

Recognised Tenants
Association
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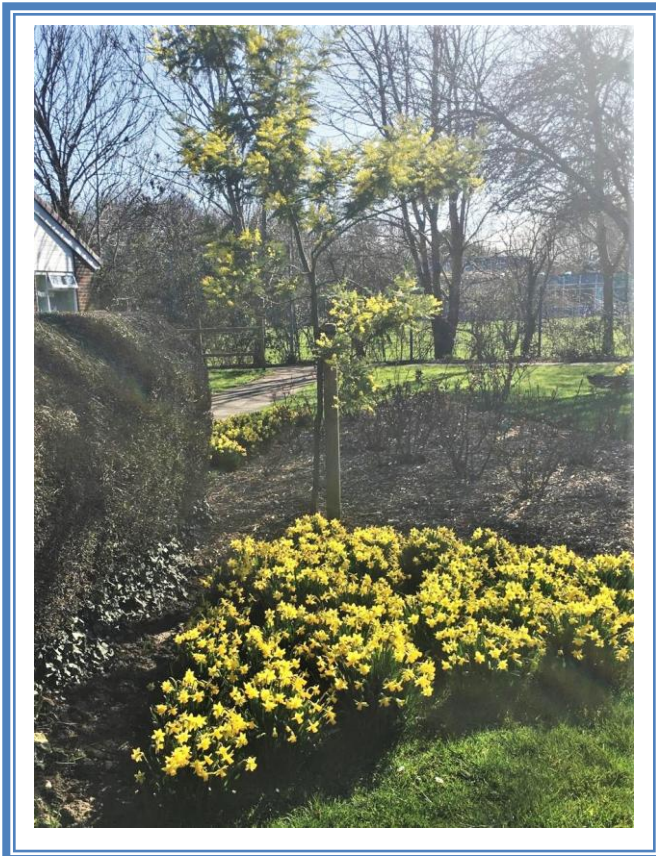
PEEL COMMON RESIDENTS ASSOCIATION

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Telephone. 02392 161202 (Answer
Machine)

PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER – MARCH 2021

PCRA – THE ESTATE

The Estate – The early start of spring – a sight to be seen that happens each year on the Peel common Estate. The tete a tete daffodils are now profuse throughout the gardened



areas and feature as a landmark to all who stroll through the estate. Each year the gardener Lightfoot Landscapes adds to the growing collection helping to bring a vision of attractiveness, appreciated by residents and visitors alike.

Despite the current difficulties the estate has maintained the excellent standards that we the residents have come to expect. The advent of a good summer with more freedom is the main wish and the hope is that life can just get back to normal.

The PCRA along with the estates gardener have ambitions to help increase the estates attractions and in the future replicate the success held in the past in the Gosport in Bloom competitions. A number of trees have now succumbed to old age or weather damage however in each case our

gardener has left a reasonable amount of tree stump to allow for sculptures. The sculptures add interest and character to the Peel Common Estate and highlight the uniqueness of our environment. Residents are obliged to pay for gardened areas and the sculptures promote the Peel Common Estate as not only delightful but as different, thereby enhancing its attractiveness.

Tree Arborculturst visit – The estate tree Arborculturst planned to make a visit to the Peel Common Estate in June, to conduct the three year survey. It is hoped that this visit will still take place. In the meantime, gardener Lightfoot Landscapes is continuing to provide an update to the list of trees that have been subject to complaint. Any action to listed trees will be carried out on the Arborculturst recommendations only.

Estate Street lighting – To date there has been some minor work to correct street lighting faults. When the current lockdown has passed there will be a review and inspection of the street lighting to determine the requirement and action on any impending work. The reporting of defective street lights should be reported directly to the managing agent or locally to the PCRA contact below.

Les Cameron 01329 284644

e-mail

lescam@live.com

MANAGEMENT – A MAJOR DISPUTE

Service Charge – All residents pay it and all residents pay the same amount. This is a legal obligation where the money collected is ring fenced and can only be used for the upkeep of the gardens and the estates maintenance. Included is also a charge deducted for the cost of the management. As with most types of residential properties when a service charge is applied the landlord or owner normally employs a managing agent.

Service Charge Rules – There are obligations both in the Lease/Freehold contract and in the RICS Management advice that provide certain rights for the Service Charge payer. In the Lease/Freehold contract it states that “Best Endeavour’s” must be made to maintain the Service Charge at the lowest reasonable figure. The Lease/Freehold contract also provides a statement noting that all Service Charge payers have the right, at regular intervals, to view all invoices and expenditures.

Service Charge – Estate Insurance – In the early days of the MLM management tenure, a requirement for public liability insurance for the estate open spaces was deemed a requirement. As a consequence the managing agent commissioned an insurance company and applied this expenditure to the Service Charge account. The insurance costs however were always noted by the PCRA as very high despite the Managing Agent at one point being advised by the PCRA CEO to find a cheaper provider.

