

Recognised Tenants  
Association  
Company Number - 06826092  
Incorporated - 20/2/2009

**PEEL COMMON RESIDENTS ASSOCIATION**

22 Tern Walk, Gosport, Hants. PO13 0RY  
e-mail peelcommonra@gmail.com  
Telephone. 02392 161202 (Answer  
Machine)

## **PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER – JULY 2021**

### **PCRA STATUS**

#### **The PCRA are now a member of the Federation of Private Resident Association (FPRA)**

The FPRA's team of experts and leading professionals offer members impartial advice on a range of legal and other problems – though originally formed to help leaseholders it now has a wider portfolio that encompasses all issues to help the wide range of resident associations. The FPRA acts as a lobbying group to influence and instigate change, both legislative and practical in the areas of tenancy and management of residential complexes in the private sector. The FPRA has the experience and ability to bring the attention of the needs and concerns of its membership to the attention of MPs, government departments, the media and other interested organisations.

### **PCRA – THE ESTATE**

#### **The Estate**

We have had a combination of rain and sunshine that is helping the growing of the grass on the lawn areas and the summer development of the shrub's that currently maintain the greenery and attractiveness of the open spaces on the estate. Once again we are now into a summer that is benefitting from the profusion of roses and other bedding plants that the estate is renowned for. Most of the roses were planted when the estate was first built and it is a credit to our gardeners that over the years the roses have survived. Now the lawn areas on the estate benefiting from the frequent showers of rain, are complimenting the eye-catching garden beds, adding to the overall attractiveness of our open spaces. The PCRA receive many comments from residents and visitors complementing on the attractiveness and appearance of the Peel Common Estate.



### **Estate latest addition**

In the last two years a number of trees succumbed to old age or weather damage but in each case our gardener asked the tree surgeon to leave, where possible, a reasonable amount of tree stump to allow for sculptures. The sculptures add interest and character to the Estate and highlight the uniqueness of our open areas and its mature landscaped environment. It is viewed that carving costs



MEON CLOSE -

are considered affordable but will only be planned for one per year. This though will depend greatly on the demise of an estate tree. It is hoped that this occurrence will be few and far between. The original suggestion for the first carving was made by a resident and has proved very popular. This encouraged yet more carvings leading to the recent current sculpture. Mr Dave Vallance a PCRA committee member has now taken up the challenge of inviting interested companies the chance of sponsoring a carving. A plaque on or close to the carving would be created to advertise the sponsorship and funds received put towards further estate features. Residents are encouraged to help and give support to Dave in his quest for sponsorship. Contact the PCRA if you can help.

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

**Estate Street lighting** – There are still cases where the current illumination of a street light is deemed too high and it is hoped that in the near future these problems can be assessed and a reduction in luminance made available.

The reporting of defective streetlights should be made directly to the managing agent or locally to the PCRA contact below.

**Les Cameron 01329 284644**

**e-mail**

**lescam@live.com**

**Estate Pathways** – A major concern in the past and now the future is the condition of the estates pathways. The upkeep and maintenance of the pathways (purportedly 15 miles in length) is the responsibility of the estate residents and any costs are applied to the service charge. Currently there is a system in place where the gardener Clive Lightfoot monitors areas of concern and provides a priority list for the repair contractor. The managing agent also has in place a Health and Safety

package that is paid each year out of the Service Charge. The PCRA Health and Safety committee member Dave Vallance has scrutinized the MLM documentation and procedures and found them totally inadequate and not fit for purpose. It would now appear that due to the arms length management a major rethink on Health and Safety must take place and the PCRA are determined to achieve a resolution that gives full protection to the estate and its residents. The problem of the pathway repair and maintenance costs however will not go away or be easily solved and the future will require the need to fund a program that similar to the street lighting (an outlay over 9 years costing +£50,000) enables the pathway repair and eventual renewal. This however is estimated as being a very long term program.

**Dispute with the Managing Agent** – The March Newsletter included details of the efforts of the PCRA to get the managing agent to agree to provide a fit for purpose public liability insurance for the Peel Common Estate. A major reduction in cost was required and an example of a policy was given to the managing agent to enforce the argument. The PCRA were committed to take legal action should their wishes be turned down. MLM finally agreed to use the PCRA chosen company and future policies will reflect a major saving of upward of £1500.

