



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



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## PEEL COMMON RESIDENTS ASSOCIATION

### NEWSLETTER — MARCH 2019

#### PCRA VIEWPOINT

##### The Estate

It's that time of year again and helped by the weather the spring planting is now in full bloom. The planting of the popular "Tete a Tete" daffodils now covers many



more areas around the estate and is a welcome site that fully compliments the well tended and shaped shrubbery that is within the garden beds. As each year passes it is the intention to carry out and expand the areas that will be receiving the very attractive spring flowers.

##### New additions -

This year has also seen the addition of 2 more carvings. The first carving outside the Infant school was in response to a recommendation by a resident. This set in motion the idea of the future carving opportunities on the estate.

The carving of the dead tree stumps was viewed as a way of increasing the attractiveness of the estate. The carver Paul Sivell, (see - A word from Clive) is a well known tree carver who lives on the Isle of Wight and has done carvings all over the world. The funds for the work were paid out of the Service Charge maintenance budget and viewed as value for money, running out at a cost of 68p per property.

##### Management of the Peel Common Estate

There have been some significant changes at MLM, the Peel Common Estate managing agents. Familiar faces have now disappeared and a new structure has

been put in place mainly to help with the influx of new business. This newly adopted scheme frees a junior manager of property to concentrate on the infrastructure of a selected portfolio of properties. Other concerns including billing, debtors, notices etc are the responsibility of different personnel each with their own portfolio of properties. To some extent this appears to have added to the remoteness of the estates management. We are now one of many customers and the PCRA find they are often filling the hole on day to day management. Residents however should be aware that the PCRA can only use their position to advise MLM and use their weight of numbers to represent important estate issues. Caitlin Hunter at MLM still holds the post of Peel Common property manager and deals directly with the PCRA. Residents are still at liberty to contact her personally on any issue they have.

### **Service Charges**

The Service Charge is keenly scrutinized by the PCRA who now receive quarterly reports on expenditure. The 2017/18 expenditure report was recently forwarded for final agreement and the PCRA are pleased to note that an agreed reduced price for Section 20 charges (renewal of gardening contract) had been submitted and added to the previous year's accounts. Due to this determined effort by the PCRA a saving of £2,300 was made.

The current street lighting bills are also being questioned. SSE have responded and it is hoped to achieve a satisfactory price that reflects the use of the new LED street lighting.

Due to the changes at MLM we now have a new credit controller. The controller agrees that the wellbeing of the estate depends upon the payment of the Service Charge and is pleased that the Peel Common Estate has a good track record on settlement of this bill. There are however a small number of residents yet to pay the current year's Service Charge and 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. **However, 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.**

### **PCRA committee member Peter Runham.**

Sadly, in January, after a short illness, committee member Peter Runham passed away at home. Peter as most will be aware helped with the reporting of defective street lights. He was also a valuable supportive member of the PCRA, much respected and with a good sense of humor. The PCRA are sure that all PCRA

members and estate residents wish to send their condolences and best wishes to his widow Frances.

### **Estate Street lighting**

In February the street lighting situation was deteriorating and steps were taken to solve the problem of defect repair and costs. The PCRA under the guidance of committee member Les Cameron informed the managing agent of a series of work options that had to be taken to alleviate the problem. As a result 6 major priority street lights were repaired but there are still some outstanding defects. Les Cameron in conjunction with the gardener Clive Lightfoot is working on a solution that in the future will hopefully be cost effective and lead to the completion of the final replacement of all old style street lighting.

Defects can be reported directly to the managing agent or locally to the PCRA contact below.

<b>Les Cameron</b> 01329 284644	<b>e-mail</b>	<b>lescamlive.com</b>
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### **GARDENERS WORLD**

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

Well friends, the Spring is almost upon us and the daffodils are looking great. Hopefully we will carry on planting more each year.

The cherries and plum trees are in blossom and if the wind isn't too strong the blossom should stay for a while longer.

The estate grounds are looking good with lots of the spring flowering shrubs in bud i.e Forsythia and Ribes. It's a great time of year after the dark days of winter.

We have had Paul the tree carver on the estate this week carving 2 dead tree stumps. The first is as you come off the Rowner Road onto The Drive and the words Peel Common are carved vertically into the stump. The second one is at the bottom of Meon Close near the Parkway and now has an owl perched on the stump. Unfortunately a large cedar tree has partially died back in Meon Close near the pergola; it is on its way out and so JN Treecare will be cutting it down to 10 foot trunks. Paul is going to look into the history of the estate to come up with an appropriate design.



The paving repairs start in March, I have a priority list which is also ongoing and hopefully the worst ones will be repaired or replaced. We are also doing some tarmac repairs in the garage areas.



These are the areas between the kerb line and the garages, known as the wash down areas. The other side of the kerbs are the responsibility of Hampshire Highways.

JN Treecare will be carrying out some tree surgery on a number of trees on the estate at the end of March and into April. This is an ongoing list which I update throughout the year.

We still have the Gosport in Bloom competition to look forward to and hopefully some warmer weather allowing residents to get out and appreciate the wonderful estate we have.

### **The PCRA View**

The Peel Common Estate is no different from other extensive gardens where failures are inevitable and border plants (roses) and some trees reach the end of their lives. The gardener Clive Lightfoot has promised that where available and if viable trees and shrubs will be replaced and the full growing infrastructure of the estate, maintained. In the meantime the estate is benefitting from the failures by utilizing the remains to add attractive features to the estate.

