

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

PEEL COMMON RESIDENTS ASSOCIATION

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PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER — MARCH 2022

Member of the Federation of Private Resident Association (FPRA)

PCRA – THE ESTATE

The Estate

Rain, strong winds, some sunshine - the estate has recently experienced it all. The storms did not cause as much damage as seen in the past but some clearing up still had to be carried out by the



gardener. It is however the start of spring and the tête-à-tête daffodills are in full bloom accross the estate. Once more the displays of their colour are a welcoming sight and hopefully leading the way to a rewarding colourful late spring and early summer.

The weather is always a factor on the well-being of large gardened areas and the Peel Common Estate is no different to this seasonal problem.

The estate was built in 6 phases and work proceeded close on 60 years ago. This was when the majority of the mature trees we see today were planted though there are a few remaining from the existing farmland and adopted into the landscaping. It is the age of a tree over time that has proved problematic and can often require some care and attention. The trees concerned become fragile with age and in high winds and shed their weak and smaller branches.

The estate however is well prepared for such problems. Our contract gardener has the help of a professional arboriculturist who is contracted to provide advice on tree care. There is also the regular employment of an experienced tree surgeon to carry out necessary growth containment and damage

rectification in order to maintain the welfare of a tree. The gardener also carries out limited work on problematic tree care that is within his teams capability. This overall tree care however has increased over the years and due to age and weather instability it comes with a cost. The service charge is now obliged to include an ever increasing amount in the yearly budget however it is likely to have many ups and downs that through careful budgeting can be sensibly accomodated throughout the coming years.

Managing Agent – Property Manager

The post of property manager within MLM has now reverted again to Caitlin Hunter and the contact below should be used for the Peel Common Estate enquiries. Ross McSavaney will only be involved in items that Caitlin brings to his attention.

e-mail - caitlin.hunter@mlmproperty.co.uk

Telephone 0208 492 9850 or 0208 492 9855

Write to – Caitlin Hunter, Premiere House, Elstree Way, Borehamwood WD6 1JH

Service Charge Bills – The PCRA have received notification from the MLM Billing Team that a charge will now be imposed for Direct Debit payments. MLM state that it is their intention to inform all resident owners on the Peel Common Estate of this cost. **PCRA Members can visit the Members Library on the PCRA website - www.peelcommonresidents.co.uk and view further important information. Select the SERVICE CHARGES article and view the payment arrangements.**

Accessing the PCRA Members Library requires a unique members User name and Password. It is appreciated that this information may have been lost or forgotten. Simply e-mail peelcommonRA@gmail.com and your log on details will be immediately forwarded to you.

Service Charge Costs – Residents are reminded that the Service Charge broadly covers the costs for the yearly maintenance of the estate. There is a budget set to cover the running expenses and the managing agent adds an uplift of 10% on these costs for his management overheads. The management overheads for MLM fall into two categories. One is the bookkeeping: looking after the costs (resident accounts – invoice payments – monthly bill payments) and the second is the property upkeep: (contract gardener – pavements – street lighting – insurance provision). On consideration of the “bookkeeping task” it is agreed that this can reasonably be carried out at arm’s length by a company such as MLM situated remotely, north of London, away from the estate. It does however present problems when a resident would prefer face to face to discuss certain items that they deem important. The task of “property upkeep” however is far more challenging as daily or monthly management on site is of great importance. Firstly it is fortunate that both MLM and the estate have the services of a gardener that takes on many of the tasks that should be carried out by an onsite manager. Secondly the PCRA provide a link that forwards essential advice and recommendations on local management issues. The PCRA it should be noted, do not manage the estate however the MLM property manager relies heavily on the advice given. At the end of the day it is MLM that has the deciding voice.

It will be noted that as well as the over and above onsite assistance from our gardener the PCRA are embracing more and more tasks that should rightly be the concern of the managing agent. The view of the PCRA is that whilst we can we will and for this moment in time our aim is to take advantage and help control the spending of the Service Charge.

The importance could not be more significant especially in these times of inflationary increases and extra imposed costs. Residents should be aware that the influence PCRA have is through a strong voice maintained through a substantial membership. If membership falls enthusiasm and

confidence of the PCRA volunteers may fall and standards on the estate could deteriorate. It is a fine line and residents are advised to be aware of this and give their full support.

Estate Street lighting – The certification of all the estates street lighting is now underway. The lighting contractor M Squared Control Systems hope to fit in the checks on their company available days covering a 10 day time schedule. It is also hoped to replace a number of lighting sensors that are defective. When faulty these sensors default to permanently on and areas suffering from sensor defects should still remain illuminated during the dark nights.

Our Vice Chairman Chris Bairstow is also the PCRA Street Lighting Officer and has been busy having constructive conversations with SSE. MLM have agreed that the PCRA can negotiate with our chosen selected energy provider and by this means allow control of the energy supply costs that are to be paid out of the Service Charge.