## GARDENERS WORLD

### A Word from Clive

Well friends, summer is here at last albeit a bit wet from time to time. Over the last few years the grass started to go brown in July giving the gardening team a respite from grass cutting and allow us to concentrate on hedge and shrub trimming. However currently, everything is growing at full throttle so it's a bit of both. In normal conditions it takes over a week to cut the grass from one end of the estate to the other. Also, with the volume of grass being cut it takes time to disperse the grass cuttings using blowers. The aim is to attain a finished result where mounds of grass are not laying in piles allowing a groomed look to be achieved.



Paul Sivel – tree carver

At this moment in time we are half way around the estate trimming shrubs and hedges with hopefully the whole estate completed by the end of July. (then it all starts again)

Paul Sivel the tree carver has done another superb job on the cedar stump in Meon Close adding yet again to the uniqueness of the Peel Common Estate. The large

pine stump at the top of Langstone walk, close to the Carisbrooke shopping centre is the next planned carving to be done. Paul Sivel is very busy and planning for his time must be done many months before his availability. Obviously a design is a requirement and any ideas would be welcome and considered but would need to be a wildlife theme.

So enjoy the summer by walking around the grounds, take in the colour of the roses and enjoy the spectacle of the many features on the estate.

**The PCRA View** – The PCRA believe we are fortunate to have a garden team that know the estate so well and are able to provide the level of maintenance we are now expecting. It is not generally known that the gardener's contract only includes maintenance of the existing fauna and does not include the provision and replacement of the shrubbery, trees and grass. Any additions have to be paid for from the service charge, as a separate entity. Lightfoot landscapes are very aware of this and make great efforts to keep alive and in good condition existing shrubbery and trees including the old thriving roses we see to this day.

Over the past two years we are seeing some major expense on tree surgery. Due to the age of the trees this is to be expected though caution is being taken to achieve the right balance between tree condition and costs. Residents should also be aware that the estate trees are under the advice and care of a tree specialist and subject to a regular survey including a comprehensive record and history of tree condition. The specialist tree Arboriculturist Sarah Kiss has recently visited the estate on her survey and will finalise her findings on a second visit within the next month. The conclusions and records will be discussed with Clive Lightfoot our gardener and finally placed on the PCRA website for viewing by PCRA members.

## **MOANS/GROANS AND SOLUTIONS**

**General** – As stated in the March newsletter – The lockdown has understandingly reduced the comments that the PCRA receive on irresponsible behavior. Comments (moans and groans) however are still being received though how efficient the PCRA are at helping is not known as most help is not recognized with an acknowledged reply. Nothing has changed except parking complaints now exceed dog fouling. Typical reports that the PCRA have received are parking. (now most noted). Dog fouling, tree problems, inquiries from conveyance solicitors, resident sales and high MLM information charges and neighbour behavior. It should also be noted that most complaints come from none members and their families. The PCRA have a fair procedure in that they will not take an active part in any complaint, unless it is on the behalf of a resident member.

**Parking** – The PCRA would politely ask all residents and their visitors to have regards for their neighbours and park their cars with consideration and forethought. Two car families are now the norm and it is inevitable that spaces will be at a premium. Residents are also politely reminded that apart from their own garage parking area all off road spaces have been adopted by Hampshire Highways and cannot be viewed as a personal parking area due to the closeness of their property. The PCRA are informed that Hampshire Highways are aware of parking problems and do visit areas that they have adopted and are responsible for.

**Landscape area parking** – There are some incidences of vehicles parking on the lawn areas. This is not allowed and is a restriction listed in the terms of house ownership. It is a sensible rule. When the estate was built in the sixties, services such as gas, electricity, water etc were not buried deeply and anything heavier than the gardener's machinery could cause damage to the conduit pipes and pitch fiber water piping. Preventing vehicles parking on the lawn areas also ensures they maintain their well kept appearance

It is the responsibility of the property owner to inform any contractors they are using.

## **PEEL COMMON NEWS ITEMS**

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

It is with regret that the PCRA must again, for the second year cancel the July AGM meeting.

Due to the current uncertainties with Covid and the use of the Peel Common Junior school as a venue the PCRA committee believe it is in the best interests of its members to postpone this year's annual general meeting. Though an easing of the rules are supposed to be forthcoming we believe members would prefer to stay safe and forgo attendance at an AGM.

