



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



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PEEL COMMON RESIDENTS ASSOCIATION

NEWSLETTER – NOVEMBER 2017

PCRA VIEWPOINT - THE ESTATE

Autumn Shapes



At the beginning of September the PCRA were informed that an internal change at MLM had taken place and a new property manager had been assigned to look after the Peel Common Estate. The new property manager Ana South still reports to the previous MLM manager Rupy Jandu but the PCRA and resident owners will now use Ana as their main

contact at MLM. See the PCRA website for details.

At the end of September Rupy Jandu and Ana visited the estate and held an informal meeting with the PCRA executive committee and contract gardener Clive Lightfoot. The visit also included a tour of the gardens and open areas. The new property manager expressed how impressed she was with the attractiveness and condition of the open areas and gardens. It was pointed out that the appearance of the estate is always held in high regard by residents and estate visitors.



Shaped and trimmed

Success in a New Venture

As stated in the July Newsletter the Peel Common Estate was entered into the Gosport in Bloom competition. The judging took place on the 21st of July with Clive Lightfoot presenting the landscaped areas to the judge. He was accompanied by the PCRA Chairman who was invited to observe the procedures. The award ceremony for Gosport in Bloom took place on the 27th September. It was a successful evening with Lightfoot Landscapes receiving two Certificates of Excellence and a Silver Medal in Best Business Award.



Clives team - Ollie, Joe, Aide, Ian
(Mark away on duty)



Silver medal and
Certificate of Excellence

The criteria for the Certificates of Excellence included gardening achievement and environmental responsibility. The Best Business silver medal included marks for aesthetically pleasing design (when visiting the site the judge remarked on the many varied shapes of the shrubs and bushes - see pictures above) the innovative materials (pergolas and added attractions) and evidence of all year round interest (spring bulb displays). The awards were well deserved and will help establish Peel Common as a major contributor to the appearance and attractiveness of Gosport's open green urban areas.

Something New



Regular estate walkers on the estate Kim and John Cavanaugh noted that a tree stump in the Chichester Close open area could be adapted for what is currently a popular environmental art. Taking it a step further they investigated the possibility of having the stump sculptured and made contact with a well known tree carver. At this point the PCRA were asked if it was a feasible project and following a discussion the committee voted to get permission from the

managing agent. This was forthcoming and using funds from the gardening and materials Service Charge budget the sculpture was given the go ahead. To date comments from residents have been very favourable and consideration will be given to further carvings in the event of any future unavoidable removal of a tree.

Pavements

The managing agent has a priority list for areas that require pavement repair. In November the paving contractor will be working on the estate fixing and repairing the paving recorded at the top of the priority list. 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 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.

Tree Surgery

This has now become an important item in the maintenance of the estate and each year the Service Charge budget sets aside money for tree surgery. This is an ongoing year on year expense and it should be remembered that the estate is over 50 years old. This means that careful tree surgery must be used to look after those trees we regard as an asset to the estate.

Estate Streetlights

The reported defective streetlights have now been fixed using the LED repair by replacement program. Currently more than half of the street lights are now LED and the estate is well on its way to fulfilling the necessity of replacing the old fashion, unreliable street light heads with an LED type. The gradual replacement program has been financed by the managing agent using the budget Service Charge Reserve. This bit at a time planning is necessary in order to keep the cost manageable. As stated in previous newsletters, future repair by replacement of the older street lights may take time due to the costs of bringing a contractor on site. 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

Annual General Meeting

The meeting took place on the 13th July and was attended by the outgoing managing agent Rupy Jandu, a local councilor and a police representative. Minutes for the meeting were taken and PCRA paid up members are advised that the minutes are available for viewing on the PCRA website - Member Library.

Service Charge Bills

The managing agent has posted to residents this year's Service Charge bill that show an increase on last year's bill of 1.39%. MLM have included advice on payments and would encourage any resident having legitimate problems with this bill to immediately contact them.

Having problems - Contact the Managing Agent MLM
ana.south@mlmproperty.co.uk or phone 020 8492 9850

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. As always the PCRA can only issue advice and pass on genuine complaints to the managing agent. As stated in the previous Newsletter, all roads and parking areas have been adopted by Hampshire and a resident does not have exclusive use of a parking bay or free area alongside a boundary simply because it borders their property. Also, the parking of unused vehicles preventing parking by other residents is viewed as irresponsible and could be subject to a genuine complaint with action from the landlord for a of breach of the lease or contract.

Rubbish Dumping - Noted by some residents as an ongoing problem and it must be again stated 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.

PEEL COMMON NEWS ITEMS

The Interconnector IFA2

National Grid have recently been through a safety hoop exercise to convince Fareham Borough Council, airfield operators and opposition groups that all will be well regarding airfield flights. National Grid has completed a series of tests to prove that the electrical cables will not generate unacceptable electric magnetic fields. Each test so far has been witnessed by invited observers and the final test held on Daedalus on Tuesday the 17th of October. This test ultimately proved that the electrical magnetic fields produced are of no significance and will not affect aircrafts at take off.

