



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



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## PEEL COMMON RESIDENTS ASSOCIATION

NEWSLETTER — JULY 2020

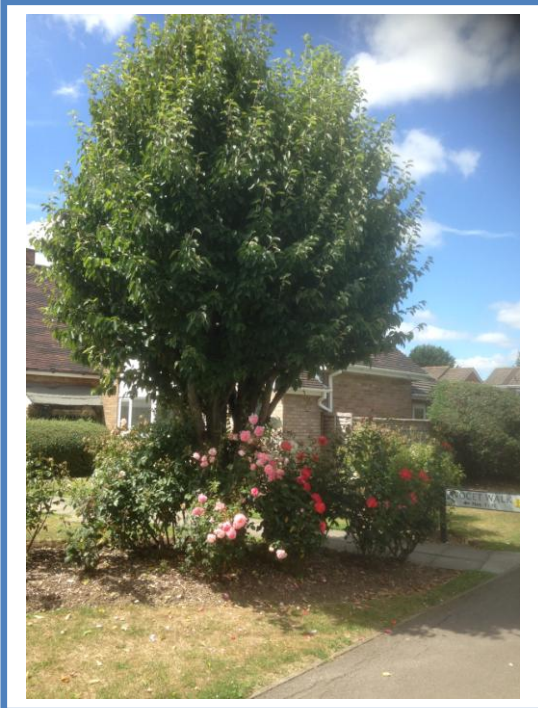
**DUE TO THE COVID-19 PANDEMIC THERE WILL BE NO PEEL  
COMMON RESIDENTS ASSOCIATION ANNUAL GENERAL  
MEETING THIS JULY**

For further details please note the comments on PCRA VIEWPOINT "The PCRA AGM"

### PCRA VIEWPOINT

#### The Estate

We have suffered from changing weather over the last few months but what has



been outstanding is the constant colour generated by the estates rose beds. Each year they provide us with a continuous ongoing colour, defying their age (some are more than 50 years old) The estates gardener and his team did some early seasonal work to prepare the rose beds for the current year. Their action has most certainly proved invaluable and has helped maintain the attractiveness of the estate throughout this summer.

This year there will be no Gosport in Bloom but Clive and his team will be encouraged to consider entering in next year's competition. Residents are also encouraged to join in with displays that are from their

own window boxes and garden fronts.

## **A NOTE OF THANKS**

At the start of lockdown the government advised the country to include exercising by going for walks in their immediate area. Some would say that the Peel Common Estate was made for such an occasion. For those with memories of years gone by when the estate was allowed to go into disrepair (the termination of the gardeners contract by a rogue landlord) thoughts must have turned to how the estate was going to look without any maintenance. To the relief of the PCRA and I am sure all residents we were delighted when Lightfoot Landscapes stepped up to the mark and following government guideline rules, carried out their excellent work without any fall in standards. As a consequence residents on their walks were able to fully enjoy the open areas as we still do to this present day.

### **Our Grateful thanks to Clive Lightfoot and his team:**

Olly Cruickshank, Adrian Coleborn, Ian Hepburn, Joe Ridley, Steve Fletcher and  
Graham Carter

At the start of the Covid-19 Pandemic the PCRA March Newsletter included a note calling for volunteers to help those who would be in need of local assistance. Very quickly an inspired response was made and a number of people contacted the PCRA CEO who had offered to do the organizing. This generous and kind group of volunteers carried out such help as local shopping and prescription collection.

Help was also provided by couples who contacted residents in their Close and offered the same sort of generous assistance.

A most generous and kind offer was made by Julie Cramp and her family to deliver newspapers for free to properties on the estate. This was done in order to avoid the need of the elderly and vulnerable, to visit the shops and thereby secure their lockdown safety.

**Our Grateful thanks to all volunteers who gave their free time and safety to help those who needed it most. The community spirit shown is to be admired and the Peel Common community are very proud and grateful of you all.**

### **The PCRA AGM**

This Newsletter is posted to all residents on the estate however the following item is for PCRA members only.