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

**House Building around Peel Common** – Bargate Homes did not win their appeal to build homes on land at Newgate Lane North and Newgate Lane West. For further information residents are advised to visit the PCRA website and go to the News section to view the Planning Inspectorates report. The most important decision for Peel Common residents however is due from the latest appeal by Bargate Homes that took place on the 22<sup>nd</sup> June. The appeal concerns Fareham and Gosport's refusal for 99 houses to the east of Newgate Lane East and most importantly permission to use Brookers Lane Road as the main in and out access for the houses. Gosport Council's Planning Committee voted unanimously in July last year to oppose the use of the road. The PCRA expressed their concern as it is believed that the Peel Common Estate would suffer greatly from extra traffic in particular The Drive and The Parkway. Our local Hampshire Councillor Stephen Philpott attended and gave evidence at the appeal and included our concerns. Commenting on the appeal our local Hampshire Councillor stated:

*There are some similarities with the appeals that have just been lost, but there are also some significant differences, so it does not necessarily follow that the Bargate Homes appeal will also be dismissed. To win the appeal Bargate Homes will need to persuade the Inspector to go against both Fareham and Gosport Councils as well as the virtually unanimous opinion of local residents.*

It is probable that a decision will be made during the summer months.

**National Grid** – All residents should have received a letter from National Grid regarding the concerns of noise and electrical interference. The letter outlined how the power station is in full operation and all limitations on its effect on the community have been met. The PCRA are now parking this issue in their archives however residents are advised that contacts made with National Grid will be maintained.

**Enfranchisement 2020** – The current enfranchisement, started in April 2020, is hopefully coming to a successful conclusion. Completion normally takes 6 or 7 months but due to the intransigence of the landlord it has taken much longer. The solicitor John Tawse was forced to take the enfranchisement case to an Upper Chamber court which ruled in his favour. The PCRA now hold a copy of the tribunal determination that sets the value (to the landlord) for each property at £65. (Note - additional costs make up the legal expenses for buyer and seller)

This decision also means that our solicitor is willing to start another round of freehold purchases. If you have been a resident for 2 years and are member of the PCRA the cost again will be approximately £1000. (In today's housing climate this is exceptional value for money). Several residents have already shown an interest and if you too are interested e-mail the PCRA at [peelcommonresidents@gmail.com](mailto:peelcommonresidents@gmail.com) or post by hand your details to any of the addresses shown in the membership paragraph below.

## **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)

## PCRA WEBSITE

Is there something you want? Then advertise here.  
For PCRA members it is FREE.  
Contact [admin@peelcommonresidents.co.uk](mailto:admin@peelcommonresidents.co.uk)  
or  
Phone 02392 161202

**ADVERTISE  
HERE**



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

holds 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 hold 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.

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

## **MEMBERSHIP**

It's that time of year again, renewal of or starting your PCRA membership. Your support is crucial for the successful administration of the estate in your favour.

Thank you to all who have a standing order set up. This is better for us as we do not have to pay bank charges and easier for you, as you don't need to remember payment every year. The cost is only £10 per annum.

For those who would rather pay by cash or cheque, made payable to PCRA, it can be delivered along to any of the following addresses.

**12 Kittiwake Close**  
**38 The Parkway**  
**17 Albatross Walk**  
**7 Bramble Way**  
**3 Fulmar Walk**  
**8 Langstone Walk**  
**12 Mallard Gardens**  
**22 Tern Walk**

Standing order forms, as well as other useful information, can be found on the PCRA website [www.peelcommonresidents.co.uk](http://www.peelcommonresidents.co.uk) - Visit - News - Library

To contact the PCRA telephone **02392 161202** and **leave a message**  
**NOTE: 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**

**IMPORTANT NOTICE**

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 name and  
address, receive important announcements and information by e-mail

**For membership advice contact the Membership Secretary**

Mr Phil Adams.

Drop off Membership Applications, Membership fees at 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)

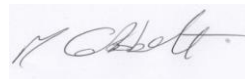
or

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

CHAIRMAN – R Wilkinson



SECRETARY – M Cobbett



<b>AGM JULY 2021- (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. Due to Covid this will not take place this year. 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 has been set and includes item Reserve Fund. 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 Hampshire County Council – <a href="mailto:stephen.philpott@.gov.uk">stephen.philpott@.gov.uk</a>
❖ Officers on the committee – Committee meetings will commence when restrictions are listed. Hopefully this month. The website lists all committee members. 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