Residents are advised that the reporting of defective streetlights can be made directly to the managing agent or locally to the PCRA contact below.

Chris Bairstow 07305 873746 or e-mail chrisbairstow.PCRA@outlook.com

Health and Safety – The PCRA are still involved in an in depth look at the managing agents imposed Health and Safety certification for the Peel Common estate. MLM have agreed that as with the Public Liability Insurance the PCRA can choose the provider thereby controlling further the yearly expenditure. The PCRA committee member Dave Vallance is reviewing the necessity of the Health and Safety requirement for a gardened estate. As most work is contractor controlled it is incumbent upon the contractor to fulfill his own safety requirements and therefore there has to be a balance for liability and responsibility. How the Health and Safety protection of the estate is to be decided has yet to be resolved but Dave will be involving the managing agent in constructive talks to get the best result for the estate.

GARDENERS WORLD

A Word from Clive

Well friends, spring has well and truly sprung. The roses that were pruned severely in the Autumn are now budding up awaiting the sunny days to come. The hedges that were severely reduced are showing signs of re-growth and there are already signs of thickening up at the base. And of course the daffodils (tête-à-tête) are in full colour throughout the estate.



Gardening – French Style

Luckily the storms last month didn't cause too much damage and the only work involved was a big clear up operation of twigs and small branches. It was noted that the small amount of trees that in the past had given cause for concern remained standing strong.

Following the recommendations of the estates tree arboriculturist from her last survey we have been able to tackle the required work on the smaller trees ourselves. Unfortunately there were some old Cherry and Plum trees that needed felling and

ourselves. Unfortunately there were some old Cherry and Plum trees that needed felling and

removing because of their age. These types of tree do not normally last as long as many other types. We have also noticed that some of the trees planted 3 years ago are not growing as well as expected and this is due to the lack of water in the summer months. If you have a new tree near you then it would be appreciated if it could be given water in the dry spells.

The days are now getting longer and though situations in the world are bringing unhappiness maybe an attractive estate can somehow compensate and bring some small measure of joy.

On a brighter note the Queens Jubilee is approaching and it would be a good way to mark the occasion by planting a special tree to commemorate it. Any ideas and contributions would be welcome. Please contact myself, members of my staff or the PCRA.

The PCRA View – The idea of a special jubilee tree is fully endorsed by the PCRA. It could include a plaque marking the date and celebration and residents are encouraged to contact the PCRA or Gardener with their own ideas.

As reminded by Clive this is Jubilee year and many people may be wishing to hold some form of celebration. The PCRA have already been called upon to give some advice regarding Jubilee celebrations on the estate. The situation is quite simple. A party may be planned that requires the use of the wide grass areas or a Close and basically apart from the rules of commonsense no granting of permission would be denied. The following guidance is recommended.

Inform the managing agent of an intention to hold a party so they have a record of the event. If the event is held on the landscape area, inform the gardener. He will be monitoring that the grounds are returned to the condition they were in before the party. (returned to 'as was'). Inform all your neighbours so everyone is aware of the Jubilee party.

MOANS/GROANS AND SOLUTIONS

General – The PCRA are still receiving many requests for help from residents who are not PCRA members.

The PCRA are dedicated to looking after the estate and its residents but this requires time and effort by volunteers who give their time for free. Assisting non members is considered undeserved and unfair by those who have taken the time and trouble to become a member and support the PCRA.

Recent examples of assistance in removal of abandoned vehicles and fly tipping have highlighted the help available. The savings on services charge costs is viewed as particularly advantageous in supporting a residents association. The PCRA also have the knowledge and contact of details of the local authorities and can guide members on the best way forward to overcome certain problems. If a non member approaches the PCRA for advice, the resident may be pointed in the right direction (if it is beneficial to the estate) but politely left to struggle and solve the concern on their own.

Estate parking – There is a known misconception regarding the parking bays and other free areas around the roads within the many Closes. All roads and parking areas have been adopted by Hampshire Highways and the (now combined) local authorities are fully aware of this. There is a plan of the estate where all the areas that are under the authority of Hampshire Highways have been marked. The areas not included are resident owner's garage fronts traditionally known as the "wash down areas". (new owners may be interested to know that at build all garage areas had communal water taps to wash down their vehicles). Those wishing to view a plan of the Hampshire Highway adopted areas are advised to contact the PCRA. (available to members only). It should be noted that a resident does not have exclusive use of a parking bay or free area alongside a boundary simply because it borders their property.

