



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



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(Answer machine - Leave a message)

## THE PEEL COMMON RESIDENTS ASSOCIATION ANNUAL GENERAL MEETING - 18 July 2019

The meeting will be held on Thursday 18<sup>th</sup> July at the Peel Common Junior School commencing at 7 pm. The meeting will be attended by the managing agent and local councillor.

This meeting is only open to PCRA members.

## PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER — JULY 2019

### PCRA VIEWPOINT

#### The Estate

We are well into summer but experiencing a marked difference to last year's weather. There is green grass where last year the earth was somewhat scorched



due to the hot sun and lack of rain. The gardener Lightfoot Landscapes will be able to present a more natural vista when the Gosport in Bloom judges visit the estate this year.

It is noticeable that the roses on the estate are this year very profuse and attractive. There has been a period of rain and followed by some

welcome sunshine that appears to have been to the advantage of their growth and blooms. The shrubs also appear to have benefited from the downpours and are now being cut and groomed by the estate's gardening team.

## **GARDENERS WORLD**

### **A Word from Clive**

Well friends, summer is finally here, all be it a bit wet to start with but at least the lawns haven't gone brown like last year. The estate is looking great with the trimming of the new growth on the shrubs, well under way.

The Peel Common Estate is being entered in the Gosport in Bloom competition again this year. I am not quite sure where we can go after winning 2 gold medals last year. However we are going to concentrate on just 3 areas as the judges do not have a lot of judging time. The Peel Common estate of approximately 30 acres is a lot of ground to cover. The choices to be judged were selected by the PCRA Chairman and myself and cover firstly the area in the middle of Petrel, Kittiwake and Guillemot. Then secondly along the Parkway and looking towards the Rowner road at Hamilton Grove. The third area will include Meon Close with the owl tree carving and the pergola at the top end covered in climbers. Also at this location and in the interests of safety a cedar had to be felled because it was dying. The stumps have been left as tall trunks and Paul the tree carver is designing a tree carving which hopefully will be completed in the near future.

The judging is the first two weeks of July and whether we get medals or not from Gosport in Bloom it puts Peel Common on the map and we should all feel proud to live or work on the estate.

Finally following the success of the Tete a Tete daffodil bulb planting I have ordered 6000 more to plant out in the autumn.

### **The PCRA View**



The lost cedar tree

Again it should be noted that large extensive gardens can suffer failures to some of the border plants (roses) and trees, as they reach the end of their lives. As stated in previous newsletters the gardener Clive Lightfoot has promised that where available and if viable, trees and shrubs will be replaced and the full growing infrastructure of the estate, maintained.

In the case of the latest tree demise the estate will benefit from this failure by utilizing the remains to add an attractive feature to the estate. Its cost will be monitored by the managing agent and PCRA and kept within the set budget for the Service Charge year.

### **THE PEEL COMMON ESTATE**

The original Peel Common Estate included Carisbrooke Precinct and a garage with a petrol station. These properties were sold off at an early stage by the then landlord and the petrol station was replaced by flats and Carisbrooke Precinct became the property now owned by Zionstone. The estate was built in 6 phases and took 7 years to build. On completion all roads and the grass vergers and paths along the roads were adopted by Hampshire Highways and jointly maintained by Gosport Streetscene and Hampshire. Street lights along the roads and into the Closes belong to Hampshire and are operated by SSE. Recently as a cost saving measure, these street lights were adjusted by the authorities to automatically switch off at 1 am.

In each Close large areas around the access roads have been adopted by Hampshire highways and care should be taken assuming that a parking bay belongs to an adjacent property. Most of it (apart from the properties garage frontage) belongs to Hampshire Highways and is of general use for the service trade, residents and visitors.

The Peel Common estate is unique in that the original concept of a private estate with limited boundaries would be self financed by the residents who would be responsible for the enclosed 15 mile of pavements and 90 street lights. Living on the Peel Common estate has its responsibilities and all residents have a common need to regard the estate as an additional asset to their property.

The Peel Common estate on a whole is very open and residents are encouraged to enjoy these areas by strolling around the estate and enjoying the very full mature gardens, that you have paid for, out of the Service Charge.

