



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



22, Tern Walk, Gosport, Hants, PO13 0RY
e-mail - admin@peelcommonresidents.co.uk
Telephone - 07789364074

PCRA MEMBERSHIP NEWS—MARCH 2014

THE ESTATE

- On a recent visit by the MLM Estate Manager Nick Borrill, a full survey of the landscaped areas was carried out and Nick stated how delighted he was at the condition of the open spaces included shrubberies and lawned areas. He appreciated that the winter weather of consistent rain and winds had produced flooding and tree damage and large areas of the estate had been dug up first by Portsmouth Water and then Southern Gas. However despite this he found the gardened areas in good condition and generously praised the contract gardener Lightfoot Landscapes for their dedication and hard work in maintaining the excellent standard always found on the Peel Common Estate. The PCRA committee fully endorse the statement by the Estate Manager and also add their thanks and gratitude to the contract gardeners Lightfoot Landscapes.

The estate Manager will again be visiting the estate in early April. He will be looking at the progress on paving repairs and the repair of the grassed areas recently dug up by the utilities.

THE PCRA CEO

- It is with some sadness that we learn of the passing away of the CEO's wife Sylvia. During Brian's period as Chairman of the residents association Sylvia gave her full support and helped him to form the strong organisation we have to this day. Our sympathies go out to Brian and his family and as a mark of respect and affection the PCRA provided a bouquet of flowers for the funeral cortege.

ENFRANCHISE- MENT

- Following a period of lack of communication the landlord is now addressing the enfranchisement group's action to purchase their freeholds. Negotiations have taken place and the landlord's solicitor has been given a final offer. If accepted the procedures should move at a faster pace. If the offer is not accepted then the action will proceed down a formal route.

NEW PCRA WEBSITE

- The new PCRA website is close to a launch date. This website contains a host of information that can be accessed by any member of the public and is aimed to indicate to anyone interested, what the PCRA does and what the Peel Common Estate consists of. The website

NEW PCRA WEBSITE

Cont.

SERVICE CHARGE DEBTORS

also contains a members section with items published for members only. To visit this section members will need to register and currently existing membership details are being incorporated in the website.

- The PCRA have been informed by the managing agent that there are a small number of debtors yet to pay this year's Service Charge. The managing agent has stated that a number of debtors have refused to answer demands for payment and as a consequence have now been served with a solicitors letter leading to possible consequential court proceedings. This action is deemed regrettable however the PCRA agree that for the benefit of the whole estate a minority of residents should not be free to break their terms of ownership by refusing to pay for the upkeep of the estate.

FUND RAISING EVENT

- Hazel Robinson our fund raising secretary is holding an event at 19 The Drive on Friday 30th May at 7 pm. The event is a Ladies Night with an entrance fee of £2.50. Included will be a free glass of wine and nibbles there will be a Tarot reader, hairdresser, massage and reflexology plus much more. There will be the usual raffle ticket sale and prizes. All are welcome to this fund raising event which in the past has proved immensely enjoyable by all those who attended.

PROPOSED ROAD IMPROVEMENT

- Members may or may not be aware but currently plans are being considered by Hampshire Highways, Fareham and Gosport Borough Council for road improvement around Newgate Lane. The plans for this improvement were outlined last year by our local councillors and are still in a planning stage. Members are advised that should they have any reservations regarding the proposals they should make inquiries from Gosport Borough Council.

MEMBERSHIP

It is crucial for the well being of the estate that we have a strong membership.

Currently membership is well below average. Residents are reminded that the estate is owned and managed by companies remote from the

Peel Common Area. This situation places the estate in a vulnerable position and it is crucial that a strong voice is presented when representing residents issues.

Contact detail

- e-mail — admin@peelcommonresidents.co.uk or
- Telephone **07789364074** (leave a message)

Chairman:

R Wilkinson

Secretary:

A Hayman

