



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



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PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER – JULY 2015

PEEL COMMON RESIDENTS - GENERAL NEWS

THE ESTATE - The new property manager Rupy Jandu has made three visits to the Peel Common estate and is now fully acquainted with the estate management requirements. Rupy and his team attended the recent PCRA AGM where he thanked the Residents Association and the estate gardeners Lightfoot Landscapes for their support and also gave MLMs commitment to continue efficient management that will provide ongoing repairs and improvements.

The PCRA fully endorse the compliments given by MLM to Lightfoot Landscapes and agree that the estate is being kept in an excellent condition. Clive Lightfoot often exceeds his contract remit by carrying out additional essential tasks for the Managing Agent. He is also heavily involved in assisting with the planning of pavement and lighting improvements.

SHRUBS - Residents wishing to donate unwanted shrubs for the estate borders are advised to contact the gardeners for collection or alternatively deliver them to the gardener's compound.

THE PAVEMENTS - The estate manager has given the go ahead for more pavement repairs that will cover a three week period commencing in September. Members who know of particular areas of concern are advised to contact Clive Lightfoot or pass on details to either the PCRA or MLM.

ESTATE LIGHTING - It is now hoped to complete a further batch of LED street light replacements. This will always be carried out on an affordable and essential basis with problem street lights prioritised for conversion 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 - Glanvilles Solicitor, Jon Tawse is now acting for a group of residents wishing to purchase their freeholds. A member of the group has agreed to act as coordinator and the case for discussions with the landlord's solicitor is now being prepared.

Residents who are not registered in this group, but may still have an interest in this enfranchisement scheme, 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

Tel 02392492300

e-mail jon.tawse@glanvilles.co.uk

LAND VALUATION TRIBUNAL - The April newsletter outlined the reasons why the PCRA were involved in the latest LVT and also gave details of the resident involved in the application. The results of this LVT have subsequently highlighted an issue that the PCRA now wish to bring to the attention of all members

Under the ownership of Remington Commercial it was proved that the landlords managing agent misappropriated a large sum of money from the Service Charge account. In April 2011 the PCRA took Remington Commercial to LVT where it was determined that the Landlord was responsible for this loss of money. The debt amounted to approximately £140 per resident. On the subsequent sale of the estate the new landlord however declared he was not responsible for the debt. As a consequence a solicitor specialising in debt recovery was engaged by the PCRA and given a remit to advise on a course of action. Due to the advice received and the implications of further costs the PCRA decided to take no further action.

During the preliminaries of the LVT in June of this year the solicitor engaged by Honor Management inexplicably advised MLM to forward a cheque to the LVT applicant Mr White. The cheque covered in part, the monies repayable to his share of the money owed to the service charge for the period 2008/9 and 2009/10 and amounted to £145.70. This unaccountable action could be viewed as the setting of a precedent that could benefit all residents however the PCRA believe this may not be the case. The landlord has declared that the payment was not fully authorised by him and any attempt by a resident to obtain such a repayment for the years in question, would be vigorously opposed.

The PCRA have again discussed this issue in committee and believe that as in the past, unacceptable costs would be involved in pursuing this matter further. The PCRA therefore stand by their decision made in 2011.

THE PCRA COMMITTEE

It was raised at the AGM, the importance of the need for a strong active residents association. There are many issues that have to be dealt with locally and the PCRA are involved in helping members deal with these issues. The PCRA are also involved with advice on Service Charge budget expenditure and verification of the Service Charge accounts. Currently there are nine committee

members out of which three are executive officers, the CEO, Chairman and Treasurer. Some members of the committee have taken up roles that help facilitate the smooth running of association affairs however most roles are not time consuming and always designed to fit in with a member's time available.

TAKING PART - Membership of the committee is simple. There are no required skills and meetings only occur every third month (1½hours). Taking an interest is the best possible way of helping maintain the integrity and upkeep of the estate and ultimately the value of your property. The PCRA need new committee members and if you believe you could take up this, please use the contact details given above on the PCRA logo.

CURRENT ESTATE ISSUES - There has been a marked increase in complaints about ball games on the estate. The managing agent has been made aware of this and has ordered 30 new No Ball Game signs. Though sympathising with parents over the lack of ball game playing areas the PCRA do endorse the restrictions imposed on such activities. The covenants on the estate open areas are for a reason, notably to prevent damage and wear to the grassed areas.

MEMBERSHIP

The importance of a large membership cannot be overstated. The benefits to the estate through the PCRA influence are enormous and this can only be maintained through high membership. On this note members are asked to regularly update their membership and encourage any non members to join.

Members are reminded that renewal is at the end of October and for those who are not paying by standing order (the preferred method of payment) renewal can be made early using the contact detail below.

JOINING THE PCRA or RENEWING YOUR MEMBERSHIP

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

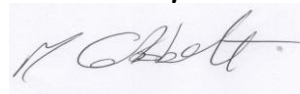
Phone the PCRA on **07789364074** (leave a message)

Chairman:



R Wilkinson

Secretary



M Cobbett