



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



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PEEL COMMON RESIDENTS ASSOCIATION

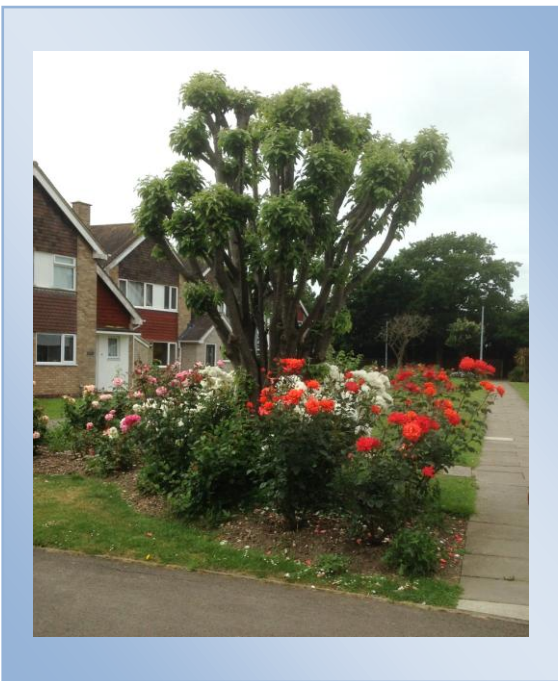
NEWSLETTER – July 2018

THE PEEL COMMON RESIDENTS ASSOCIATION ANNUAL GENERAL MEETING - July 2018

The meeting will be held on Tuesday 17th July at the Peel Common Junior school commencing at 7 pm. The meeting will be attended by the managing agent and local councillors.

This meeting is only open to PCRA members.

PCRA VIEWPOINT - THE ESTATE



The summer months are here and the estate is nearing its best. The gardening team have been working diligently and appreciation of their hard efforts has been received by e-mail from a grateful number of residents. The priorities are often weather dependant however the gardeners using their years of experience have managed to show the open areas at their finest. The shrubs despite the recent lack of rain have thrived and at the current time of year have required cutting and dressing to the many shapes and designs the estate is so renowned for. It is on this point that the

PCRA forwarded Lightfoot Landscapes as the preferred gardener. It was deemed imperative that the knowledge and history of the shrubbery and trees and their care formed a major consideration when employing a garden contractor for the Peel Common Estate.



Chichester Close



Hamilton Grove

It has been a difficult year considering the uncertainties regarding a gardening contractor as the costs understandably forms a major portion of the Service Charge. The PCRA in their aim to represent the residents of the estate (60% are members) voiced concerns with the managing agent MLM on a number of items and the PCRA opinion is given in a following item, "Gardening Contract Facts"

The Gardeners point of view

The PCRA and many estate residents have often given their opinions on the gardening and in this newsletter the gardener Clive Lightfoot was asked to put forward his and his teams point of view and also name his favourite spots on the estate.

Words from Clive

As the current caretaker of the Peel Common Estate grounds, I and my staff take a real care and regard in what we do and how we do it. We strive to improve the estate where we can and mainly this happens during the winter months. Previously during the winter work we cut back some shrubs to reveal an old rockery and on another occasion in Langstone Walk we revealed an old decorated wall with a trough built into it.

The team and I appreciate the pleasing and supporting comments (and cups of tea) that some residents provide, it makes the work so much more rewarding filling us with enthusiasm.

The weather can play a big part in what and when we carry out jobs. A typical example weed killing in the shrub Rose Beds and the 15 miles of pathways. This year with a wet spring and a hot early summer the weeds have grown much quicker. This also limits the moments spray removal of weeds can be carried out. Currently this exercise has now been completed and a dying back of the weeds can be seen.

There are a number of special places on the estate that most residents are unaware of and they have been restored to their original condition.

Clive's special places



The Trough - Langstone Walk

This feature is in Langstone Walk close to the Parkway. It was hidden in an area covered by bushes. The gardening team cleared the area to reveal the trough and decorated wall. The wall decoration may have been created when the estate was built. It is believed the trough could have been left behind when the area was farmland and used by the original builders of the estate.

The Kissing Gate



The Kissing Gate

This was first discovered hidden in shrubbery in Hamilton Grove two years ago. Clive and his gardening team recognised its local interest and significance and restored it in its current position. It is believed that it was on the original farm that the estate was built on and probably left to be used as a feature on the estate when first built probably in the 1950's. The PCRA would be interested if any resident knows its history.