The lack of further action from what can only be termed "incompetent handling" by the government authorities of the Calling in Notice and Revoke of Planning permission has seen Fareham Borough Council succeed in its bulldozing behaviour. A strong complaint to the department for communities and local

government from the chairman of the Hill Head residents association prompted the following response.

The Parliamentary Under Secretary of State (Jake Berry MP) and the Chief Planner for England have expressed their concern with Fareham Council's conduct in this case and have sought assurances that this will not occur again in the future. In terms of process going forward, and given this case, the Planning Casework Unit has been instructed that any agreement reached with councils must be received in writing. If this is not forthcoming, an Article 31 Direction should be issued.

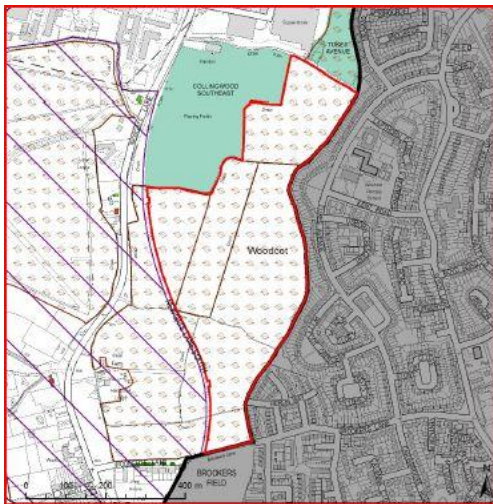
In a nutshell Fareham got away with it.

Another Development - 1

There is to be a 20MW battery energy storage facility built within the confines of the Peel Common existing Wastewater Treatment Works. It would appear that the battery storage facility has nothing to do with IFA2 nor the solar panel farm but simply stores electricity from the national grid during quiet periods and releases electricity during heavy demands. Hampshire County Council maintains it is unlikely to have any significant environmental impact on the area. The more cynical of us may probably think otherwise.

Another Development - 2

Fareham are attempting to change their Local plan which will almost certainly have a detrimental effect to the Peel Common Estate. Fareham's current Local Plan protects the open space between Peel Common Estate, Bridgemary and Newgate Lane. The new plan removes the restriction and thereby gives Fareham Borough Council the opportunity of building houses on this site. A total of 470 are planned. Our Local Councillor Stephen Philpott has made some residents aware of what is happening and promises to fight the plan. Residents are advised to contact him with their concerns. Further detail can be found on the PCRA



website. www.peelcommonresidents.co.uk

Carisbrooke Shopping Precinct

The postponement of the planning application has been lifted and Gosport Council included the application at its planning meeting on the 18th. The application for the planned changes was unanimously rejected by members of

the Gosport Council Regulatory Board. It is not known if the landlord Zionstone will come back with a revised proposal.

Enfranchisement

The current tranche of enfranchisement is well under way with the solicitor serving notice of a formal application on the landlord. To date there has been no response however the enfranchisement solicitor provided the landlord with a two month notice of acknowledgement. As stated in the previous newsletter the PCRA are assisting with this enfranchisement thereby helping to keep costs to a minimum, however membership of the residents association is mandatory to receive this cost reduction help.

For Enfranchisement enquiries contact Phil Adams

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

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

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
Go to **Estate - Estate Management** for details or contact the PCRA on
02392 161202 for further advice with details

PCRA COMMENT

Budget - It is Service Charge payment time and the costs of maintaining the estate has to be paid (a year in advance). The managing agent uses a budget control system that follows procedures laid down in their company terms of reference. This budget method of control deviates from a rigid unworkable 3 year system defined in the original lease. Approval of the control of expenditure was discussed at a previous Land Valuation Tribunal case when the Service Charge formed part of a wider issue and a budget system was endorsed by members of the Tribunal.

Spending - Details of this years and last years budget have been provided in the Service Charge letters giving visibility to residents on how the Service Charge money is to be spent. The PCRA over the years have established a relationship with the managing agent that allows them to scrutinise all expenditures and thereby represent the interests of the Peel Common Residents. This means that a consensus of how monies are spent is arrived at, keeping overall costs stable without major increases and fluctuations. Increases in the last 5 years average out at 1.5%.

PCRA MEMBERSHIP

Membership Details

Membership is important. No association then no representation, it is up to you. The greater the membership the stronger the association and its ability to influence how the estate is maintained and how the costs are determined.

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

Members Service Charge Savings Scheme

The Service Charge Standing Order savings scheme is now subject to a £2 administration charge. Those who have received the recently repaid savings in their accounts will note this £2 admin deduction fee.

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

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

or

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

CHAIRMAN - R Wilkinson

SECRETARY - M Cobbett