



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



22, Tern Walk, Gosport, Hants, PO13 0RY
e-mail - peelcommonRA@gmail.com
Telephone - 02392 161202
(Answer machine - Leave a message)

PEEL COMMON RESIDENTS ASSOCIATION

NEWSLETTER – NOVEMBER 2020

PCRA VIEWPOINT

The Estate – It may now be autumn but the Peel Common Estate still holds its landscaped attractiveness of manicured beds, borders and lawns. The open areas much appreciated by



residents and visitors alike, have over the last few months suffered from changing weather, dry to wet. What has been outstanding however is the constant colour generated by the estates rose beds. Each year they provide us with an eye-catching ongoing colour, defying their age. Some are more than 50 years old.

This year we have also had to deal with the extra expense of tree surgery however current weather conditions have delayed much of the planned work. There are also a number of tree stumps left from damaged trees and it is planned to have more sculptures on the estate. As with the tree surgery

this work has also been put on hold. The estates contract gardeners have continuously managed the shrubbery, altering or cropping to suit the area they are planted in and carrying out work regardless of the weather. It is through this effort that the Peel Common Estate is well known for its upkeep and attractiveness.

MANAGEMENT OF THE PEEL COMMON ESTATE

Service Charge Bills – The Service Charge has seen a small increase (2.3%) in this year's budget. As is customary, the managing agent MLM approached the PCRA for advice on the forthcoming years expenditure requirements. In order to calculate the possible spending the PCRA CEO and Chairman used the previous year's costs and estimated extra items for the 2021 budget year.

Reserve fund - Throughout the UK there are many cases of Service Charge levies on properties, both leasehold and freehold. The management of the Service Charges in most cases

include a Reserve Fund. The amount of money held in these funds is normally very high and designed to cater for most forms of emergency or typically to cover budget overspends. The Peel Common Account is now no different and also has a reserve fund however it is very small and is kept at a low level. This limitation means that spending through the year has to be carefully controlled to meet budget expectations. The PCRA Chairman receives a Service Charge Expenditure Report from MLM every 4 months and its information is used to monitor the spending throughout the budget period.

Payment – It is known that there has been some unrest among residents on how they have received Service Charge bills. MLM have supplied the following comment:

From MLM - Back in March at the start of the lockdown, MLM had to take the decision to move all correspondence to email only where possible. Where we held an email address on file, we automatically changed the correspondence preference to email only, even if the tenant previously requested to receive all correspondence by post. We understand that this may be inconvenient for some residents, however the situation forced us to take this difficult decision. Any resident wishing to receive a copy of the demand and Year End Accounts by post can request this, however it must be recognised that due to the current lockdown there will be a delay in delivery.

Managing agents visit to the estate – On Thursday 27th August the MLM Line Manager Ross McSavaney and MLM Managing Agent Caitlin Hunter visited the Peel Common Estate. They held a meeting with the PCRA Chairman and then toured the estate with Clive Lightfoot of Lightfoot Landscapes. The MLM visitors had a list of people and areas they wished to visit but were limited in the time spent on the estate due to a further call they wished to make to a property in Bristol. The visits by the managing agent are few and far between and during a conversation it was revealed that currently the managing agent Caitlin Hunter holds 36 properties in her portfolio. Though still a very professional company the expansion of MLM over the years has reduced the dedicated care and attention that Peel Common received in the past.

Tree Arboriculturist visit – As a consequence of the willful damage to a willow tree on the estate a call was made to Sarah Kiss the Chartered Arboricultural Consultant. Sarah who is contracted to keep records and give advice to the estates gardener is a specialist and was engaged to give an opinion on the trees health and its safety. The good news was that the tree had not been irretrievably damaged. Sarah advised on the future care of this tree. This included some pollarding that will be carried out by the gardeners tree surgeon in the very near future.

Health and Safety visit – In the early days of Peel Common, management criteria did not match the modern day requirements. In the past the issues of Insurance and Health and Safety was not factored into the Service Charge however with the advent of a professional managing agent these items had to be included. The managing agents charter contains a responsibility to include insurance and as a consequence these costs are applied to our Service Charge.