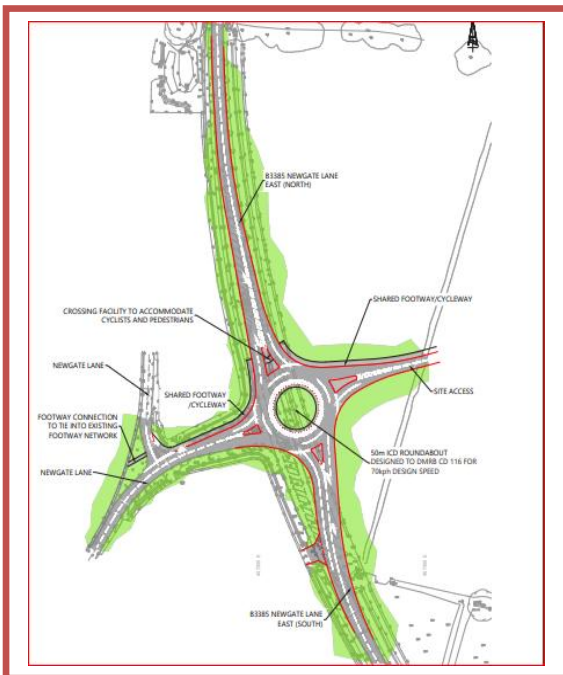
Landscape area ground works – There are often occasions when a utility provider is obliged to dig up an area to rectify a fault. Recently a gas utility company was busy on the estate and not helped by the wet weather and muddy conditions. It is the policy of the utility companies to leave the reinstatement of the area to a professional landscaper. This work is monitored closely by the estates contract gardener Lightfoot Landscapes and over previous years this has been completed to a satisfactorily standard.

Peel Common Facebook – The Facebook is recognised as a useful mode of communication that allows general everyday comments to be sent to other estate residents The PCRA endorse this method of passing observations and concerns and believes it often helps to provide up to date news and also unravel misunderstanding. A number of PCRA committee members use the Facebook and it is hoped that they will be able to pass interesting observations to those unable to access Facebook and also update the PCRA with important concerns that they have not been made aware of.

PEEL COMMON NEWS ITEMS

New House Building – Residents have now been made aware of an application to build 420 new homes adding to the current 99 homes planned to be built alongside the Peel Common Estate. Though the build of 99 new homes is now recognised as a certainty there is still a major argument on the suitability of opening up of the Brookers Lane road as the only vehicle access in/out point for these 99 houses.

There is now a new application for a further 420 homes however this application does include a different approach to access. The application has included the requirement for a new roundabout on the Newgate Lane East road, designed purposefully for the use of these new 420 houses. It is known that when Fareham Council had plans (known as HA2) for 475 houses Hampshire Highways indicated their refusal to accept a roundabout addition to the Newgate Lane East new road.



Though understanding Hampshire Highways position of objecting to additional housing traffic on this road, conditions have now changed. Hampshire Highways were keen to maintain a fluent traffic flow to the enterprise zone but the Stubbington bypass has totally compromised this ambition. The bypass actually invites traffic to use the Newgate Lane East road on any journey going east or west.

Though residents are encouraged to object to the new housing proposal it is odds on that building permission will be given. The proposed new development mimics the Fareham County Council HA2 proposal including the access to and from the new housing complex via Newgate Lane East. The granting to build 99 homes with a change to the Brookers Lane Road was always viewed as a lever to open up the whole area to building. Under these circumstances it is viewed as far more rational to have an HA2 type build (if we must) that includes a roundabout for **ALL NEW HOUSES** and accept the compelling argument that Brookers Lane road (Muddy Lane) should remain terminated in a lane. There would not then be any need to flood the Peel Common Estate with additional vehicles bringing safety issues to school children and residents.

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The PCRA will continue with its objections and arguments to road changes that undermine the safety on Peel common and increase the traffic flow on the estate.

Enfranchisement – With reference to the 2020 enfranchisement, our solicitor Jon Tawse, is of the understanding that a one-off enfranchisement sent to the land registry as a test case has been signed. He is awaiting return of the documents so that the remainder can be submitted.

With reference to the 2022 enfranchisement, the claims have been served to the landlord who is yet again being uncooperative by replying, she “may” be instructing a solicitor. He will be responding on Monday, 14th March, to say that if he does not hear from her solicitor in the next 7 days, he will be issuing court proceedings. (as happened, with success, with the 2020 applications).

POINTS OF INTEREST

PCRA WEBSITE

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 or Phone 02392 161202 (leave a message)



The PCRA website www.peelcommonresidents.co.uk holds a plethora of information relevant to the estate. It is viewable by all with such items as, enfranchisement, 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 AND IS BEING UPDATED OFTEN WITH FURTHER ADVERTS APPEARING ON A REGULAR BASIS.**

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

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

MEMBERSHIP

Your support is important for the successful administration of the estate **in your favour**. To some it would appear that life is too busy to make an effort to sign up for membership yet supporting the PCRA could prove crucial in looking after the most important asset owned – your home. The membership cost is only £10 per annum with a Standing Order being the preferential method of payment. 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.

For those who would rather pay by cash or cheque, made payable to PCRA, it can be delivered 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 Visit – News - Library

The PCRA wish to thank all those who are members for their continued support.

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 — peelcommonRA@gmail.com

or

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

CHAIRMAN – Roy Wilkinson

SECRETARY – Marian Cobbett