### **Management of the Peel Common Estate**

As stated in the March Newsletter there have been some significant changes at MLM, the Peel Common Estate managing agents. These changes have brought

into focus the need for The Right To Manage. To obtain this right does not mean that there will be major management changes but it does allow the estate residents to have a voice over the company of choice. It takes away from the landlord company the task of selecting a managing company and puts it in the hands of the residents themselves. This is considered the next best thing to the residents owning the estate.

The current position on the Right To Manage legislation is that a nationwide survey has been completed with results being considered by the Law Commission.

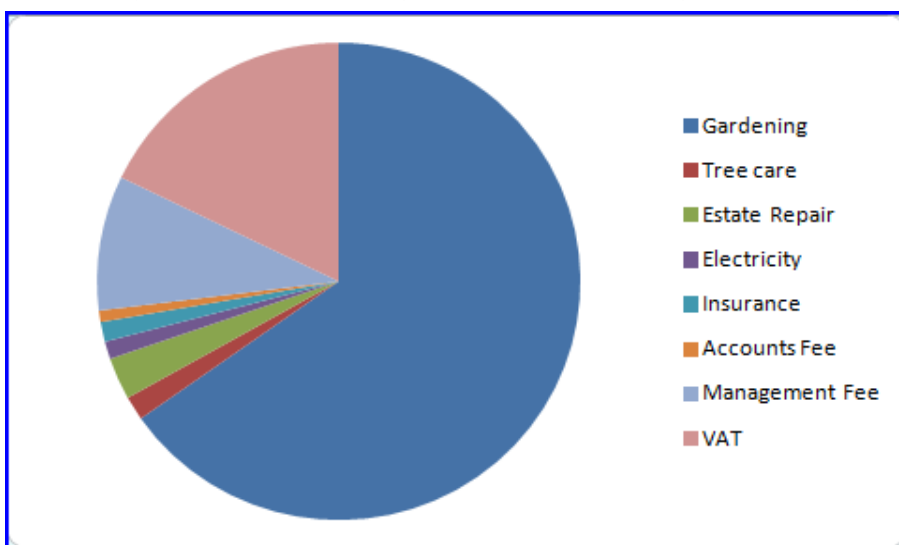
### **A polite reminder of ownership**

On the completion of the building of the estate all properties were leasehold and a number of restrictions applied to the leaseholder. The restrictions are known as caveats and set out the rules for do's and don'ts. Examples were - no chickens allowed, no (homing) pigeons, no businesses run from the property, no aerials, nuisance to neighbours and other caveats aimed at protecting the way of life on the estate. With the advent of enfranchisement the same caveats were transferred as restrictions to the freehold title. Over the years a relaxation was made by various landlords to suit the changing times however these restrictions still stand and the managing agent on behalf of the landlord can still legally enforce them.

### **Service Charges**

Do you know where your money goes?

The Managing Agent sets a budget that is aimed at covering the costs of the next years expenses. Mainly based on the previous year's budget this draft figure is forwarded to the PCRA for approval. PCRA is a recognised residents association and entitled to scrutinize and advise on respected costs. Due to changes of personal at MLM the managing agent now relies heavily on the PCRA input and as a consequence has also agreed to forward quarterly expenditure reports to allow



inspections of the spending and costs throughout the years Service Charge.

The expenses noted in the budget mainly fall into two groups. One group is for the estates admin costs and the other is for the maintenance of the estate. This

covers the costs of the estates infrastructure and is largely for the estates gardens. What is notable in the expenditure is that all costs include VAT. The chart shows net costs where the VAT has been removed and provided as a separate item. This tax is based on the value of goods or services received and Peel Common is deemed a recipient and taxed accordingly. On a positive note, over the last few years the PCRA have successfully managed to have the electricity and insurance costs reviewed and reduced. The principle being, every little helps.

### **Estate Street lighting**

The latest round of street light repair by replacement has recently took place. The number of LED street lights on the estate now stands at 80%. Due to the expense of this change it may still take some time to achieve 100%. At this moment in time the PCRA, in an agreement with the managing agent, are in discussion with SSE to make sure that the unmetered street lighting bill reflects the use of LED lights. As mentioned previously no matter how small every saving counts.

Defects can be reported directly to the managing agent or locally to the PCRA contact below.

**Les Cameron** 01329 284644

**e-mail**

**lescam@live.com**

### **MOANS/GROANS AND SOLUTIONS**

**Parking** – This is a moan that will never go away. The estate was built with the expectations of a maximum two car family. This is certainly not the case today and it will forever be a problem. The situation therefore depends upon residents adopting a reasonable responsible attitude to parking. In one case this has not happened and the landlord has become involved. This follows a group of residents formally complaining to the managing agent. It is probable that some legal action will be taken.

