

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

PEEL COMMON RESIDENTS ASSOCIATION

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PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER – NOVEMBER 2021

Member of the Federation of Private Resident Association (FPRA)

PCRA – THE ESTATE

The Estate

The estate is now fully into the autumn period and we have so far experienced a combination of rain and sunshine and mild temperatures. The rain has allowed the green areas to prosper and despite the loss of tree and shrubbery leaves, landscape areas are looking lush, well cared for and attractive.



It was during this period that at the beginning of the month two Portsmouth News reporters visited the Peel common Estate with an assignment to photograph and report a story about the unique wood carvings on the estate. The reporters were accompanied by our gardener Clive Lightfoot, our committee member and Health and safety officer Dave Vallance (who made the contact with the reporters) and our chairman Roy Wilkinson. Due to the attractiveness of the estate the plan of simply viewing the estate carvings was changed to include a general view of the whole estate. Though pictures featured the initial assignment of the tree carvings the landscaped surroundings certainly made a deep impression on the reporters.

Managing Agent – Property Manager

The appointed property manager for the Peel Common Estate has provisionally changed. Caitlin Hunter has been on maternity leave since the end of August and the post temporarily taken over by the Regional Manager Ross McSavaney.

e-mail - ross.mcsavaney@mlmproperty.co.uk Telephone 0208 492 9850 or 0208 492 9855

Write to – Ross McSavaney, Premiere House, Elstree Way, Borehamwood WD6 1JH

Service Charge Bills – On the 4th of October the managing agent MLM forwarded the bills for the Service Charge year 1st November 2021 to 31 October 2022. Due to the Covid Pandemic and the routine adopted in the previous year, most of the demands were forwarded by e-mail. All none e-mail deliveries were forwarded by post. It is important to contact the managing agent MLM if a Service Charge bill has not yet been received either by e-mail, or post. If you have not yet received a Service Charge bill (e-mail or post) use the contact detail provided below. Residents should also be aware that they still have the right to request a Service Charge bill by post.

e-mail - billing@mlmproperty.co.uk Telephone 0208 492 9850 or 0208 492 9855
Write to – MLM Billing Team, Premiere House, Elstree Way, Borehamwood WD6 1JH

The current Service Charge for the new period is £544.02 per property and any difference in a received bill will be due to a previous overpayment or a previous debit. Again if necessary use the contact details provided.

The budget set by the managing agent is made following the guidance and advice of the PCRA. This obviously provides a measure of control over all estate expenses. For a number of years, with a small rate of inflation, the yearly Service Charge increases have been held at a low level and a major bearing on this has been the control over the budget by the PCRA. With the advent of a rise in inflation the role played by the PCRA becomes even more important. Currently the situation is becoming somewhat unpredictable and as with all provisions inflation and costs go hand in hand. The rise in inflation would certainly mean a rise in the yearly Service Charge. This means care must be made and money must be spent where it is needed most. This can only be judged locally and without a residents association costs would undoubtedly spiral.

Estate Street lighting – It was believed that apart from the need to reduce the current illumination of a small number of street lights and fix a number of lighting sensors it was hoped that street lighting costs would be greatly reduced. On a recent visit by the managing agent, it was made clear that all properties under the control of a managing agent had to now abide by the strict government laws imposed partly due to the Grenfell Tower fire disaster. Though the Peel Common Estate is not a tower block lighting of any form must have safety certificates. This rule forces the Peel Common Estate to provide a 5 year safety certificate for each one of its 82 street lights. The task of conforming to this safety rule is the responsibility of the managing agent who would be required to provide a contractor to accomplish this and the costs taken out of the Service Charge. Fearing these costs could be at London prices the PCRA have decided to take over this requirement and select a local company where prices can be negotiated and an affordable cost applied. It should be recognized that this additional requirement now places an extra burden on 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.

Les Cameron 01329 284644 e-mail lescam@live.com

Health and Safety – Currently the PCRA are involved in an in depth look at the managing agents imposed Health and Safety certification for the Peel Common estate. In accordance with their professional body the managing agent has a responsibility to provide this requirement and in our

case employs a company called 4Site Consulting Limited. The PCRA committee member Dave Vallance reviewed the companies handling of this task and found it not fit for purpose with a lack of appreciation of what the estate consisted of. (The MLM companies protection has been ongoing for a number of years and included the whole of the shopping precinct). 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, I must start with an apology for any distress caused to anyone who felt the drastic reduction of some of the hedges was too much. However, it was essential to reduce those hedges as



Gardeners Chipping Machine at work

they were far too tall and have been this way for years. It was difficult and unsafe trimming them especially on uneven ground using step ladders. In gardening terms there is now light getting to the bases of the shrubs and they will fill in with new growth next year. They will then be maintained at this new height and a tractor mounted flail should not be required for future height pruning.

We have again carried on with our autumn planting and this year put in another 6000 tete a tete daffodils, so something to look forward to in the spring.

At the moment we are taking the dead wood out of the roses. Every few years we do this to rejuvenate them and we see this difference in the vigorous growth the following year. The roses also receive a dressing of fertiliser in the spring.

We now have a large amount of bark chippings donated by our tree surgeon. These chippings will be spread around the estate during the winter months. If residents are in need of a small amount of these chippings for their own garden then please contact one of the gardeners.

The winter months are used to carry out the necessary tasks that are not seasonable and this work is deemed just as important as the work in the growing months. This work always enhances the look of the estate keeping it in top shape whatever the time of year.

The PCRA View – We depend upon our gardener to provide us with the best landscaping available and the efforts of the gardening team have not yet let us down. Difficult decisions have to be made and for a short period of time things may not look at their best. However nature does remarkable things and with the correct care flora springs back to life and puts on its regular show.