Initially the costs of the insurance for the estate was very high but the PCRA persuaded the managing agent to be more selective and the charge was greatly reduced. The Health and Safety is a separate cost and has remained reasonably constant however a scrutiny of the insurance by PCRA committee member Dave Valance (now retired but previously worked in this field) revealed alarming discrepancies. As a consequence the PCRA informed the managing agent and a visit was arranged for a representative from the insurance company to meet up with Dave and survey the estate. The ultimate aim was to achieve a correct awareness of the boundaries and substance of the Peel Common estate. The visit went well and a significant number of items were removed

from the previous Health and Safety schedule. On several occasions the representative commented on how attractive the estate looked. There were some outstanding requirements where work was needed to comply with the Health and Safety issues. These have now been rectified by our contract gardener. David is now determined to look at the estates insurance to prove it also is fit for purpose. His knowledge also proves how important it is to look after our own interests and how proper management at arm's length (London based management company) is difficult to achieve.

Estate Street lighting – SSE have now completed re-instatements of the power supply to the 2 remaining street lights without power and currently all street lighting is working. As stated in a previous News Letter a street light will default to permanently on should there be a sensor failure. M Squared Systems, the electrical contractor is aware of such a problem on a minority of street lights and will be changing the sensors in the very near future. The reporting of defective street lights is important and should be reported directly to the managing agent or locally to the PCRA contact below.

Les Cameron 01329 284644

e-mail

lescam@live.com

Boundary information – A question recently raised by a resident was where does the boundary responsibility of my property start. Apart from the obvious fences and walls the lawned area in front of a property is cared for by the estate. The Pavement under the eaves of properties however is the responsibility of the property owner. The PCRA often receive requests for information on boundary issues however important items will always include a caution to seek legal advice.

Charges on sale of property – Be aware - MLM apply charges for information requested by a buyers conveyance agent. The request for information appears to have many titles such as Pre Contract Enquiries, Leasehold Management Enquiries or Leasehold Management Pack. All of these titles however come under the general use of a Pre Sales Enquiry form LPE 1.

This is a standard form which managing agents will complete when a leasehold property is sold. It includes information for a prospective buyer such as: ***contact details for Landlord and managing agents, who accepts service of notice of assignment and the fee, who collects the ground rents and service charge.***

Many managing agents construct their own document based on a standard LPE 1 form hence the different names for this document. The form was basically designed for Leasehold properties but as many enfranchised properties (freeholds) still include service charges, managing agents tend to use the same LPE 1 format. MLM are no different however their prices certainly are. They are currently charging £450 which is without doubt deemed as exorbitant. The going rate (PCRA have investigated this issue) is £100 to £250. The PCRA have very little influence on this charge but do encourage residents to lodge a complaint when faced with such a high price from MLM.

GARDENERS WORLD

A Word from Clive

Well friends, its Autumn and you must agree that there are some beautiful colours at this time of year and hopefully, this and the thought of the daffs popping up in the early spring, will help us through the winter season.

The next batch of bulb planting is underway this week 8000 in number to be precise. We are going to have a patch of yellow in most parts of the estate eventually. There are some areas however under tree canopies which will not be suitable due to lack of light and the roots of trees just under the surface. If you feel there is an area near you that might be suitable and would provide an attraction, if planted with daff bulbs, then let us know. We do tend to put them near rose/shrub beds so once the foliage has died after flowering (6 weeks) we mow them down and blow the

arising back into the beds to provide more compost material to be absorbed eventually back into the plant roots. (clever stuff).



Gardeners Work of Art

The paving contractors have been back on the estate, endeavouring to keep the new and reported tripping hazards to a minimum. This is an ongoing task because many of the estates tree roots move and lift the paving slabs. Coupled with the fact that the slabs are laid on a dry sand/cement mix and with no concrete edging to keep them in place. The cost to rectify this is excessive and unaffordable so each year the paving contractor is given the task of re-bedding notified tripping hazards.

So let's brace ourselves for the onslaught of winter, "Stay Safe" and look forwards to the spring.

The PCRA View – The PCRA are pleased that our contract gardener Clive, views the need to add more spring colour to the estate. The gardens are now subject to continual improvement and not simply just maintained and it can only be good for the attraction of our well kept open areas. The pathways and their repair that Clive mentioned will always be a feature of concern. There is no simple remedy due to the extremely high cost of replacing around 15 miles of pavement. The only way forward is to keep patching and repair with the aim of maintaining a level of safety. To this end Clive on his rounds of the estate keeps a record of problems. You may have noticed white paint marks on hazards but this marking is for recording purposes only. It is worth mentioning that the condition of the pavements is not part of the gardeners contract and Clive, to our benefit, carries out the surveys and contractor employment (the paving contractor is paid out of the Service Charge) as an extra unpaid task.