Due to the Covid-19 Pandemic the PCRA Committee have decided to cancel this year's AGM. The Peel Common Junior school venue is only open for limited use and we would have a number of hurdles to jump through to comply with the schools rules to hold a meeting. Also in today's Covid-19 climate we believe it would be difficult to guarantee to follow the governments guidelines on social

distancing. We also believe members would prefer to stay safe and forgo attending a AGM. To move the date to the winter months is not considered an option due to the uncertainties of the Covid-19 pandemic and the government guideline rule changes as each month goes by.

The AGM items however will be available for comment by members. The final page will contain a sheet with a format allowing members to seek a comment, or give views and ask further questions.

## **MANAGEMENT OF THE PEEL COMMON ESTATE**

### **Letter to all estate residents**

At the beginning of the lockdown period we were informed that Caitlin Hunter was back to work as the estates managing agent. The PCRA Chairman provided Caitlin with catch up detail and was advised that MLM were to provide a normal service but most departments would be working from home. This included our managing agent Caitlin. Unfortunately life is not that simple and errors can be made. Residents will have noted that all on the estate received a letter regarding criminal damage to a tree. This letter was a Calling for Information letter and should have only targeted properties close to this tree. See further detail in Moans and Groans. MLM have apologised for this error.

It is hoped that the Covid-19 situation will have improved enough to allow the managing agent to visit the estate in August.

### **Estate Street lighting**

The conversion of the old SOX type street lighting to LED is now complete. There have been a number of photo cell failures but most of these have now been replaced. Other more problematic failures have also been repaired. There are also some cases where the lighting is too bright and it is the intention to consider reducing the wattage of these lamps following the next year's budget. There are 2 street lights that are now under investigation by SSE for the lack of a power supply and hopefully they will be up and running towards the end of the year.

There was an incident where one street light was deliberately disabled and residents are reminded that the SSE own the supply equipment within the street lamp. The Street lamps are also the property of the landlord and further deliberate damage could prove costly as all costs are taken out of the Service Charge. The cause of any future damage will be vigorously pursued by the managing agent MLM.

It should be noted that throughout the Covid-19 pandemic the contractor M Squared carried out many street lighting replacements and repairs, some over and above the work order planned by the PCRA lighting representative Les Cameron.

**The PCRA and I am sure most residents, are grateful to M Squared for their fortitude in completing work on the estate during a very difficult period.**

The reporting of defective street lights is important and should be reported directly to the managing agent or locally to the PCRA contact below.

**Les Cameron 01329 284644**

**e-mail**

**lescamlive.com**

### **GARDENERS WORLD**

#### **A Word from Clive**

Working on the estate requires a deal of planning to match the current state of the weather. Due to the dry weather in the first 3 weeks of June the grassed areas were left to recover and the main brunt of the work was concentrated on the hedges and bushes. This did lead to some higher than normal bents (seed stalks) appearing in the lawn areas and some overgrowth. Following the hedge and bush trimming work grass cutting restarted. The grass cutting however took longer as we were hard strimming all the path edges. We were also using the rotary mowers which are slower and narrower than the cylinder mowers. During this period the weeds were sprayed and they can now be seen to be wilting away.



This year so far has seen a lot of tree surgeon activity. The work has been completed and it is hoped that the remainder of the year will see the estate free from further tree surgery.

We were pleased to be able to continue our work during the lockdown period. Great care was taken to comply with the government guidance on the corona virus situation and we were pleased to get through the initial period with no major hiccups. Lightfoot Landscapes will continue to maintain the high standards of maintenance that all residents have now come to expect.

#### **The PCRA View**

This has been a difficult year for our contract gardener and one part of it has been overseeing the tree surgery work on the large trees that warranted the use of a professional tree surgeon. To the residents this exercise has proved costly and over £12500 (approx £22 per property) has been spent securing the rigorous safety tree care that must be made. This year however has seen a rare need for such a volume of work and hopefully next year tree surgery work will be far less.