The recent visit of the managing agent put the attraction of the Peel Common Estate into perspective. He remarked that it was as picturesque as a top class country park. The managing agent stated that maintaining over 6000 units in over 200 developments his company could not find a more attractive property than the Peel Common estate.

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 and are in a very good position to do this. There is however a need to indicate support and help and this can only be done by membership. An example of membership is in a recent call to the PCRA, a resident wished to discuss a landscape gardening problem. Not knowing how to approach the problem the resident contacted the PCRA. Without any further action the PCRA adopted the task and arranged a satisfactory conclusion. In a further case a PCRA member outlined a difficulty that had occurred due to misinformation by the managing agent at the time of purchase. This problem was adopted again by the PCRA and following corrective advice the managing agent amended its literature to make sure this problem could not occur again. If a non member approaches the PCRA for advice then due to the lack of membership, the resident may be pointed in the right direction, but politely left to struggle and solve their concern on their own.

Landscape area parking – There are still incidences of vehicles parking on the garden areas. This is not allowed and is a restriction listed in the terms of house ownership. It is a sensible rule. When the estate was built in the sixties, services such as gas, electricity, water etc were not buried deeply and anything heavier than the gardener's machinery could cause damage to the conduit pipes and pitch fiber water piping. Preventing vehicles parking on the lawn areas also ensures they maintain their well kept appearance. It is the responsibility of the property owner to inform any contractors they are using and pre warn them that parking is only available on the roads and nearby parking spaces.

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

Estate Water Drains – Like all housing estates Peel Common has two systems Foul and Storm drainage. Foul Drainage is the system of pipework that carries waste water away from a bathroom, kitchen or utility room. Storm Water Drainage is used to carry away rainwater from gutters, patios & driveways. It is common knowledge that water companies were directed by a government law to take over the responsibility of the foul drainage and a home owner is now only responsible for the drains from a home to the main drainage system. The storm drainage system however is more complicated. The PCRA have inquired through Southern Water for information following a recent problem from a member. It would appear that plans of the storm drains are held by a commercial company and include those for Peel Common. Confusingly these plans indicate responsibility of maintenance but do not follow an intelligent pattern. It appears that some storm drains are owned by Southern Water, some by the home owner and some by the Landlord. The Managing Agent has been made aware of the difficulties but no doubt will refer any problem back to the PCRA.

House Building around Peel Common – As is now generally known a government inspector ruled in favour of Bargate homes and agreed to the appeal to build 99 homes on the land east of Newgate Lane (edge of Peel Common). The PCRA have been active in trying to alert Hampshire Highways to the dangers the increased traffic will have when they open Brookers Lane Road to traffic from the new homes. Disappointedly this has fallen on deaf ears with just token responses that trotted out flimsy technical assurances. Letters included copies to our local MP and disappointedly no comments or support was received.

PCRA Comment

Oh what a tangled web we weave, when first we practice to deceive
Walter Scott - 1808

There have been many attempts by the land owner to obtain planning permission for houses to be built on the land east of the original Newgate lane. Sensibly, due to the excessive overcrowding of vehicles using the Newgate Lane road, applications were always turned down.

Over the years, despite many frustrated appeals by the residents and our local council, Hampshire County Council simply ignored the road situation. This all changed however when Daedalus became an Enterprise Zone and Hampshire Highways decided to carry out major improvements to Newgate Lane. Their main stated objective was to provide good access to the Enterprise Zone. The easing of traffic to Gosport came as an added bonus to the local commuters.

As part of the package of the improved road an extra bit was added (Newgate Lane East) that in accordance to Hampshire Highways would get cars faster to the Peel Common roundabout. A disclaimer came fast and furious when it was stated locally that this new patch of road would simply open up the attractive farmland to the developers. And so it did.

Fareham County Council were the first to jump on the bandwagon declaring their intentions to encourage the building of 475 houses (HA2). This intention was subsequently and oddly abandoned. The intense pressure and scrutiny of the area used for the new housing would certainly have a bearing considering the care of this new community would be looked after by Gosport.

The next attempt was carried out by a developer applying to build a trifling amount of houses on Newgate Lane North and South. He was defeated by the opposition of a combined local authority, Gosport and Fareham but he secured the main prize 'Newgate Lane East' when he was given a green light by a government inspector.

It is difficult not to jump to conclusions however a situation has been produced where truthfulness has been low down on the list.

A County Council that declared their innocence on the reason to add a new road, yet eagerly colluded with a developer to open up the Brookers Lane road to give access to a new development. The Newgate Lane East road will now almost certainly be allowed to provide access to the proposed additional housing estate of 420 homes. (see the link below).

Fareham local council planned openly to build houses on what is a controversial site yet strangely about turned on the idea. In the scheme of things having a result that returns to Plan A probably more than suits their purpose and takes the culpability away from them. (It is difficult not to consider it to be a devious outcome and probably planned that way).

A government inspector that declared his decision was in conflict with the ideals that he judges on but still said yes.

Finally a national housing developer that appears to have run rings around our so called trusted authorities with a suspicion that events were possibly made easy for them.

The words by Walter Scott – 1808 could well serve as a motto for the institutions involved.

Use the link to find out the full development plans. You can have a say.

www.newgate-lane-east-development.co.uk

Enfranchisement 2020 – The current enfranchisement, started in April 2020, is hopefully coming to a successful conclusion but obstacles to a quick solution are still occurring. The solicitor Jon Tawse however is still confident that the enfranchisement action will soon be concluded and appropriate paper work completed.

In anticipation the solicitor has started the proceedings on a new enfranchisement and having a successful leasehold tribunal determination against the landlord, has started to proceed in the legal process to purchase the freeholds for those signed up this coming year.

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)

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.

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.

IMPORTANT NOTICE

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

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

