



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



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## PEEL COMMON RESIDENTS ASSOCIATION

### NEWSLETTER — MARCH 2018

#### PCRA VIEWPOINT - THE ESTATE

##### A Taste of Winter



It was pleasing to note that the gardener was able to concentrate on the beds and borders this winter. In order to do this he employed an extra man to aid his winter staff and also purchased and dug in a few tons of soil conditioner to rejuvenate old ground. Due to the success and the added attraction given to the estate by

the Gosport in Bloom competition it is hoped that all flower beds will now receive further attention. It should be noted however that new features must be paid for out of the Service Charge and sometimes a fine line is drawn on costs in order to keep them at a manageable level.

Residents will have also noticed an increase in the spring flowers around the estate. Most areas have now been accommodated as it has been an ongoing task and much appreciated by residents. One note of dismay is that in some areas flowers have failed to materialize and it is believed that the bulbs are being attacked by a grub. The gardener is currently investigating the problem.



Preparing the Beds



The Spring Flowers

## **Pavements**

Pavement repairs are an ongoing task where a priority list determines the pathways most in need of work. As is now generally recognised this is an ongoing commitment with no end in sight. The wholesale replacement of the 15 miles of pavement on the estate, on a cost note, is not feasible and the current fire fighting approach is the only way forward. Normally after a bad winter the gardener inspects the additions to the priority list and informs the managing agent of any new urgent repair requirements. It is expected that the contractor will be called on sight to carry out further work at the earliest opportunity. Again residents are advised to contact the gardener (or the PCRA) to report any major problems that could cause injury or lack of access.

## **Estate Streetlights**

The electrical contractor has recently visited the estate to look at some new and some long term defects. In accordance with normal policy the defects have been cleared in one swoop to keep costs down. The defective street lights using the old type lamps have been changed for the new type LED. It has been noted that occasionally the new LED lights can suffer from defective sensors. The sensors have a 5 year guarantee and the manufacturer has been asked to review the problem. To date 52 out of 92 street lights have been changed. As previously stated defects can be reported directly to the managing agent or locally to the PCRA contact below.

**Peter Runham 01329 317936**

**e-mail [peter.runham@sky.com](mailto:peter.runham@sky.com)**

## **Tree Surgery and care**

It was stated in the previous news letter that tree surgery had become an important item in the maintenance of the estate. It forms part of the cost of the Service Charge budget as an ongoing year on year expense and it comes with the reminder that the estate is over 50 years old.



Following the last news letter an ongoing concern of the estate trees by a resident became an emotive issue that finally had to be addressed. Complaints regarding the invasion of the tree canopy, roots and their dangers have been regularly reported to the gardener, the PCRA and ultimately the managing agent. All concerns were investigated and action taken where necessary. With respect to the removal

of a tree, the rule used by the managing agent and endorsed by the PCRA was

that if the tree surgeon concluded a tree was safe and it had been in existence before occupation of a property by the current owner, it should be allowed to remain. The rationale was that the mature trees were a major asset to the estate and should only be removed as a last resort.

In the past some residents raised concerns regarding large trees, mainly pine that they considered intrusive and a danger to their properties. Though given the all clear by the tree surgeon but in sympathy with their concerns, the PCRA on advice from the gardener, encouraged the managing agent to enlist the services of a tree maintenance company. The company would be engaged to carry out a survey of all large trees on the estate, identify and carry out a full root and canopy inspection. Inspect for wind resilience, indirect damage, subsidence and heave and keep a history of each tree and action taken during its life.



The PCRA are pleased to report that the managing agent has now raised a contract with a company in Southampton who will carry out an initial survey early next month and a follow up surveys every 2 to 3 years. The cost of the contract has been calculated to come within the tree surgery budget. It is envisaged that any future tree concerns will be subject to the recommendations and findings from the tree surgery reports and history.

### **MOANS AND GROANS - REPORTED**

**Parking in the Closes** - The managing agent and the PCRA are still receiving requests to solve parking issues in the estates Closes. In one such particular case homeowners complain that one resident has 7 cars parked around the roads near his home. The managing agent has been made aware of this problem noting that it is probable a car business is in operation. It is a fact that the covenants within the lease and freehold document clearly state that there are restrictions on running such a business from properties on Peel Common. The parking of unused vehicles preventing parking by other residents is viewed as irresponsible and if subject to a genuine complaint, action from the landlord will be taken..

**Parking on Grass Verges** - This appears to be a problem during school run time. Parking is always difficult but parking on the grass verge simply causes an unsightly muddy mess and has no helpful affect on vehicles passing by. It is advised that should grass verge parking be observed, residents politely ask

the driver to park fully on the road. If a request is ignored the PCRA will take it to Hampshire Highways.

### **PEEL COMMON NEWS ITEMS**

**HA2** - The HA2 relates to the change in the Fareham Local Plan and its bid to build 470 houses to the north of Peel Common. A recent publication of "Fareham Today" remarks on the Draft Local Plan consultation.

*Each of these points made (our objections) along with comments submitted about individual development sites proposed in the Draft Local Plan, are now being considered by officers. They are working hard to ensure that, wherever possible, the emerging Local Plan will tackle the issue raised during last year's consultation. When we consult on the next stage, responses to each of the key issues raised will be published.*

There is no specific mention of HA2, or timescales and it is anticipated that it will be summer before any more news is forthcoming.

