed by the Landlord and the PCRA have the right to choose or contest the choice of a candidate for the contract. It is hoped for the purposes of estate stability that management changes are not planned.

e-mail - caitlin.hunter@mlmproperty.co.uk

Telephone 0208 492 9850 or 0208 492 9855

Write to – Caitlin Hunter, Premiere House, Elstree Way, Borehamwood WD6 1JH

Service Charge Bills – MLM have yet to inform all residents of the extra charge for Direct Debit payments and the PCRA have forwarded reminders to MLM of their commitment to this. PCRA members however have the ability to visit the Members Library on the PCRA website -

www.peelcommonresidents.co.uk and view important information concerning payments. Select the SERVICE CHARGES article to view the payment arrangements.

Accessing the PCRA Members Library requires a unique member's number and if this information has been mislaid e-mail peelcommonRA@gmail.com and your log on details will be immediately forwarded to you.

Service Charge Costs – All residents are aware that we are in difficult times and due to a high inflation, Service Charge costs will rise accordingly. The PCRA have been very active over the years and have constantly advised and insisted that the managing agent delivers affordable costs to provide fit for purpose contracts with value for money. Due to this involvement the yearly service charge has been limited to an increase of less than £90 over the last 10 years (average of 1.8% per year). Though helped by low inflation over this period, the high gardening standards and estate efficient management has always been maintained.

As noted in the previous news letter, the aim of the PCRA is to have a voice in the spending of the Service Charge and protect the integrity of the Peel Common Estate. In these times of inflationary increases and extra costs it is important that we as residents do not allow standards on the estate to deteriorate. Residents should also be aware that the influence PCRA have is through a strong voice maintained through a substantial membership. If membership falls enthusiasm and confidence of the PCRA volunteers falls. It is during these unknown and difficult times that the importance of a strong and well supported residents association is essential.

Estate Street lighting –The Street lighting across the estate has been fully electrically tested by M Squared Control Systems. A total of 94 lights were tested and 13 of them were/are in need of remedial work's (some urgent). The result is that a number of electrical resources including M Squared Control Systems, Enerveo (Previously SSE Street lighting) and SSEN (Scottish & Southern Electricity Networks) have helped or are helping to completing work on those Streetlights that need action to bring them up to the required standard. With work still to be do on a number of street lights quotes have been arranged and meetings arranged to build relationships with the network companies to understand how they operate and provide future help for the estate. MLM have been involved and updated with the current progress which includes a review of current existing energy contracts provided by the estates Energy Provider. The aim is to get the best energy deal for now and into the future.

Residents are advised to use the contact below for any issues that involve the estates street lighting.

Chris Bairstow 07305 873746 or e-mail chrisbairstow.PCRA@outlook.com

A Word from Clive



Carving - awaiting a design

Well friends, I hope you are all enjoying the warmer weather. At present the lack of rain means the grass areas are starting to dry out. This helps our team to spend more time trimming the hedgers and shrubs. So in general the estate is looking pretty good especially with the roses in full bloom.

We now have a new pergola in Hamilton Grove. The old one came down some time ago and following a request from an estates resident a replacement has now been provided. It was built by Graham Thomas a local landscaper who lives on the estate.

Due to Covid the Gosport and Lee on Solent in Bloom was suspended

however this year it is back on. We have entered the Peel Common Estate in the competition this year and the new pergola may feature in the competition. The new carving in Meon Close will certainly be presented as it is quite a unique attraction and hopefully convince the judges we are continuing to improve the estate.

My team and I wish all residents a lovely summer – Regards Clive

The PCRA View – It is encouraging that the Peel Common Estate, year on year improves and maintains its attractiveness. The replacement of old and tired infrastructure along with the unique carvings provide an environment that enhances the area we live in. There is even more scope for further carvings which are planned for the future but a design has yet to be chosen. There is a cost for this but when shared out over the whole estate it becomes a feasible expense that gives as much joy as any other purpose built outdoor structure.

It was also encouraging to note that Clive has entered the Peel Common Estate for the Gosport in Bloom competition. This helps showcase where we live and advertises the attractiveness of our area that is admired by many. We support Clive fully in this entry and look forward to the visit by the competition judges.

MOANS/GROANS AND SOLUTIONS

General – The PCRA are still receiving many requests for help from residents who are not PCRA members. Many requests include help from owners attempting to sell a property. The PCRA are dedicated to looking after the estate and its residents but this requires time and effort by volunteers who give their time for free. Assisting non members is considered undeserved and unfair by those who have taken the time and trouble to become a member and support the PCRA.

The PCRA also have the experience and knowledge including contact details of the local authorities. and managing agent departments. A simple small yearly fee often provides essential help at these times.

