



Recognised Tenants Association  
Company No - 06826092  
Incorporated - 20<sup>th</sup> February 2009



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## PEEL COMMON RESIDENTS ASSOCIATION

### NEWSLETTER — JULY 2017

#### PCRA VIEWPOINT - THE ESTATE

##### Summertime on Peel Common



The rush to complete the mowing of the early growing summer grass was completed enabling the gardening team to concentrate on the vast amount of shrubbery on the estate. We are now well into summer and as in previous years the estate is looking attractive with roses and other flowering shrubs coming into bloom.

The estate consists of mature beds trees and shrubs originally laid down at build, the earliest commencing in 1963 some 50 odd years ago however there have been some significant additions. Some rose beds date back to the beginning however over the last 5 years many additions and replacements have been made. In particular all pergolas and most short fencing has been replaced and other necessary fencing added to the sides of properties and pathways.



### **A New Venture**

At the suggestion of a resident the Peel Common Estate gardener, Lightfoot Landscapes was approached by the PCRA and asked to consider entering the Gosport in Bloom competition. The request was met with enthusiasm and our contract gardener made inquiries resulting in an application to enter the Best Community Area competition and Best Business (landscaping). The judging will cover the period 12<sup>th</sup> July to the 21<sup>st</sup> July. The PCRA committee on behalf of the residents will support the gardener at the judging. We will be hoping that the Peel Common Estate finally gets recognition for its contribution to the green open areas that help contribute to the Boroughs landscape.

### **Pavements**

The managing agent has a priority list for areas that require pavement repair. Currently residents have reported cases which need attention and where an issue is important a quick affective repair, co-ordinated by the gardener, has been made. We are advised that the next round of repairs is planned for the autumn.

The gardener Lightfoot Landscapes continually monitors the state of the pavements on behalf of the managing agent and provides a priority list ready for the next repair period. Residents are advised to contact the gardener (or the PCRA) to report any major problems that could cause injury or lack of access.

### **Estate Streetlights**

The managing agent has previously stated that repair and replacement will only be done in batches on a cost effective basis and not as single items. Generally lighting only becomes an issue in the autumn/winter months and recently reported defective lighting will be noted by the managing agent but no action taken until later in the year. Some streetlights therefore may remain defective for longer periods. Defects can be reported directly to the managing agent or locally to the PCRA contact below.

**Peter Runham 01329 317936**

**e-mail [peter.runham@sky.com](mailto:peter.runham@sky.com)**

## **ANNUAL GENERAL MEETING**

If you are a member of the residents association you may attend its Annual General Meeting. This year it takes place on the 13<sup>th</sup> July at the Peel Common Junior School. In attendance will be your committee, the managing agent, local councilors and a police representative. This is an important event for members and gives the opportunity of listening and talking to the managing agent and his team and discussing issues with your local police and councilor.

## **MOANS AND GROANS - PCRA COMMENT**

**Playing of ball games** - The **NO** playing of ball games was part and parcel of a covenant in the original lease. Its purpose was to prevent damage to the open areas that would most certainly result from children (of any age) kicking a ball around or playing cricket. Due to the lack of recreational areas there is a certain amount of sympathy against a rigid enforcement of the legal mandate however the managing agent firmly believes there is much validity in the ruling, mainly the costs (paid for by all residents) rectifying inevitable damage. As a consequence the managing agent has stated that the rules will be rigidly enforced and payment through legal action taken against those who ignore the warnings.

**Parking in the Closes** - This issue was raised in the last newsletter. There is a known misconception regarding the parking bays and other free areas around the roads within the many Closes. All roads and parking areas have been adopted by Hampshire Highways and this was recently confirmed following a PCRA inquiry. Those wishing to view a plan obtained by the PCRA indicating adopted areas are advised to contact the PCRA. (available to members only) It should be noted that a resident does not have exclusive use of a parking bay or free area alongside a boundary simply because it borders their property. Hampshire Highways have recently been contacted regarding areas they have adopted that are in need of repair.

**Rubbish Dumping** - Noted by some residents as an ongoing problem and it must be again stated that removing this rubbish is not part of the gardening contract and liable to a charge. Again the managing agent is prepared to give a bill for clearance to any resident found responsible for dumped rubbish or garden waste.

**Dog fouling** - Residents have reported that there are still cases of owners not cleaning up their dogs litter when walking their dog around the estate. This is not only unfair to the majority of dog owners who are very particular regarding their pets but very unsociable for other resident's, children and visitors. The PCRA advise residents to report any dog owner who fails to pick up their dogs litter and report them to Gosport Borough Streetscene. The managing agent has given the council permission to police the Peel Common Estate and consequently a guilty dog owner could face a heavy fine.

## **DEBTORS**

The controller from the managing agent MLM has stated that the payment of the Service Charge on the Peel Common Estate is in most cases prompt and in comparison with other contracts they run, very good. They do however state

that in moments of hardship MLM should be immediately contacted. They are a sympathetic company and will always work out a plan to complete payment. They re-iterate that the fee is a legal requirement with no exemptions for all Leaseholder or Freeholder and its payment is a condition of living on the Peel Common Estate.