### **MOANS/GROANS AND SOLUTIONS**

**Dog fouling** – Following a complaint from a member of the public to Gosport Borough Council the PCRA were asked to assist in clearing up some recent dog fouling. This prompted a request from the PCRA for a Borough Council Streetscene Enforcement Officer to visit the estate. This was a call for help to try and combat the continued dog fouling found on the estate.

On attending, the enforcement officer was accompanied by the PCRA Chairman and a member of the gardening team who toured the areas affected. As a consequence of this visit more warning and aware notices were put up and a guarantee given that Peel Common will feature in the regular visits that Streetscene carry out around the borough. **This may not entirely cure the problem however residents are encouraged to be alert to the actions of the “very few” irresponsible dog owners. Gosport Council can impose a very heavy fee on dog fouling and have stated they will be very vigorous in their actions to prosecute offenders.**

**Pavement and Road Repairs** – The gardener has now received details of the availability of the contractor employed to carry out pavement repair. The work will happen this month and will follow the order detailed in the priority list. At the same time Lightfoot Landscapes has agreed with the managing agent to carry out minor repairs to tarmac areas on roads and parking areas that are the

responsibility of the landlord. This work is over and above the gardening contract costs and will need to be financed out of the maintenance budget. Difficulty in hiring a contractor due to availability and the costs involved are prohibitive and it is to the estates advantage that the gardener has agreed to carry out the work at what is a much reduced cost.

**Outside Contractors work** – Throughout the year there are many occasions where contractors visit the estate and carry out work that entails digging up the landscape and carrying out trenching activities. Most work is deemed as essential however it should be noted that the contractor is obliged to make good the areas of work on completion of their activity. It is essential that residents make known this obligation to any contractor that they bring onto the estate.

### **PEEL COMMON NEWS ITEMS**

#### **Something New**

John Scotter recently moved back to Peel Common. On the 1st of March he launched a Facebook group called Peel Common Watch. It's main aim is to form a safe group where residents can share security concerns or share anything to do with the Peel Common Estate. Residents are encouraged to join this group, it can be found by simply searching in Facebook for Peel Common Watch and click join. The group will also carry news and information about the estate and those who provide services to it.

**IFA 2** – The PCRA Chairman is a member of the IFA2 Community Liaison Group. The aim of this group is to ensure that community concerns during and following the build are taken into consideration. At a meeting in early February details of a major event were released. It was explained that progress on the detail of the transformer delivery routing had been decided. These are very large items and could impact greatly on the traffic around the site. At the meeting it was stated that it was the plan to deliver the transformers two at a time (there are 4) by barge using the hover slip way at Daedalus. This would involve mooring up the barge at the slip way and then transferring the transformers onto a self-propelled trailer which would then transport the transformers to the site at Daedalus Airfield. The high spring tide would be used to access the slipway with the event occurring on a suitable day in either June or July. Love IFA2 or loathe it the engineering task will be well worth watching.

Would like to know what is going on? Visit <http://ifa2interconnector.com>

#### **Enfranchisement**

The new enfranchisement application is now under way with a substantial number of residents involved in the application. Progress and notices will be forwarded by

the membership secretary Phil Adams who will once again help in the application from leasehold to freehold. For enquiries contact either the PCRA by telephone 023292 161202, (leave a message) or e-mail [peelcommonresidents@gmail.com](mailto:peelcommonresidents@gmail.com). Alternatively contact Jon Tawse, the solicitor who acts for the PCRA, at 02392 492300 or e-mail [jon.tawse@glanvilles.co.uk](mailto:jon.tawse@glanvilles.co.uk) with your details.

### **RIGHT TO MANAGE**

In January the Lease Advisory Service informed the PCRA that a Government Select Committee had been set up to discuss changes to the law on leasehold properties. It will be wide ranging and some parts quite important to all leaseholders and could affect those properties converted to freehold through enfranchisement. The advice included a link to the Law Commission who had been appointed by the select committee to provide the proposals for the change. This link was made and contact with the Law Commission proved very fruitful. The PCRA CEO and Chairman were invited to a presentation by the Law Commission at Brighton, where they duly attended. The outcome was very promising and it is now very possible to see ahead where Peel Common itself can choose or manage the estate instead of accepting the landlords managing agent. Such a move would guarantee safety for the future and place the interests of the estate in the hands of the right people, the residents of the estate.

### **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 [peelcommonresidents@gmail.com](mailto:peelcommonresidents@gmail.com) or Phone 02392 161202 (leave a message)

### **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**

It cannot be stated enough. Without a strong and diligent residents association the estate would be in a perilous position. Not only is the financial expenditure scrutinised but how it is spent features strongly in each review carried out. The Service Charge gives value for money and this is very noticeable when compared to the national average of £1,123 per year. (Competition and Markets Authority). This low service charge relies on the control exercised in the spending and the fact that we have a resident gardening team fully committed to their work. To keep it this way it is essential that residents recognise and support the PCRA. The strength of the association is in its membership, the more members the stronger the voice on issues that concern us all.

### **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.**

**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**

**[peelcommonresidents@gmail.com](mailto:peelcommonresidents@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


