



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



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PEEL COMMON RESIDENTS ASSOCIATION

NEWSLETTER — MARCH 2017

THE ESTATE

Early Spring on Peel Common



Moments of the early spring are now evident throughout the estate. The gardener has now increased the spring planting and this can be seen in many areas around the Peel Common estate. The planting is a welcome addition to the open spaces and will for a long time to come continue to provide the early sign of springtime on the estate.

At the end of March the MLM managing agent visited the estate and toured the gardens accompanied by our contract gardener Clive Lightfoot and the PCRA chairman. His visit included a discussion with the PCRA on the management of the Peel Common Estate and included problems raised by residents and those reported directly to the managing agent MLM.



Fulmar Walk



The Drive

The Managing Agents visit also included discussions with the contract gardener on gardening issues and other long term problems. His opinion is that the estate is in an excellent condition with continuing improvement to the infrastructure and gardens. The efforts and professionalism of contract gardener Clive Lightfoot and his team is appreciated and it is known that the estates appearance is greatly admired by all visitors to Peel Common.

Pavements

The autumn/winter round of priority pathway repairs have now been completed. The gardener Lightfoot Landscapes continually monitors the state of the pavements on behalf of the managing agent and provides a priority list ready for the next repair period. Residents are advised to contact the gardener or the PCRA to report any major problems that could cause injury or lack of access. Residents are again reminded that repairs are an ongoing task and their costs will feature in the budget for a long time to come.

Estate Streetlights

We are now at the half way stage with the street light conversion. It is believed that fewer failures will occur and the bill for maintenance and lighting will ultimately be reduced. As previously noted repair and replacement will only be done in batches on a cost effective basis and not as single items. Some streetlights therefore may remain defective for longer periods. Defects can be reported directly to the managing agent or locally to the contact below.

Peter Runham 01329 317936

e-mail peter.runham@sky.com

Tree Surgery

The autumn/winter round of priority tree surgery is nearing an end. The gardener Lightfoot Landscapes is now managing a list of the next priorities that will be funded from the next year's budget. Residents are advised to contact the gardener or the PCRA to report any major tree problem that will need to be looked at or placed on the priority list.

MOANS AND GROANS

Parking on Grass verges

This mainly occurs in the areas where the school run parking takes place. It is difficult to prevent however it should not go unreported. Simple photographs and number plates should be taken and Gosport Streetscene informed. The PCRA are also willing to forward the concerns to the department responsible at Hampshire Highways.

Rubbish Dumping - The gardener Lightfoot Landscapes states that he is still finding garden rubbish dumped in some areas around the estate. It should be

noted that removing this rubbish is not part of the gardening contract and liable to a charge. Again the managing agent is prepared to give a bill for clearance to any resident found responsible for dumped rubbish or garden waste.

Parking in the Closes - There is a known misconception regarding the parking bays and other free areas around the roads within the many Closes. Some years ago, following a meeting with the Local Councilor and a Hampshire Highway representative, the PCRA was informed that all roads and parking areas had (on completion) been adopted by Hampshire Highways. This however does not include the parking, known as the wash down area, directly in front of an owner's garage. This means that a resident does not have exclusive use of a parking bay or free area alongside a boundary simply because it borders their property. It also means that should such areas become defective (broken, potholes etc) Hampshire Highways are responsible for the repair.

CARISBROOKE PRECINCT

The PCRA had been asked by a number of residents to confirm that the area of land that included the trees on the side of the precinct was actually owned by the Carisbrooke precinct landlord, Zionstone. As a consequence the PCRA carried out a land search using the Land Registry office and confirmed that the precinct and surrounding area in the planning application was indeed owned by Zionstone. The PCRA had previously brought to the attention of the MLM managing agent the changes and planning application for the Carisbrooke Precinct and the resident's issues and concerns regarding this planning application. The managing agent stated that MLM on behalf of the Peel Common landlord would not be contesting any part of the development now ownership of the land had been established. Local Councillor Stephen Philpott has already confirmed his interest and parking concerns in the development and residents are advised to contact him on any further issues with the proposed changes.

NEWGATE LANE SOUTH

Work has already started on the preparation of the new road that is to replace the existing roadway from Collingwood to Peel Common roundabout. Its position will visually and possibly noisily affect in particular Fulmar Walk and the houses along the driveway close to Brookers field. The work will commence late spring/early summer with completion due the middle of 2018. As well as this new road, Brookers lane, though much shorter, will have a surfaced path up to the new road. On completion there will be no access for cars from the existing Newgate lane onto the Peel Common roundabout.

THE INTERCONNECTOR IFA2

The few Peel Common residents who attended the planning meeting in Ferneham Hall, Fareham, witnessed what to most observers was a shameful result where National Grid, against public opinion, obtained outline planning permission for the IFA2. To the dismay of all objectors and despite forceful deputation speeches and objections including warnings from their own experts the Fareham planning committee voted for outline planning consent with a majority of seven votes to two. It was of note that the Fareham planning office presentation again reinforced the belief of a "done deal" and those attending were left in no doubt that the IFA2 project will be forced ahead.

As previously stated on the PCRA website the combined residents associations (PCRA, Lee and Hillhead) have applied for the planning application to be called in by the NPCU (National Planning Casework Unit). This government body cannot act until the Local Authority had granted planning permission and that also the NPCU agree it is of national importance. Though there is a strong case there is only a slim chance that the planning permission will be looked at by an independent body.

IFA2 TIMELINE



**The PCRA IFA2 objection can be viewed on youtube
go to youtube and enter - peel common
other deputations from concerned parties can also be seen**

ENFRANCHISEMENT

Following the completion of the recent (last year) freehold purchases inquiries are still being made by residents also wishing to own their freeholds. In the past the PCRA have helped Glanvilles solicitors run the enfranchisement groups and have now again decided to assist residents who wish to join this new group. The work by the PCRA helps reduce costs and as a consequence only those residents who are PCRA members can belong to this group. A letter has been received by all residents who are not freeholders, explaining the arrangement.

For Enfranchisement enquiries contact Phil Adams

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

DEBTORS

The PCRA have been informed by the Managing Agent that there are a small number of residents yet to pay the current year's Service Charge. The Managing agent has stated that some of these debts are now subject to legal action. 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. **The Managing Agent has assured the PCRA that they will take a responsible view on anyone unable to pay their bill and recommend that those with difficulties immediately inform the managing agent.**

Having problems - Contact the Managing Agent MLM

rupy.jandu@mlmproperty.co.uk or phone 020 8492 9854

THE PCRA WEBSITE - 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 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

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

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

PCRA MEMBERSHIP

The work carried out by the residents association is crucial to the wellbeing of the Peel Common Estate. It should be remembered that the value of the estate and its properties are enhanced by the open spaces and laid out gardens. The land is owned by a remote landlord who through a managing agent has control of its upkeep and use. The yearly Service Charge pays for the upkeep and it would be madness if we the residents did not have a say in how much is paid and how the money is spent. Individually it is difficult to have any influence but collectively as the PCRA has proved, a strong residents association representation keeps the standards high and the prices down.

PLEASE DO NOT TAKE THE PCRA FOR GRANTED.

It is run by volunteers and will only survive with support of the estate residents. Its existence and the work it does ultimately benefits every single owner and their property on the Peel Common estate.

To all existing members we would like to thank you for your support.

Membership Details

Membership renewal - Membership runs from 1st November to 31st October annually. The fee is £10 per year. See payment details below

Standing Order

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

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 Details:

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