**IFA 2** - Residents will have observed that work has started in two areas of Daedalus. Close to the Gosport Road into Stubbington a small new park is being developed. Its main benefit appears to be an area for dog walkers and a safer pathway when going to Crofton School. Further into Daedalus the foundations of the Interconnector building are well under way with the quieter drilling procedure being used rather than the pile drivers.

An IFA2 Community Liaison Group has been formed and its aim is to meet on a 3 monthly basis to discuss any issues arising out of the construction. Due to the large amount of promises made by National Grid and Fareham Borough Council the PCRA Chairman has joined the group. The idea is to represent any concerns PCRA members have over the next two years on the build and into operation.

### **Carisbrooke Shopping Precinct**

Gosport Council Regulatory Board approved Zionstone's revised planning application by seven votes to six. It differed from the original application only in the number and type of flats being proposed. The original application was for 27 one bedroom flats and one two bedroom flat. The committee approved 17 one bedroom flats and eight two bedroom flats. There was also permission for two semi detached houses. The only stipulation placed upon development is that work must start within three years of planning consent. It is not yet known when any work on the plans will commence.



## Enfranchisement

Jon Tawse, the solicitor acting for residents undertaking this round of enfranchisement has now reached agreement on the premium to be paid. The solicitor acting for Honor Management is away until early April and it is hoped that final figures can be agreed on upon his return.

The next step after that will be the signing of the TP1 form by applicants. For PCRA members this will be done at the PCRA office, 22 Tern Walk, and dates will be promulgated when known.

**(Non-members will have to make their own arrangements, with Jon Tawse, for signing).**

On completion of this enfranchisement the estate will be approximately 60% freehold and it is hoped that Jon Tawse will start another round at the end of the year.

For Enfranchisement enquiries contact Phil Adams

[Peelcommonresidents@gmail.com](mailto:Peelcommonresidents@gmail.com) or 02392 161202 (Leave a message).

## Gardening Contract Renewal

At the AGM last July the managing agent informed the residents that he was raising a new gardening contract for the Peel Common Estate. It is a seven year contract with a 3 year break clause and open to competition. All residents received notice of this contract for tender in their Service Charge bills which advised that they could propose and nominate a contractor of choice.

**As a recognised residents association and having taken regard of the wishes of the majority of PCRA members the PCRA nominated our existing gardener Lightfoot Landscapes.**

Disappointedly the time scale to tender has not followed the time line promised by the managing agent. To date no new contract has been awarded despite repeated attempts by the PCRA to get MLM to move forward with contract completion.

For the attention of all leaseholders and freeholders. This new contract now comes with a cost. BE AWARE - EXTRA CHARGES.

PCRA Members can also view further information on the website in the Members Library. Go To 'New Item' - PCRA Section 20 and MLM Section 20.

## BE AWARE - EXTRA CHARGES

In February following a PCRA request to scrutinise the current Service Charge expenditure, a sum of £6528 was noted as debited from the account under the heading of Sundries. To the concern of the PCRA, we were informed that it was a Section 20 Notice charge.

*The Landlord and Tenant Act 1985 (as amended) included an action that is known as a Section 20 Notice. This notice is used by a landlord when a cost of work exceeds £100 per unit (per property). Its intention is to make sure the landlord jumps through a number of hoops designed to protect the leaseholder. The managing agent states that the Peel Common gardening contract costing £420 per property falls within this act. The managing agent believes he has the right to charge a cost for complying with the Section 20 regulation..*

**It is the intention of the managing agent to charge every property on the estate £10 +VAT (£12) for setting up the new gardening contract. (a one off charge) This sum of money is over and above his normal management fee.**

The charge raises a further concern as the managing agent believes they have found a loop hole that allows them to interpret a clause in the lease/freehold document to allow them to collect a fee for raising a contract.

The PCRA are against such a charge and have asked the managing agent to justify its reasonableness and legality for this extra cost to the residents. To date the response has been fragmented and unconvincing.

The PCRA have referred the Section 20 charge to its solicitor for advice on how to proceed further.

### THE PCRA OPINION

The Section 20 charge is a one off that in this case will only occur when the managing agent uses new regulations to recover costs. There is a danger however that the managing agent is unravelling the clauses in the lease/freehold document allowing other future costs to be imposed. This is only a small step but the PCRA believe there is danger in not opposing it.

### THE OPINION OF RESIDENTS IS IMPORTANT.

**The PCRA will only get into a fight with the managing agent as a last resort. The PCRA need the backing of the estate residents to proceed with further direct action. You can have a say, including non members. Those with access to the internet forward a message to the PCRA on [admin@peelcommonresidents.co.uk](mailto:admin@peelcommonresidents.co.uk). Those with a phone, call 02392 161202 and leave a message, or post a letter to 22 Tern Walk.**

## 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 [admin@peelcommonresidents.co.uk](mailto: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)  
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 extra charges applied by the managing agent is a stark reminder why the estate needs a residents association. Going it alone against this extra charge is daunting and may not prove worth the effort for a sum of £12. Collectively it becomes possible and justice may be served.

Our current membership is down on last year yet our services are being used more than ever. This includes occasional assistance and advice given to non members. We also provide advice and help to local estate agents, those selling properties and those buying. The cost and effort to join the PCRA is simple.

**The estate needs a strong residents association**

### Standing Order

Maintain your membership, a once a year payment and 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

[admin@peelcommonresidents.co.uk](mailto:admin@peelcommonresidents.co.uk)

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