The Pork Pie Hat bush



The Pork Pie Hat bush

The gardening team have year on year shaped an uninteresting bush into a Pork Pie hat. Still in the early part of this year's growth the shrub will soon be cropped to achieve a more profound shape. It was at the judging in last year's Gosport in Bloom competition that the judge expressed her admiration in particular at the varied shape of shrubs on the estate and the Pork Pie hat in particular.

Pavements

Pavement repairs are an ongoing task where a priority list determines the pathways most in need of work. As is now generally recognised this is an ongoing commitment with no end in sight.

The pavement contractor will be working on the estate in November to carry out repairs and clear the current priorities. It is also intended to repair areas within the Closes where tarmac repair is required. The ownership of the parking and layby spaces in the Closes is complicated as Hampshire highways have adopted most areas. The PCRA have obtained a map of these adopted areas and also confirmed with Gosport Borough council who owns what.

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

More than 50% of the estates street lights have now been converted to LED. The policy is to always to carry out a repair by replacement and this is averaging out at close to 8 to 10 a year. There are 94 street lights on the Peel Common Estate and the PCRA have noted that the electricity charge has been gradually increasing over the years. A managing agent simply pays the bill and unlike a householder does not look to move suppliers to reduce costs. It is the intention of the PCRA to investigate the suppliers costs and get a reduction.

As previously stated 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

Tree Surgery and Care

As previously stated tree surgery has become an important item in the maintenance of the estate. It forms part of the cost of the Service Charge budget as an ongoing year on year expense and it comes with the reminder that the estate is over 50 years old. A contract with a company in Southampton has been raised and a full survey of the estates trees carried out. This survey is now on the website in the members library. It is a very comprehensive and informative report giving an ideal indication of the state of the trees with recommendations for future preventative actions.

MOANS AND GROANS

Parking in the Closes - There has been two recent cases where the managing agent sent out warning letters to residents who were abusing the parking facilities in the Closes. The situation is being monitored and the managing agent promises serious consideration of further action where the situation does not improve.

The PCRA have sympathy for those residents who due to family have a number of cars and have difficulty parking but would politely advise that they are considerate with their parking and have regard for their neighbours.

Dog Fouling

This is still a problem but it is particularly down to one dog and one owner. Many reports of dog fouling around the school area have been received and frustratingly the culprit has to date avoided being caught. As the estate is private Gosport council will not come and clear up the mess however they will prosecute should the dog owner be identified. Any resident who observes such an offence is advised to phone 08000 198598 and give location, time and type of dog and any detail that could identify the owner.

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. Due to the lack of recreational areas there is a certain amount of sympathy against a rigid enforcement of the legal mandate however it is believed there is much validity in the ruling, mainly due to the costs (paid for by all residents) rectifying inevitable damage. As a consequence the managing agent has agreed that rules will be rigidly enforced and payment through legal action taken against those who ignore the warnings.

GARDENING CONTRACT FACTS

All residents have received a notice from MLM outlining what in reality is a defense of its procedures regarding the gardening contract answers.

MLM Notice - The first defensive point was "Why has the process taken so long", a question raised by many residents and very strongly by the PCRA. The MLM notice is quite casual in its answer and uses technical detail from the Landlord and tenants act 1985 to cover its actions.

The PCRA Viewpoint - Contract Time.

Detail of a new contract to be raised was outlined by MLM at the PCRA AGM July 2017. A notice was not sent out until the end of the gardening contract in September and an invite to tender not forwarded until the 1st February.

On the 5th of March the PCRA raised an objection to administrative charges for raising the contract to what was and still is considered to be unreasonable and unallowable cost. On the 15th April the PCRA reluctantly agreed to a compromise over the charges and to defer a legal challenge on the cost.

At that time it was believed the PCRA objection was unfairly and unacceptably used as a reason for a delay and the PCRA did not wish to be instrumental in compromising the current proposed long term gardening contract. (this delay covered 6 weeks with long periods of time awaiting replies from the managing agent).

Despite this understanding this simple contract (2 tenders) will not be made until the end of June. It will have taken MLM 11 months from the beginning of its intentions in July 2017, to finalise the contract. "To date the gardener has yet to receive formal notice of a contract"

PCRA - reasons for objections to the costs.

1. This is not the first time this contract has been raised but it is the first time it has been subjected to administrative costs.
2. MLM state it is a Service Charge yet it did not appear in the budget figures for the year 2017/2018.
3. MLM have watered down the costs by quoting a figure that is per property. This charge however has to be taken from items that have already been budgeted for, basically forced into robbing Peter to pay Paul.
4. MLM again water down the costs by giving a standard fee compared with a much larger inflated fee. The PCRA and its solicitor have investigated the real cost of the administrative work done by MLM and believe that should such a charge be allowed it would be around a third of the cost they quoted.

