



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



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PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER — OCT 2015

PEEL COMMON RESIDENTS - GENERAL NEWS

THE ESTATE - At the end of September Rupy Jandu the managing agent's property manager visited the estate and toured the gardens on his autumn inspection of Peel Common. He was accompanied by the contract gardener Clive Lightfoot and the Peel Common Residents Association Chairman, Roy Wilkinson. During the visit Rupy discussed the items brought to his attention by residents and viewed the various improvements carried out by Lightfoot Landscapes. It was again agreed that the estate is in a very good condition particularly due to the upkeep and renewal of the infrastructure, continuing pavement repairs and border improvements. Also, to this end the gardener Lightfoot Landscapes intends this autumn, to plant out 10,000 daffodil bulbs and fill in some border areas with more shrubs and roses. It is well known that the Peel Common estate is held in high regard by visitors to the estate and the general consensus of residents is one of satisfaction with its appearance

BALL GAMES - Due to the ongoing problems with the playing of ball games on the estate, in particular football, the managing agent approved the display of 30 No Ball game signs now fitted around the Peel Common estate. It is well known that especially for young children the advantage of kicking a ball about close to home is practically none existent. It is however a fact that covenants in the Lease/Freehold contract disallows ball games for the simple logic that such activity causes damage to the estates gardens. The PCRA sympathise with homeowners regarding the lack of ball game facilities however they will continue to inform the managing agent on occasions ball games are reported to them.

THE PAVEMENTS - The contractor has now completed the current batch of pavement replacement and repairs on the estate. The state of the pathways will be monitored throughout the winter months and areas requiring work will be placed on the priority list ready for the next phase of work in the New Year. Residents who know of particular areas of concern are advised to contact the gardener Clive Lightfoot or pass on details to either the PCRA or MLM.

It has been noted that there is some confusion regarding pavement areas surrounding properties. The managing agent has offered the following advice. Residents should be aware that maintenance of paths directly under the eaves of properties and the properties entrance pathways (2 meters in length) are their responsibility and cannot be repaired out of the Service Charge fund.

ESTATE LIGHTING - There have been reports of 5 defective street lights that are now being considered for replacement with LED heads. It has also been decided to carry out a further 3 replacements which now brings the fitting of LED street lights to 24. Lamp replacement to LED heads will always be carried out on an affordable and essential basis with problem street lights prioritised for conversion so it is important that any problems are reported to the PCRA representative using the details below.

Peter Runham 01329 317936

e-mail peter.runham@sky.com

ENFRANCHISEMENT - Glanvilles Solicitor have now successfully carried out Enfranchisement for 53 more residents bringing the number of freeholders on the estate to approximately 234. This is the second batch of freehold acquisitions carried out as a group purchase, by this solicitor. The PCRA are particularly keen that a company such as Glanvilles is used for enfranchisement as they have proved diligent in determining that important covenants remain in the Transfer Document and thereby maintain the integrity of the Peel Common estate.

SERVICE CHARGE - Under the current legislation the Service Charge is subject to certain conditions and regulations which include particular rights open to a recognised residents association on how this money is spent. The PCRA are recognised by the Landlord and as a consequence through membership representation, provide a large collective voice that is used to ascertain that Service Charge monies are spent wisely and reasonably for the benefit of the estate and its residents.

The costs included in the current Service Charge bill have been scrutinized by the PCRA CEO and Treasurer and following some minor adjustments, judged to be reasonable and appropriate to cover the maintenance and improvement requirements for the coming year.

It is the intention of the PCRA to continue to provide advice and assistance to the managing agent however the strength of this representation depends greatly on the number of members in the association.

SERVICE CHARGE SAVINGS SCHEME - The Service Charge bills for the period 2015/2016 are now being delivered for payment. PCRA Members in the Service Charge savings scheme are advised to check their bank statements as the savings are now being paid directly into their nominated accounts.

DEBTORS - The PCRA have been informed by the Managing Agent that there are a small number of debtors yet to pay the current year's Service Charge. The Managing agent has stated that these debtors are currently subject to legal action. This action is deemed regrettable however the PCRA agree that for the benefit of the whole estate a minority of residents should not be free to break their terms of ownership by refusing to pay for the upkeep of the estate.

The Managing Agent has assured the PCRA that they will take a responsible view on anyone unable to pay their bill and recommend that those unable to pay immediately inform the managing agent.

Phone MLM Accounts Team Leader - **Mahesh Kewal** on **020 8492 9850**

SCHOOL RUN - PARKING - Our Local Councillor has attempted many times to get Hampshire County Council to improve the parking situation around the Peel Common Schools during the School Runs. The responsible department is the Strategic Development Officer, Children's Services Department, Hampshire County Council. It is stated by this department that there is no further action they can take. Residents wishing to make further inquiries should telephone **Mr G Parkinson** on **01962 846664** or e-mail - strategicplanning@hants.co.uk

OWNERSHIP OF DRAINS - A reminder - New legislation now states that the shared drain running outside a property and then beyond to the main sewerage system is the responsibility of Southern Water. The drainage run from the home into the shared drain is the responsibility of the home owner. This is usually a short run of a few meters.

If in doubt phone Southern Water on **0330 303 0368**.

MEMBERSHIP - The Peel Common Estate is quite unique and unlike other estates requires a considerable amount of community involvement due to the shared interest of the gardened areas. There is no incentive for a landlord to maintain the high standards of maintenance and the onus falls on the estates homeowners to look after their own interests. If the open areas are neglected there would be a detrimental effect imposed on all residents and their properties. Continuation of the upkeep and affordable Service Charge costs (and thereby property values) can only be guaranteed by the interest shown by the estate residents. Individually this would be an extremely difficult task, however collectively the task is much easier and having a residents association is the best way of achieving this objective.

The importance of a large membership therefore cannot be overstated. The benefits to the estate through the PCRA influence are enormous and this can only be maintained through high membership.

Membership of the PCRA runs from 1st November to 31st October annually. The fee is £10 per year. Membership can be paid by any of the following methods;

Standing Order - This is the **preferred** payment method. It is collected every October/November and £10 automatically renews your membership.

Do this on line - Most banks now have the facility for doing a Standing Order on line. For the PCRA bank details see Online Payment box below.

Alternatively - fill out a form and take to your bank. Forms can be downloaded from the PCRA website www.peelcommonresidents.co.uk - visit News - Library. Or use the contact detail below and a form will be delivered to your address.

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.

Online Payment - Simply pay online the £10 Membership fee to the PCRA account named below:

Peel Common Residents Association

Bank Name - Barclays Branch - Fareham

Sort Code - 20-30-89

Account No - 43145832

The payment should be identified by including the first line of your address or Lease number. On receipt a membership card will be delivered to your home.

Contact Details:

Contact the Membership Secretary. MR Phil Adams.

38 The Parkway - Telephone 01329 319311 - e-mail pgha49@hotmail.co.uk

or

Contact the PCRA at 22 Tern Walk. (post box)

or

e-mail — admin@peelcommonresidents.co.uk

or

Phone the PCRA on **07789364074** (leave a message)

Chairman:



R Wilkinson

Secretary



M Cobbett