**Dog fouling** – This is another forever problem. **residents are encouraged to be alert to the actions of the “very few” irresponsible dog owners. Gosport Council can impose a very heavy fee on dog fouling and have stated they will be very vigorous in their actions to prosecute offenders.**

**Pavement and Road Repairs** – A contractor has visited the estate and carried out some essential footpath repairs. The repairs were on the priority list and due to the expense some repairs on the list may not have been completed. Residents are advised to contact Lightfoot Landscapes with work they believe to be essential in readiness for the next round of repairs.

**Playing of ball games** – Another moan that will never go away. The no ball games rule is part and parcel of a covenant in the original lease and has also been



included in the freeholders ownership contract. Its purpose is 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.

### **PEEL COMMON NEWS ITEMS**

#### **Carisbrooke Shopping Centre**

When will it be finished and what about parking? These are the general questions being asked by residents. The PCRA have asked the owners concerning the building and have been told that some flats are now up for rent. Completion of the development (including the houses) is due in 2020.

#### **IFA 2 Interconnector**

No one can have failed to spot the very large construction going on at Daedalus. The view below shows the road going towards Stubbington and in the background a muddled section that will become a large landscaped area open to the public. The building in the centre (not yet completed) is the Interconnector. The completion and up and running date is believed to be the summer of 2020.

The work on the interconnector is at the stage where cables are being laid in the Solent between Daedalus and Chilling and very large transformers are being offloaded at the hovercraft terminal. For further information visit the PCRA website and download the latest National Grid IFA2 project update.



## **Newgate Lane Housing**

This is still an unknown possibility but the recent local council newsletter clearly highlighted what can be expected. There are a number of factors that will have a bearing on the outcome of the proposed building and residents are encouraged to take an interest into what is proposed. Houses are needed and houses must be provided but if you would prefer Fareham to build houses where they also become responsible for the infrastructure (HA2 places the burden firmly onto Gosport) then you are advised to voice your objections. If you wish to object to the first round of planning applications, the link below provides the details. Reference P/19/0460/OA – [jchambers@fareham.gov.uk](mailto:jchambers@fareham.gov.uk).

## **Enfranchisement**

There is a new enfranchisement claim under way with a substantial number of residents involved in the application. Currently, as has happened in the past progress is slow with the expected lack of co-operation from the landlord. Though the notice of the application was initially ignored the landlords solicitor has now forwarded instructions for completion. All those applying for freehold purchase will be kept fully informed. For enquiries contact either the PCRA by telephone 023292 161202, (leave a message) or e-mail [peelcommonresidents@gmail.com](mailto:peelcommonresidents@gmail.com). Alternatively contact Jon Tawse, the solicitor who acts for the PCRA, at 02392 492300 or e-mail [jon.tawse@glanvilles.co.uk](mailto:jon.tawse@glanvilles.co.uk) with your details.

## **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 [peelcommonRA@gmail.com](mailto:peelcommonRA@gmail.com) or Phone 02392 161202 (leave a message)

### **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](http://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**

The PCRA membership is hovering close to the 60% mark however it should be greater. This view is borne out by the knowledge that throughout the year the number of non members seeking advice is increasing. The PCRA will not ignore any request for help however the lengths that the association go to will be limited by membership. It should be noted that the PCRA has a direct link to the managing agent who depends heavily on the advice of the PCRA. The PCRA are very involved in representing its members, providing advice where needed and supporting important issues. Though the PCRA do not have a direct management role they insist on good management and good value for money. It is important that the residents association gets the support it needs to carry on looking after these important issues. Dwindling membership and a lack of support is not an option if the Peel Common Estate is to maintain the current standard of service and low cost.

### **A Note of thanks**

To all current members, the PCRA committee would like to thank you for your continued support. Your membership is vital to the estate



### **Standing Order**

Maintain your membership with a once a year payment 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**

[peelcommonRA@gmail.com](mailto:peelcommonRA@gmail.com)

**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 — [peelcommonRA@gmail.com](mailto:peelcommonRA@gmail.com)

or

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

CHAIRMAN – R Wilkinson

SECRETARY – M Cobbett