PEEL COMMON NEWS ITEMS



HA2 - The HA2 relates to the change in the Fareham Local Plan and its bid to build 470 houses to the north of Peel Common. This action is now of further concern as Fareham Land LP have notified the public that they intend to build a further 200 homes on land at Newgate Lane. The company issued a statement that the new Newgate Lane bypass provides additional vehicle capacity to support all the new housing and serve to ease congestion in the area. The major opinion however is that the

new road eases the congestion and Fareham housing plans fill it up again.

There is no specific mention of HA2, or timescales and it is anticipated that it will be late summer before any more news is forthcoming.

IFA 2

An IFA2 Community Liaison Group meeting takes place on Wednesday the 4th of July. The PCRA Chairman will be attending. There are important issues to be discussed and an example of why there is a need for a Liaison Group is the recent article in The News. It was brought to the public's attention that concrete delivery lorries using Carisbrooke Road were being used as the delivery route to Daedalus. It is doubted that this will not be just an isolated case.

Carisbrooke Shopping Precinct

It would appear that the work will most certainly go ahead within the planning time scale. However details have yet to be given on the start of the work.

Enfranchisement

Jon Tawse, the solicitor acting for residents undertaking this round of enfranchisement has now reached agreement on the premium to be paid. The TP1 forms are in the process of being signed and will be sent to the Landlords solicitor in the very near future.

For Enfranchisement enquiries contact Phil Adams

Peelcommonresidents@gmail.com or 02392 161202 (Leave a message).

SELF MANAGEMENT - ITS IMPORTANCE

The previous Landlord once stated in a conversation that it was surprising the Peel Common estate was not self managed and owned by the residents. He thought it was a natural situation for such a controlled property as the Peel Common Estate. Disappointedly, the Landlord, Victor Dennis sold the estate.

Current Situation - There is no profit or gain in the Peel Common Estate for a landlord and all the responsibilities (legal obligations) are dealt with by a remote Managing Agent. This currently works for our landlord but in the long term it is not such a good idea for the estate. Management has to be done at a distance (MLM operate from Boreham Wood, North of London) and there is no possibility of the personal touch or a day to day service. It works at the moment because the PCRA provide a link between the managing agent and the residents. Without this link the Peel Common Estate would be even more isolated and the Service Charge costs could rise and the management become even more remote.

Possible Situation - Recently there appears to have been a shift in the attitude of MLM. The contact with the new managing agent Ana South is still friendly and helpful however there is an air of indifference from the upper hierarchy. There has been a noticeable lack of visits from the managing agent, believed to be a restriction or heavy load put on Ana's work and travel. This concern is also coupled with the reality of the PCRA involvement. There will be a time in the near future when this link will end due to PCRA executive member retirements. This is a reality and residents are advised to carefully consider this eventuality.

Future Situation - It is considered that there is only one satisfactory way ahead and that is self management. There are many forms but only one fully fits the bill. It is envisaged that a company could be formed and run by a local manager and bookkeeper. Auditing of the accounts could be carried out yearly, as it is currently done. Apart from the initial setting up, the posts would take up a limited amount of weekly hours and be on-site to give the required personal touch. It should be remembered that for more than 30 years the estate was once managed locally by residents and known as the Peel Common Management Company.

Future Action - The PCRA with the help of their solicitor are hoping to get the Landlord to consider Self Management however this is a delicate situation but deemed essential. There are a number of options and one is to attempt to go for Right To Manage (RTM). This is basically used for a block of flats that are leasehold however it could be the blueprint for Peel Common though it could not be done without the backing of the residents.

RESIDENTS ARE ADVISED TO GIVE THIS SERIOUS CONSIDERATION

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 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)

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

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

PCRA MEMBERSHIP

Our current membership is down on last year yet our services are being used more than ever. This includes occasional assistance and advice given to non members. We also provide advice and help to local estate agents, those selling properties and those buying. The PCRA regularly scrutinise the Service Charge spending and provide advice to the managing agent on items deemed important for the improvement of the estate. The cost and effort to join the PCRA is simple.

The estate needs a strong residents association

Standing Order

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

Please 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

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

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

or

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

CHAIRMAN - R Wilkinson

SECRETARY - M Cobbett