Refuse collection bins – Regrettably the PCRA are receiving complaints regarding the placing of refuse collection bins permanently outside the owner’s property. It appears that this is rightly viewed as unsightly and unattractive. As noted by one resident the Closes are not “backyards” and are often used as the main entrance for residents and their visitors. Residents are therefore politely asked to place refuse bins within their own property and only place them outside when they are due for collection.

Landscape area parking – There are still incidences of contractor vehicles parking on the gardened areas. This is not allowed and is a restriction listed in the terms of house ownership. It is a sensible rule. When the estate was built in the sixties, services such as gas, electricity, water etc were not buried deeply and anything heavier than the gardener’s machinery may cause damage to the conduit pipes and pitch fiber water piping. Also, preventing vehicles parking on the lawn areas ensures they maintain their well kept appearance

It is the responsibility of the property owner to inform any contractors they are using. If damage of any kind occurs due to this practice, the managing agent will forward a bill to the owner employing the contractor.

PEEL COMMON NEWS ITEMS

New House Building – Bargate Homes have now produced a “We’d like to hear from you” brochure and delivered it around the Peel Common Estate. All new houses are designated as rent or shared ownership and states the new ‘affordable homes’ will be managed by Housing Association, Vivid Homes. The effect of building these homes is unknown and may be compromised by current government legislation that will give the rented homes, the ‘Right to Buy’.

As expected the application for 375 new homes has been turned down by Fareham Borough Council and we await the appeal from Bargate Homes. It is odds on that a government inspector will grant the building of the new homes using the same argument that was given for the first application to build 99 homes.

To date the commencement of the 99 new homes has not started and it is believed they will be constructed as part of a complete build of all houses on the full site. (assuming the application is successful). If this is the case the PCRA will lobby Bargate homes and Hampshire Highways to allow the proposed new roundabout on Newgate Lane East to be used by **ALL NEW HOUSES** and accept the compelling argument that Brookers Lane road (Muddy Lane) should remain terminated in a lane. There would not then be any need to flood the Peel Common Estate with additional vehicles bringing safety issues to school children and residents.

The PCRA will continue with its objections and arguments to road changes that undermine the safety on Peel common and increase the traffic flow on the estate.

Enfranchisement – The non co-operation of the previous owner, Justina Grigate, has forced our solicitor Jon Tawse to yet again take the case to the tribunal and he is awaiting a response and date for a hearing from them. Jon Tawse is willing to start another round of enfranchisements which, it is hoped, will start in September. You are eligible to apply if you are a member of the PCRA and have been in residence for two years.

POINTS OF INTEREST

PCRA WEBSITE

If you wish to use the Market place and advertise on the Trades and Services contact Phil Adams, Web Site Manager, at peelcommonRA@gmail.com or Phone 02392 161202 (leave a message)

Is there something you want? Then advertise here.
For PCRA members it is FREE.
Contact admin@peelcommonresidents.co.uk
or
Phone 02392 161202

**ADVERTISE
HERE**



The PCRA website www.peelcommonresidents.co.uk holds a plethora of information relevant to the estate. It is viewable by all with such items as, enfranchisement, the proposed Newgate Lane Housing and Newsletters. There is also a member area, for PCRA members that hold budget reports, accounts and AGM minutes. **THE TRADES AND SERVICES PAGE CONTAINS ADVERTISEMENTS FROM LOCAL TRADERS AND IS BEING UPDATED OFTEN WITH FURTHER ADVERTS APPEARING ON A REGULAR BASIS.**

Need to contact the managing agent – visit the PCRA website –
www.peelcommonresidents.co.uk
 Go to **Estate – Estate Management** for details or contact the PCRA on
02392 161202 for further advice with details

To contact the PCRA telephone **02392 161202** and **leave a message**
THIS IS AN ANSWER SERVICE AND ONLY MESSAGES WITH A REQUEST FOR A CALL BACK
WILL BE RESPONDED TO

Do not have access to a computer or telephone? Drop a letter into the mailbox at
22 Tern Walk

For membership advice contact the Membership Secretary

Mr Phil Adams.

Drop off Membership Applications, Membership fees at 38 The Parkway

or

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

or

e-mail – peelcommonRA@gmail.com

or

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

MEMBERSHIP

Your support is important for the successful management of the estate **in your favour**. To some it would appear that life is too busy to make an effort to sign up for membership yet supporting the PCRA could prove crucial in looking after the most important asset owned – **your home** and all residents have a common need to regard the estate as an additional asset to their property. The membership cost is only £10 per annum with a Standing Order being the preferential method of payment. This is better for us as we do not have to pay bank charges and easier for you, as you don't need to remember payment every year.

Standing Order forms, as well as other useful information, can be found on the PCRA website www.peelcommonresidents.co.uk Visit – News - Library

The PCRA wish to thank all those who are members for their continued support.

CHAIRMAN – Roy Wilkinson

SECRETARY – Marian Cobbett