The storm damage that was part of the problem has left a number of tree stumps ideal for the carvings that go towards adding that certain uniqueness and attraction to the Peel Common estate. It is hoped to include this work in the budget in the very near future.

## **MOANS/GROANS AND SOLUTIONS**

### **Criminal Damage**

It was with some anger that the gardener reported some criminal damage to one of the estates old willow trees. A note (but an error on distribution) "Calling for Information" was distributed with the managing agent maintaining a close watch on any reports received. The police have also been informed and they are investigating the incident. They also advised reporting the use of a possible dangerous chemical to Gosport Borough Council. The gardener has placed barriers around the tree in an attempt to keep the area safe. The estates professional arboriculturist will be visiting the site to give her advice on the health of the tree and how to proceed with the problem. No matter the outcome all costs due to this criminal act will come out of the Service Charge which means we are all paying for this act of malicious damage.

### **Ownership of roads**

There have been incidents in the past where fly tipping or other similar offences have occurred on the Peel Common Estate and residents have been refused help by Gosport Borough Council. The department mainly responsible for the refusal has been Streetscene. This lack of help has usually been blamed on an issue regarding private property. A recent case where a resident contacted Streetscene proved to be typical where the point of "on private property" was used to deny responsibility by GBC. The lay bys and clear areas in a Close were perceived as Private Property by Streetscene. The PCRA were able to prove this incorrect have now provided Streetscene with a plan of the estate that shows the areas where Hampshire Highways (thereby GBC) do have a responsibility. The maps given on request to the PCRA were provided by Hampshire Highways and it is hoped that in the future they will settle all doubts as to where private and none private areas exist.

**Speeding on Peel Common estate roads** – The Covid-19 pandemic has restricted the traffic flow however the negative side is that cars, mainly on a rat run through the estate, are speeding up. It is difficult to prevent however it is basically up to residents to complain. The system of reporting crime using 101 is admittedly painstaking however through perseverance it can be accomplished and the more reports the police receive the more the weight added for some form of action. Some residents may also be aware of a community speed gun watch. It would be

useful to receive advice from residents with knowledge and help regarding this issue.

### **Parking in the Closes**

The following Moan/Groan is a repeat from the previous Newsletter due to the recent complaints still being received.

The estate is getting yet more crowded with commercial parked vehicles during out of working hours. This is also coupled with resident owners who on their return home have to find parking spaces for their own cars. This problem is not unique to Peel Common and is recognised by all local authorities. Parking (and speeding) is a debated concern at every Local Area Group meeting held by the police and community groups. The PCRA receive many complaints and residents are encouraged to act in a reasonable manner when considering bringing commercial vehicles onto the estate.

## **PEEL COMMON NEWS ITEMS**

### **Right to Manage (RTM)**

The Law Commission will be publishing three residential Leasehold and Commonhold reports on the 21<sup>st</sup> July. One of these reports contains the RTM changes. The PCRA completed a lengthy survey to put across the Peel Common Estate situation. The Law Commission will be formally launching the reports at a meeting of the All-Party Parliamentary Group on Leasehold and Commonhold Reform taking place at 10am the same day. Residents can view these reports when they are published by visiting the Law Commission website. <https://www.lawcom.gov.uk>

**IFA 2** – The site has been subject to restrictions and the program completion dates will change. As this is a joint venture with the French there is yet no possible new dates to report. The following is a detail of the current situation:

The cable laying and seabed reinstatement is complete.

The Monks Hill Beach car park has been fully reinstated.

The handing over of the public areas to Fareham have been put on hold.

The internal fit out of the service and control buildings, station power distribution system, control cabling, protection and security system are all ongoing.

### **House Building around Peel Common**

Our local Hampshire councillor has forwarded a comprehensive outline of his involvement in the proposed developments and residents are encouraged to view this detail in the News section of the PCRA website. However, there still exists some confusion over the house building developments in the Peel Common area and the following detail may help.



