

Recognised Tenants
Association
Company Number -
06826092

PEEL COMMON RESIDENTS ASSOCIATION

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PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER – NOVEMBER 2022

PCRA – THE ESTATE

The Estate – There was the summer heat and then there was the Autumn award. It was a long hot summer and the open grass areas on the estate suffered as a consequence of this. “However” – In a



period before this years summer heat the estate was visited by garden experts carrying out the judging for the popular Gosport and Lee-on-the-Solent in bloom competition. It was not until October however that an Evening of Celebration for the event was held. This took place in the Thorngate Hall ballroom. As has been the case for a number of years Mr Fred Dinenge was the Special Guest Presenter. The PCRA are pleased to



report that yet again the Peel Common Estate won an award which was accepted on behalf of the estate by the PCRA Vice Chairman Chris Bairstow. Entering the competition and gaining awards is in keeping with the PCRA aims of promoting the estate as a gardened community with attractive areas for walking and giving outdoor pleasure. As in such cases we are grateful to a gardening team that work hard and diligently to maintain the estate to a very high standard.

Service Charge Bill – To date all resident owners will have received their demand for the 2022/2023 Service Charge. The bills were predominantly forwarded by e-mail and those without internet use would have received a bill 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.

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 £581.47 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.

Service Charge Costs – The budget set by the managing agent is prepared following the guidance and advice of the PCRA. This obviously provides a measure of control over all estate expenses. It is noticeable that this year's charge, unlike previous years, increased considerably. The reason was predictable considering the global and national inflation issues and an increase was to be expected.

The demands to Peel Common property owners were delivered with a copy of the budget detailing the expected increases for the coming year. The budget shows that the major increases included gardening costs plus a hefty rise by SSE for street lighting energy use. Gardening increases were subject to the rise in the contractor's fuel costs and gardening staff contracted pay rises. Illuminating the estates 96 street lights added a further cost due again to the increase in energy. Inflation costs were also factored in for Insurance and Accountancy fees.

Savings were made on estate maintenance items that put on hold certain improvements. Hopefully the improvements will be carried out in a later year. The figures that give expenditure details for the coming year indicate that the Service Charge for 2022/23 increased by 6.88%.

It is the aim of the PCRA to have a voice in the collection and spending of the Service Charge and protect the integrity of the Peel Common Estate and its residents in these times of inflationary increases and extra costs. The Service Charge fund is ring fenced for Peel Common Estate expenditure only and includes an obligation from the estate owner and its contracted management agent to provide a maintenance service that is fit for purpose and does not allow standards on the estate to deteriorate.

Service Charge Direct Debit Billing – It would appear that there has been a certain amount of confusion over various e-mails from MLM on the bills and method of payment. On the 18th October, a week after the Service Charge bills were forwarded a second e-mail was distributed by MLM that outlined a cost for Standing Orders and Direct Debit payments.

The PCRA were informed of the DD charges earlier this year but were told by MLM that all DD payers would receive a personal notice of this intention. When the date for Service Charge payments drew close the PCRA reminded MLM that no such notice had yet been forwarded and also voiced their concerns over any added increase in bills due to charges for paying by Direct Debit.

When the MLM Property Manager and Regional Manager visited the estate they were reminded of this lack of communication and its concern. To his credit the Regional Manager took onboard the PCRA concern and on his return held a meeting with the MLM company management team. From this meeting it would appear that the MLM Billing team would prefer a more stream lined system of payment that doesn't include the receipt of cheques. This however means that service charge payments must be by BACS or Direct Debits only. The PCRA have made MLM aware that not all Service Charge payers can do BACS and to comply with the requirement those currently paying by cheque would be committed to payments by Direct Debit. This is viewed as an understandable request by the PCRA though management of any scheme requires care and understanding for the estates long term service charge payers.

Should Direct Debit payments supersede cheque payments (as accepted by service charge payers involved) it was stated by MLM that all proposed Direct Debit charges for the Peel Common estate would be dropped. Currently MLM are in the process of producing a letter that will be forwarded to all resident owners who pay by cheque.

Estate Street lighting – From the Electrical Testing that was completed on the estate streetlights in April of this year, we are in a position now to say we confidently know the condition of all the lighting across the estate. With most of the more urgent repairs completed we are now left with those more involved issues where our Electricity Supplier has to be involved in order to get the last couple working. Due to the recent energy cost rises, decisions have been made to use photocells on some streetlights that turn off the power to the light in the early hours to come in line with the highway street lighting. This will in turn save us energy & cost to the estate and will be rolled out more & more as time goes on. Getting the repairs completed has been quite an involved process using nationwide companies such as SSEN (Scottish & Southern Electricity Networks) as well as Enerveo to help us get to where we are now. Working with our Managing Agent we are set up with these companies so that if there is a streetlight that needs repair/attention a quote can be raised & paid for so that it can be attended to.

Residents are advised to use the contact below for any issues that involve the estates street lighting.

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

A Word from Clive – Well friends the autumn is well and truly here as we experience the first storms found at this time of year. The advantage of being on site 5 days a week means that after a storm we can stop what we are doing and go around the estate and clear up storm damaged debris. Due to the weather, clearing leaves is often a thankless task, however the process normally goes on until the month of December is reached.