The PCRA, and I am sure most residents, are again grateful for the excellent work carried out through the autumn season, by the hardworking gardening team.

MOANS/GROANS AND SOLUTIONS

Wildlife – Some don't mind them but some do. Pigeons and foxes have featured in e-mails to the PCRA. A recent major complaint has been the feeding of them and how this attracts more. The PCRA believe that the major question to be addressed is "is this action causing a nuisance to your neighbour and possibly having a detrimental effect to the estate" If it is, then consideration should be given on the effect the feeding is having though any conclusion is very debatable. There is obviously a case of caution to be taken with respect to selection and quantity of food type. It is a

popular belief that any food excess will be taken up by rodents. Should this happen the estate would most certainly be visited by Gosport Council Pest Control.

Dog fouling – When will it NOT feature in the moans and groans. Complaints from residents are still being received and it is deemed incomprehensible how a dog owner can ignore the responsibility on this matter. It is only a small minority that ignore the rules and residents are again advised to be vigilant. When possible use your phone and take a picture. Report the incident to Gosport Council or let the PCRA know.

Parking on the Peel Common Roads

Each year more and more commercial vehicles are parked on the Peel Common Roads. Also within the Closes parking spaces are becoming few and far between. The situation is unlikely to improve and residents are encouraged to act in a reasonable manner when considering bringing commercial vehicles onto the estate

PEEL COMMON NEWS ITEMS

Speedwatch - Peel Common Estate



In the past residents have complained to the PCRA about motorists using certain roads on the estate as rat runs and exceeding the speed limit. To this end PCRA committee member Phil Adams in conjunction with councillor Stephen Philpott, organised a demonstration by Hampshire Constabulary of the neighbourhood Speedwatch Scheme.

Three venues; The Drive, The Parkway and Brookers Lane road were chosen in October. Although only a few cars were caught speeding, it was obvious that the presence of people in high vis' jackets had the effect of slowing cars down, one actually to 12mph.

We think that the result was a positive that achieved the aim of keeping traffic within the speed limit. Starting next spring it is hoped to set up a Speedwatch Scheme on a regular basis for the estate. It requires five people to operate each time and if we go ahead it will need the support of residents. More information will be disseminated in next year's newsletter.

House Building around Peel Common – There has been a significant development. The PCRA were informed by Stephen Philpott (Hampshire Councillor but also Chairman of the Gosport Borough Council Economic Development Board) that Fareham Borough Council had announced they were in a position to reduce the number of houses they need to build and removed the HA2 (475 homes to be built alongside Peel Common) from their proposed housing allocation. The

planned homes were in a current strategic gap and at this moment in time Stephen is working hard on a plan to make sure the situation is not reversed. This news from Fareham Borough Council does mean that Bargate homes the building developer has a much more difficult battle with their building hopes. A major concern to Peel Common was the opening up of the Brookers Lane road as an access to any new houses. The application was refused by Gosport Borough Council and so far the expected appeal has not materialised.

Right to Manage (RTM) – Though the Law Commission Reports have been published there has been very little movement by the government on establishing an “All-Party Group” to discuss the proposed changes. As is common nowadays the corona virus has put decisions on hold. RTM is deemed very important to the future of the Peel Common Estate as it is believed its legislation changes will help reduce uncertainties and its vulnerability when considering ownership issues of the Peel Common estate open areas.

National Grid – Though Covid 19 has delayed construction work across the country the IFA 2



work at Daedalus has managed to keep forging ahead. The construction is complete and in November testing is due to take place. The PCRA Chairman is a member of the IFA 2 Liaison Committee that was set up to provide a relationship between the company and the local community. The Chairman considers the testing

in November to be the crucial moment to prove there will be no environmental – noise in particular – problems imposed on the residents of Peel Common. The PCRA hope to forward updates for the dates of testing and advice on how to make a comment should it be necessary. To date National Grid have been very open and keen to co-operate with the public and address any issues that are of concern.