Service Charge Insurance Dispute – In March 2020, following PCRA scrutiny of the insurance policy documents the perceived misgivings, that the PCRA had always harboured, surfaced. Concentrating on the estates insurance policy, Mr Dave Valance the PCRA Health and Safety Officer professionally informed MLM how expensive and unfit for purpose the current policy was. He was met with a total lack of indifference and co-operation.

THE DISPUTE ACTION

A review of insurance history has revealed a major element of mismanagement throughout the previous years. The current difference in the MLM cost (+£2000)

for a basic Public Liability policy coupled with the intransience of the MLM property department now compel the PCRA to formulate an action against the managing agent. This action will use the First Tier Property Tribunal, a government body specifically set up to cover such actions.

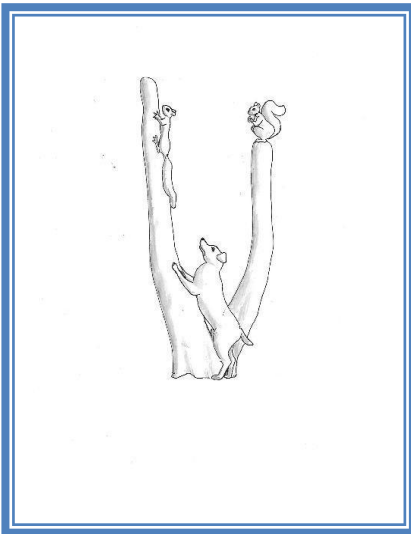
This action is not taken lightly and is mainly down to the lack of concern by a group within MLM. The PCRA would welcome comments from residents as the result of the dispute could affect all Service Charge payers.

GARDENERS WORLD

A Word from Clive

Well friends, I hope most of you have been able to get out and appreciate the estates grounds in the last couple of weeks. The lawns have had their first cut, luckily the weather was kind with no rain during that period, which makes a difference to the mowing.

The stunning tete a tete daffodils are really showing off the estate at the moment. I cannot think of many places where you can step out of your front door and walk around your immediate neighbourhood with such lovely surroundings.



We now have four trees which have been felled due to wear and tear and the trunks left for tree carvings. The pine by the shops, the cedar at the top of Meon/Langstone (see picture), one in Petrel Walk and one in Puffin Gardens. Certainly something to look forward to

The roses are now exploding with new growth so hopefully another good show of blooms is expected this year.

There have been a couple of cases of cold callers carrying out tree surgery on residents trees. I use the term of tree surgery in the loosest possible way, rough and shoddy pruning would be a better way to describe it. I am not a

tree surgeon myself but I am willing on request to look at any trees in resident gardens and provide advice for free. I could also recommend the use of someone reputable.

On the note of pruning it appears the willow tree that suffered attempted poisoning has survived and it will be further looked after when all tree work gets back to normal.

So let's all look forward to a better and brighter year with an estate we can all be proud of.

The PCRA View – The PCRA heartily endorse the gardener's efforts to keep the appearance of the Peel Common Estate at its excellent standard. The Corona virus pandemic has inevitably affected the life and well being of everyone. However, having an attractive

feature on our doorstep with what is basically an extensive garden, helps to alleviate the lockdown restrictions and provide an area for a leisurely walk.

At one point Lightfoot Landscapes were obliged to furlough staff however it was over a short well planned period and catch up was achieved through the additional hours of work put in by the gardeners, on their return. The estate has been very fortunate throughout the period of the pandemic and normality has been a theme that has persisted. The PCRA, and I am sure most residents, are again grateful for the excellent work carried out through the winter season, by the hardworking gardening team.

MOANS/GROANS AND SOLUTIONS

General

The need to go into lockdown has understandingly reduced the comments that the PCRA receive on irresponsible behavior. Comments (moans and groans) however are still being received though how efficient the PCRA are at helping is not known as most help is not recognized with an acknowledged reply. Typical reports that the PCRA have received are dog fouling, (most noted), parking (a close second), tree problems, inquiries from conveyance solicitors, resident sales and high MLM information charges, neighbour behavior and most recently, noise.

Noise

Reports on noise have been received and in particular a pitched drone sound over and above the background roar, the background roar being louder than normally expected. As a consequence of this complaint councilor Stephen Philpot was informed and he in turn contacted the council environmental officer. Following an investigation it was found that on the Daedalus Enterprise Zone reconstruction work was in place. This included a concrete crusher that was recognized as causing most of the noise. The council environmental officer has informed that the noise is not permanent and depended on the time line of the construction work. The pitched drone sound proved to be more local and due to a air conditioning unit fitted to the Peel Common Junior school. The original belief that the noise emanated from the new operational IFA 2 Converter was totally unfounded.