The roses are currently being pruned (in between the stormy weather) but this year they are not being pruned back so hard. They do however need to be reduced to prevent the wind rocking the roses which tends to loosen the plants roots. The pruning is necessary even though there are still many attractive blooms still on the bushes.

The hedges that were severely reduced last autumn are now recovering and increasing the growth at their base making them much bushier. The cutting back was deemed as necessary to achieve ease of care and safety due to their extreme heights when trimming them.

We would particularly like to thank all those residents who donated unwanted shrubs to the estate, it is very much appreciated. Please inform the gardening team of any other spare plants you still wish to donate.

The winter will soon be well on its way and we would wish that the appearance and attractiveness of the estates gardens and open spaces, counters the gloom and harshness of the days ahead.

The PCRA View – With winter set to be upon us it is refreshing to note that the gardening team are gearing up for the seasonal change. It is comforting to note that we have a gardening team that are with us for each day of the week and can be easily contacted to look after the typical problems found on a large site such as the Peel Common Estate. It should also be remembered that Clive entered the Peel Common Estate for the Gosport in Bloom competition. This helps showcase where we live and advertises the attractiveness of our area that is admired by many. We fully support Clive and his team and their continued every day effort to maintain our attractive estate.

MOANS/GROANS AND SOLUTIONS

General – Yet again Dog fouling has raised its ugly head. It is certainly difficult to understand the mentality of the few considering it is a simple act to take away the poo in a doggie bag. The local authority have supplied a number of waste bins for the estate and have maintained that they will prosecute those responsible even though we are a private estate.

The Law as it stands - **Anyone who fails to clear up after their dog can be issued with a Fixed Penalty Notice of up to £100. If the case goes to court this could cost the owner or person in charge**

of the animal up to £1,000. The law states that being unaware a dog has fouled or not having a suitable bag is not a reasonable excuse.

Refuse Collection Bins – Residents are requested to consider the appeal to place refuse bins back on their property following the local council collection. It is again pointed out that the Closes are not “backyards” and are often used as the main entrance for residents and their visitors. Residents are therefore politely asked to place refuse bins within their own property and only place them outside when they are due for collection.

The PCRA Can Help – It is always distressing at the loss of a loved one and even more so when a communication arrives that still includes a loved one’s name. At this time of year the PCRA are sometimes asked for help in overcoming this problem primarily when a joint name is still applied to a Service Charge payment demand. Fortunately cases are few and far between and for residents the PCRA can help as they are very familiar with the procedure to overcome this.

e-mail - peelcommonra@gmail.com

Telephone 02392 161202

The phone is an answer machine - leave a message – PCRA will call back.

PEEL COMMON NEWS ITEMS

New House Building – To date no attempt has been made to start building the 96 homes though permission was granted by the Planning Enforcement Officer last year. Recently it was noted that a digger had been on the field and a number of mounds of earth had been appearing around the area.

Our local councillor Stephen Philpott made some enquiries and has kindly agreed to his comments appearing in this newsletter.

Stephen Philpott – Peel Common Ward – Councillor

I have heard from Fareham Borough Council's Chief Planning Officer. A Planning Enforcement Officer has visited the field north of Brookers Lane and asked about the activity taking place. She has been told that an archaeologist has been undertaking an archaeological field investigation. Once the investigation is complete the land will be returned to its original state.

To bring you up to speed with other related matters, the Planning Hearing to consider the appeal following Fareham Borough Council's refusal to grant planning permission for an additional 375 houses on land west of Tukes Avenue and Pettycot Crescent and east of Newgate Lane East, was held at Fareham Borough Council's offices from 11th October 2022 to 21st October 2022. Fareham Council put forward their experts and Bargate Homes put forward theirs. Barristers cross-examined the expert witnesses. It is now in the hands of the Planning Inspector to make his decision. I have no information as to when that decision will be, but it could very well be before Christmas.

The PCRA will continue to monitor the situation and 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 – Yet again the solicitor Jon Tawse has had to go to a legal Tribunal to determine the costs involved. As expected the Tribunal confirmed the value of the lawful purchase price and enfranchise transactions must now proceed. The Tribunal decision is legally binding and a further lack of cooperation by the beneficial owner will almost certainly force the solicitor to go to County Court.

There will be a further round of Enfranchisement on completion of this current transaction. Names are already on the list and anyone who has been a resident for more than 2 years can apply. The cost will be approximately £1000, which is viewed as a very good value for purchase of a Freehold.

POINTS OF INTEREST

PCRA WEBSITE

To use the Market place and advertise on the Trades and Services contact Phil Adams, at peelcommonRA@gmail.com or Phone 02392 161202 (leave a message)

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, 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 computer or telephone? Drop a letter into the mailbox at
22 Tern Walk

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)

MEMBERSHIP

Through membership we gain experience and knowledge from a wide range of people and therefore the larger the membership the greater the help and advice we can collectively provide.

We are a recognised resident's association with a legal mandate to care and look after our own interests. This cannot happen to the Peel Common Estate without effort on the part of its residents. A simple small yearly fee and the wish to have membership of a self help organisation is not considered a burden to the payer nor a great deal to ask for.

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. Taking the time and trouble to become a member and help support the PCRA (and ultimately yourself) is considered common sense.

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.

CHAIRMAN – Roy Wilkinson



SECRETARY – Marian Cobbett