Enfranchisement 2020 – The latest round of enfranchisement is nearing conclusion. Documents, for signature, have been presented to the landlord who, as usual, is being very uncooperative. Jon Tawse, the solicitor has sent a reminder, but don't hold your breath and we will inform you of any progress.

When this round is complete the estate will be 69% freehold. In today's new housing climate where leasehold is being abused by property owners the word leasehold is definitely a negative when selling your house. (Four out of five of new residents buy freehold properties). At approximately £1,000 the cost of becoming a freeholder is exceptional value and it is planned for the next round to begin in spring next year.

POINTS OF INTEREST

PCRA Offer: Advertise for free. Any Peel Common Resident wishing to place an advertisement are invited to apply for free to:

peelcommonRA@gmail.com

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



The PCRA website www.peelcommonresidents.co.uk
has 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 has
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.

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 peelcommonRA@gmail.com. Simply provide your name and
address to receive important announcements and information by e-mail

Questions and Answers

Management of the Peel Common Estate

Why is a company based near London managing the Peel Common Estate?

- The managing agent is chosen by the Landlord not the residents.
- Managing Agent MLM, a RICS recognised company, was selected by a previous beneficial owner of the Peel Common estate.

Why cannot we have a managing agent with an office closer to the estate?

- The question has been asked but the landlord will not answer letters and will not reply on matters of estate management nor even discuss the estate with the managing agent.
- The managing agent has a roll over contract and therefore does not need to confer with the landlord.

Can a London based company successfully manage the Peel Common estate

- MLM successfully manage the estate at arm's length because the PCRA provide the local link to enable the important management functions.
- The PCRA recognise the limitations of the current management and diligently provide help and advice because it is beneficial to the Peel Common residents.

What are the disadvantages of changing management agent?

- MLM is a large respected company and unlikely to take part in any fraudulent activity that the estate has previously suffered from.
- MLM are an experienced company and as long as they are supported by the PCRA will provide a reasonable management service.

What are the advantages of having a local management company?

- Ease of communication, ease of contact, regular visits and more control over how the estate should be run and be improved.
- Cheaper pre sales inquiry charges and greater flexibility on cost when awarding contracts.
- The dependence on the dedication of the residents association will be considerably reduced.

A polite reminder to residents, who pay their PCRA membership by cash or cheque, the 2020 / 2021 membership is now due.

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.**

**Do you wish to become a member – for advice 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



PEEL COMMON RESIDENTS ASSOCIATION – PCRA MEMBERSHIP

The strength and influence of a resident’s association is in its membership.

The PCRA limits membership to those living on the estate and provides the important service of collectively looking after their interests. This is deemed an essential requirement designed to prevent exploitation (as suffered in the past) and provide a major say on how the open spaces, our biggest asset, are funded and maintained. The PCRA recommended increase of 2.3% this year could turn into a figure 3 times that value without the input of a resident’s association.

Currently and disappointedly, support for the PCRA is waning and as a result the protection we can provide is in jeopardy.

The PCRA is officially “Recognised” in accordance with the Federation of Private Residents Associations (FPRA) and this essential label is only achieved through a membership of 60% or greater. The PCRA membership is currently below this total and in danger of losing the strength and rights it holds on important issues. Membership is important and the current trend needs to be reversed.

To this end, to facilitate ease of membership for non members or those wishing to renew membership, a choice of “Drop In” addresses for post by hand are now available.

<p style="text-align: center;"> 12 Kittiwake Close 38 The Parkway 17 Albatross Walk 7 Bramble Way 3 Fulmar Walk 8 Langstone Walk 12 Mallard Gardens </p>

(Please note that the addresses are for “Drop In” membership post and will not be available for discussion of any other estate and resident association matters).

Simply provide your details, address and name, along with the membership yearly contribution of £10, (Cash or Cheque, made payable to PCRA) and post it directly to a Drop In address. The Membership Secretary will acknowledge the application with the return of a membership card.

So as not to incur bank charges the preferred option is through a Standing Order which also enables automatic membership renewal annually. If you bank online it is possible to set up a Standing Order. (On request the Membership Secretary will forward you our bank details by post or e-mail).

Please seriously consider joining the PCRA
the loss of representation could turn out to be a costly mistake.