Having problems - Contact the Managing Agent MLM  
[rupy.jandu@mlmproperty.co.uk](mailto:rupy.jandu@mlmproperty.co.uk) or phone 020 8492 9854

### **NEWGATE LANE SOUTH**

The PCRA have had very little feedback to the new road and it appears residents have adopted a wait and see attitude. There has been however general consensus that the changes to Newgate Lane have been beneficial. The view of the highway authorities is that there will be further benefits introduced with the new road namely a cycle path, a routed bus service and a link road to Newgate Lane. The work will commence late summer of this year with completion due in the middle of 2018.

### **THE INTERCONNECTOR IFA2**

Following the granting of outline planning permission early this year the only hope of a stay of execution was the planning application to be called in by the NPCU (National Planning Casework Unit). Though only a slim chance there was a strong enough case for the situation to be reviewed by an independent body.

As is now well known this wasn't to be the case and Fareham Borough Council skirted around the rules (as they do) and ignored the calling in notice. This astonishing action by Fareham Borough Council was carried out despite the fact that the matter was before the Secretary of State for him to decide whether to "call in" the application. Due to this notice the planning permission was supposed to be put on hold until reviewed by the Secretary of State. To date we have been formally informed by the governments NPCU that the Calling in Notice had failed to even get off the ground. The reason given is that an unofficial "gentleman's agreement" between Fareham and the National Planning Casework Unit had been ignored. Fareham simply pulled the rug from under the local population, our MP and the Secretary of State.

In a further attempt to nullify the bulldozing behaviour of Fareham Borough Council a request to revoke the planning permission was forwarded to the NPCU. This effectively asks the Secretary of State to jump in and stop the boroughs planning permission. This is a little known procedure and rarely used.



## ENFRANCHISEMENT

A new group has now been formed and procedures started to purchase leases from the Landlord. Again the PCRA are assisting with the enfranchisement. It should be noted that a majority of requests for help and information received by the PCRA concern the purchase of a freehold. A further reason for the PCRA to be involved is the need to look after the interests of the residents in a way that safeguards the clauses laid down in the lease. This is achieved by using the services of an efficient and knowledgeable solicitor who can provide continuity and legal expertise. There have been 5 Enfranchisement bids to date and the final three have been carried out by the PCRA recommended solicitor, Jon Tawse of Glanvilles Solicitors.

The final freehold title contains all the major clauses held in the lease but as a freeholder it allows the right to change the property, (subject to local authority permissions). The Service Charge will always be a mandatory legal payment whether you are a leaseholder or freeholder.

For Enfranchisement enquiries contact Phil Adams

[Peelcommonresidents@gmail.com](mailto:Peelcommonresidents@gmail.com) or 02392 161202 (Leave a message).

## THE PCRA WEBSITE - [www.peelcommonresidents.co.uk](http://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. 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 use the Market place and advertise on the Trades and Services contact Phil Adams, Web Site Manager, at [admin@peelcommonresidents.co.uk](mailto:admin@peelcommonresidents.co.uk) or Phone 02392 161202

## POINTS OF INTEREST

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

Need to contact the managing agent - visit the PCRA website -  
[www.peelcommonresidents.co.uk](http://www.peelcommonresidents.co.uk)  
 Go to **Estate - Estate Management** for details or contact the PCRA on  
**02392 161202** for further advice with details

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

### PEEL COMMON RESIDENTS ASSOCIATION

There is no better way of taking an interest in your property and its adjoining environment than being a member of the PCRA. Normally the most expensive purchase of anyone's life is buying a home. Its value is always subject to location with the area surrounding the property, part and parcel of its worth. Looking after this asset therefore makes sense and in the case of the Peel Common estate and its unique circumstance it becomes an important issue. The estate gardens and open spaces belong to a stranger (the landlord). Currently he employs a managing agent who has to manage at arms length (London based). Having a residents association provides the opportunity to take an interest in how the estate is run and managed. Currently there is room for more committee members and it makes sense to help look after your own interests. Meetings are carried out 3 times a year. If you have a particular skill of any level, legal, secretarial, financial or organisational then more to the good however simply wishing to help is the only skill required to be a committee member.

**DO NOT LEAVE IT TO OTHERS. IT IS NOT A LIFETIME COMMITMENT  
 AND BY DOING YOUR BIT YOU HELP TO ENSURE THAT THE COSTS  
 AND STANDARDS ARE MAINTAINED ALONG WITH YOUR PROPERTY'S  
 VALUE.**

### Membership Details

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

### Standing Order

Maintain your membership, a once a year payment and which gives you automatic membership renewal.

Contact the PCRA - Phone\_02392 161202. Leave a message giving your name and address and a Standing Order form will be delivered to your property. Simply fill in the details and drop it **into your bank**.

**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.

### DO YOU HAVE AN E-MAIL ADDRESS?

**PCRA only forward important messages and information that the situation demands. Keep up to date and e-mail**

**[admin@peelcommonresidents.co.uk](mailto:admin@peelcommonresidents.co.uk)**

**Simply provide your name and address to receive important announcements and information by e-mail**

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](mailto:admin@peelcommonresidents.co.uk)

or

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

CHAIRMAN - R Wilkinson

SECRETARY - M Cobbett