The developer Bargate Homes wants to build houses on land either side of the new Newgate Lane. They are known as North/South and East sides and the land that affects Peel Common is on the East side.



Fareham Borough Council have a plan for providing houses but this relies on maintaining the North and South of Newgate Lane as a green area. They are therefore opposed to any development by Bargate Homes of houses North and South. They are supported in

this action by Gosport, Hampshire and the Gosport MP.

Fareham however **do** want to put houses on the Newgate Lane East side and will therefore most certainly agree to the 99 houses proposed by the developer Bargate Homes. It is believed that Gosport will oppose the application.

The situation therefore is:

- Hampshire Highways are reluctant to agree to allow the use of the improvements to Newgate Lane to be compromised by the proposals for new houses either side of the new Newgate Lane road.
- Gosport Borough Council oppose the building of houses either side of the new Newgate Lane road in what is a designated green area.
- Fareham however want to build houses close to Peel Common on the east side of Newgate Lane. (there are 99 proposed at the moment and Fareham wish this number to increase to 475).

There are some difficulties for the developer. Hampshire have indicated that they will not allow the new Newgate Lane to be used as an access point for any new houses. The Developer however has forwarded his first phase of applications to build the 99 houses. It would appear he may plan to put pressure on Hampshire Highways at a later date for access to the new road for the remaining 376 (475-99) houses. If he fails Peel Common roads will carry all new traffic.

The only access for the 99 houses is by making Brookers Lane road a through road for the new estate. The decision rests with Hampshire Highways and Gosport Borough Council. It is uncertain how Gosport would view this but common sense dictates that by allowing access they would make the development more likely.

The access to Brookers Lane road must be made through what was known as, Muddy Lane but has a restricted use. This change of use will probably be agreed by Hampshire Highways. They do not want the traffic from the new houses on the new Newgate Lane road and appear to be content to see the Peel Common roads take any extra traffic.

The application to open up the Brookers Lane Road as the sole access for the proposed new houses is worrying. Should building go ahead the extra traffic will almost certainly drive around all the estate roads and create an unacceptable increase in RAT run drivers.

### **Enfranchisement 2020**

The current tranche of enfranchisements are now under way The solicitor has forwarded paperwork to those wishing to take part and again the PCRA membership secretary Phil Adams will be the contact point for the future freeholders. Residents are reminded that the enfranchisement is for PCRA members only with a price set for a typical transfer cost of approximately £1k. For further information please contact the PCRA at;

Peelcommonresidents@gmail.com, or Phone 02392 161202 – (Leave a message on the answer machine), or post your details to either the PCRA office at 22 Tern Walk or Phil Adams, PCRA Membership Secretary, at 38 The Parkway.

### **THE PCRA WEBSITE**

[www.peelcommonresidents.co.uk](http://www.peelcommonresidents.co.uk)

The PCRA website [peelcommonresidents.co.uk](http://www.peelcommonresidents.co.uk) has a plethora of information relevant to the estate. It is viewable by all with such items as, enfranchisement, IFA2, the proposed Newgate Lane Housing and Newsletters. There is also a member area, for PCRA members that has budget reports, accounts and AGM minutes. 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.



PCRA Offer: Advertise for free. Any Peel Common Resident wishing to place an advertisement are invited to apply for free to:

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

### **POINTS OF INTEREST**

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)



Need to contact the managing agent – visit the PCRA website –  
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**

### Why a Residents Association?

As is often the case the PCRA are obliged to remind residents of the value and need of a residents association. The estate is recognised for its open areas that includes attractive foliage such as trees, garden beds and shrubs. It is this aspect that adds value to the properties and enhances the well being of those living in Peel Common. Keeping and maintaining this large gardened area is essential to every resident. The bottom line unfortunately is that the land doesn't belong to the residents, it belongs to a remote landlord that has shown zero interest in the estate. Ownership of the estate however does come with a commitment to maintain the land to a good standard and it cannot be used for any other purpose due to the Rights of Way each property holds (Leasehold and Freehold). This commitment by the landlord funded by the Service Charge though is worthless unless it is enforced and a strong PCRA fulfils that role. A strong viable residents association can only exist through a strong membership. If a resident does not want to, or cannot take part in the associations activities then simply show support by becoming a member.