PEEL COMMON NEWS ITEMS

Speedwatch - Peel Common Estate

Due to the restrictions of the corona virus the Speedwatch scheme has been delayed. The



PCRA are still intent on carrying out the event but must await an availability date from the Hampshire Constabulary. Close to the known dates the PCRA will be calling for volunteers. It requires five people to operate as speed, vehicle type, vehicle number plate and vehicle description have to be recorded. The results of cars over a specified limit are reported to the police who then decide on any action to take. It is recognized that speed traps are wildly disliked and unpopular. Speedwatch is different however as

warnings are normally issued and the Speedwatch is always set up on roads where there is a wide danger to all the local community.

House Building around Peel Common – It would appear that the housing development has again changed. Bargate Homes recently appealed against the Fareham decision to oppose the building of houses on Newgate Lane North and Newgate Lane West. The appeal took 7 days and a decision is not expected until late spring or early summer. The major implication for Peel Common is that if the houses go ahead then the building of further houses on Newgate Lane East looks inevitable. The major issue for Peel Common residents would be the use of Brookers Lane Road for through traffic to the new homes. This would be devastating for Peel Common, in particular The Drive. Bargate Homes have appealed against the refusal of Gosport Council to grant road change and access and it is believed the appeal will not be heard until June. The PCRA intend to inform and help all residents who wish to take part to forward a comment on an appeal against the Bargate Homes development. Residents are advised to visit the Peel Common website – go to News and read the local councilors comments that put the whole housing situation into perspective.

Right to Manage (RTM) – The current lock down situation appears to have interrupted the government establishing an “All-Party Group” to discuss the proposed changes. Residents are reminded that the RTM is deemed very important to the future of the Peel Common Estate. Current disputes with the managing agent on high charges and their lack of concern highlights how not being the prime customer (Honor Management are) puts the estate at a disadvantage. Nominating our own manager and putting them on a contract would without doubt concentrate a management effort to provide the expected service we pay for.

National Grid – The Converter station IFA 2 on Daedalus is now up and running and to date no valid claims have been made against it for nuisance or noise. An initial concern was that the electric fields from the buried cables alongside the runway would cause difficulties for aircraft traffic. National Grid carried out major shielding works in the construction to overcome possible problems. National Grid also carried out essential soundproofing to eliminate electrical equipment noise. Recently, the PCRA Chairman, as a member of the IFA 2 Liaison Committee, was invited to visit the area where most sound would be generated. This visit confirmed that the sound levels, on full operation, were at a volume considered acceptable. (It should be noted that professional noise tests are carried out in accordance with set standards by qualified people)

Enfranchisement 2020 – The current round of enfranchisement has now entered into a legal phase to establish the purchase of the freehold. It is difficult to comprehend but the beneficial owner of Honor Management has, through lack of co-operation, forced Glanvilles Solicitor to take the case to the First-Tier Tribunal Property Chamber. This legal action follows past cases where the enfranchisement and its costs had been agreed and will put Honor Management in a position where they do not have a case that they could win. This action by Honor management will almost certainly incur costs making it difficult to understand why they have allowed this course of action to be taken.

POINTS OF INTEREST

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)

Need to contact the managing agent – visit the PCRA website –
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

PCRA Membership – Preferred payment through Standing Order - Alternatively 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.

PCRA WEBSITE

Is there something you want? Then advertise here.
For PCRA members it is FREE
Contact admin@peelcommonresidents.co.uk
or
Phone 02392 161202

**ADVERTISE
HERE**



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, IFA2, 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. This page is being updated often and more advertisements will appear on a regular basis.

The PCRA at Work – the last four months

- Prepared for the 4 monthly scrutiny of the Service Charge expenditure – still awaiting copies from MLM.
- Preparing notification of application to the First Tier tribunal to have the Peel Common estates Insurance policy costs reduced.
- Providing detail and alerting MLM of all resident complaints that require an input from the managing agent.
- Contacting the gardener on behalf of a number of residents regarding local issues on the landscaping. Mostly concerns about trees.
- Answered calls regarding help for flooding, noise, contractor work, speeding, parking, dog mess, neighbour disputes, lighting
- Maintaining a resident list that is used regularly to give the heads up when the managing agent's data is incorrect.
- Providing and maintaining the PCRA website and updating contact and local news information.
- Answered residents/relatives questions on requirements on sale of property. Including advising owners on help and information for legal problems.
- Responding to and keeping in touch with local councillor on proposed housing development and its effect on the estate.
- Providing the estate with a regular newsletter including distribution to the all its residents.
- Forwarding e-mails to all e-mail holders to give advance warning of important issues.

PCRA self support – Administration, Membership data, Membership banking, Lighting, Health and safety, Enfranchisement, Website and Services.

PCRA only forward important messages and information that the situation demands. Keep up to date and e-mail peelcommonRA@gmail.com. Simply provide name and address, receive important announcements and information by e-mail

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.**

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 — admin@peelcommonresidents.co.uk

or

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

CHAIRMAN – R Wilkinson



SECRETARY – M Cobbett