**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.

### 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.**

### 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 — [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




<b>AGM JULY 2020 - (MEMBERS ONLY)</b>	
❖ Introduction <a href="#">Chairman – Roy Wilkinson</a>	
❖ MLM have not provided comments. Please request further information if required	e-mail - <a href="mailto:caitlin.hunter@mlmproperty.co.uk">caitlin.hunter@mlmproperty.co.uk</a> Contact PCRA - <a href="mailto:peelcommonRA@gmail.co.uk">peelcommonRA@gmail.co.uk</a> Post a letter to PCRA at 22 Tern Walk. Peel Common. PO130RY
❖ PCRA - Aims as outlined on the website. Please provide comments and request for further information if required.	PCRA Website – About us <a href="http://www.peelcommonresidents.co.uk">www.peelcommonresidents.co.uk</a> Contact PCRA - <a href="mailto:peelcommonRA@gmail.co.uk">peelcommonRA@gmail.co.uk</a> Post a letter to PCRA at 22 Tern Walk. Peel Common. PO130RY
❖ Peel Common Estate – Right to Manage is still a prime objective and will be pursued when the Government Select committee meets. Please provide comments if required.	Contact PCRA - <a href="mailto:peelcommonRA@gmail.co.uk">peelcommonRA@gmail.co.uk</a> Post a letter to PCRA at 22 Tern Walk. Peel Common. PO130RY
❖ PCRA Accounts. Please download these from the website and provide comments if required.	PCRA Website – Members Library - <a href="http://www.peelcommonresidents.co.uk">www.peelcommonresidents.co.uk</a> Contact PCRA - <a href="mailto:peelcommonRA@gmail.co.uk">peelcommonRA@gmail.co.uk</a> Post a letter to PCRA at 22 Tern Walk. Peel Common. PO130RY
❖ Street Lighting – Latest position is outlined in the Newsletter. Please provide comments and request for further information if required.	Contact PCRA - <a href="mailto:peelcommonRA@gmail.co.uk">peelcommonRA@gmail.co.uk</a> Post letter to PCRA at 22 Tern Walk. Peel Common. PO130RY
❖ Accounts and Budget – Budget for the year 2020/2021 still to be decided. Please provide comments and request for further information if required.	PCRA Website – Members Library - <a href="http://www.peelcommonresidents.co.uk">www.peelcommonresidents.co.uk</a> Contact PCRA - <a href="mailto:peelcommonRA@gmail.co.uk">peelcommonRA@gmail.co.uk</a> Post a letter to PCRA at 22 Tern Walk. Peel Common. PO130RY
❖ The Police have not provided comments - Please request further information if required.	Contact Hampshire police – <a href="http://www.hampshire.police.uk">www.hampshire.police.uk</a>
❖ Local Councillor – Recent housing development information placed on the website. The website includes the e-mail addresses of our councillors.	Contact Lynn Hook – <a href="mailto:lynn.hook@gosport.gov.uk">lynn.hook@gosport.gov.uk</a> Contact Stephen Philpott – <a href="mailto:stephen.philpott@.gov.uk">stephen.philpott@.gov.uk</a>
❖ Officers on the committee – The website lists all committee members. It is the intention to remain with this committee for the next year’s period. Please provide comments and request for further information	Contact PCRA - <a href="mailto:peelcommonRA@gmail.co.uk">peelcommonRA@gmail.co.uk</a> Post a letter to PCRA at 22 Tern Walk. Peel Common. PO130RY