



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



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PEEL COMMON RESIDENTS ASSOCIATION NEWSLETTER — NOVEMBER 2019

PCRA VIEWPOINT

The Estate

Another autumn with more mixed weather however the estate is still being viewed by many residents as attractive and well manicured for the time of year.

It is recognised and obvious to most that through age there will be a certain amount of deterioration. Trees die back, bushes become unattractive and rose beds fail. It is still viewed however that it is important to maintain the estates appearance and infrastructure and where possible replacements made, gaps in the flower beds refilled and what is most important, the tree population maintained.



Late July saw the advent of Gosport in Bloom. Unusually the inspection was done in isolation with no escort and was carried out without any warning. Previously it was normal for the visit to include a date and time which allowed the gardening team and a PCRA representative to be in attendance. The Gosport in Bloom awards ceremony took place in September. The award included Bronze, Silver, Silver Gilt and Gold and once more our

contract gardener Lightfoot Landscapes and Peel Common were very successful.

THE GARDENERS WORLD

A Word from Clive

Well friends, Autumn is well and truly here and we are bracing ourselves for winter however one compensation is that the colour of the trees are changing to many different beautiful shades adding an attraction to the time of year.

We are hoping to get another grass cut in before the winter but it just needs a few days of dry weather. This is not happening at the moment and only time will tell.

I have ordered 6 trees to be planted on the estate, in various locations but mainly close to the areas where we have lost trees in the last few years. We have to keep looking forward and keep the appearance of the estate as it was originally intended. I have also ordered some shrub roses (Rosa Rugosa) a hardy rose which will fill in the gaps of the rose beds. Some roses have been planted over 50 years and as previously noted, starting to fail due to age. Also shrub planting will take place in various locations and we have recently planted 6000 Tete a Tete daffodils. So let's look forward to the daffodils in the spring.

The first batch of paving repairs are now taking place. This is a commitment that is ongoing and usually takes 2 men a couple of weeks to repair broken and uneven paving slabs. We have also recently carried out some limited tarmac repairs to the areas that were in need of attention.

For the 3rd year running we have been successful in the Gosport in Bloom competition. The photograph shows the Lightfoot Landscape team holding all the medals won over 3 years of the competition.



The PCRA view

The format of the Gosport in Bloom competition had been changed to marry up with the national model and Clive achieved 3 Silver Gilt trophies. We have an

award winning gardener and long may it last. One of the medals received was the community award and it is pleasing to note that we are recognised as a community and not just a private estate. The PCRA along with all residents I am sure are very grateful for the efforts put in by Lightfoot Landscapes.

The success of Lightfoot Landscapes also encouraged one resident to do an entry of their own and they too were successful. We urge other residents to do the same and thereby enhance the reputation of Peel Common as a garden estate.

It is also pleasing to know that improvements are being considered throughout the year and replanting is part of the way forward. It is also hoped that work by the tree carver can begin on the remaining tree stumps in Meon Close. The current carvings are now considered by many residents to greatly add to the attraction of the Peel Common Estate. The carvings add a variation to the pergolas, shrubs and rose beds proving to be good value for money.

THE PEEL COMMON ESTATE

Comments from the postman or delivery drivers often outline their confusion as to where they are on the estate and where they can find the address they wish to deliver to. It most certainly does not help when a row of properties change sequential numbering in mid stream. An example being when the middle of a row changes from 12 to 17.

The problem can be traced back to the day Gosport Council decided to adopt the American system of building known as the Radburn model. This was a design that created a vehicle-free environment by the use of green spaces and linking paths at the front of the houses. The council adopted U shaped Close's where vehicle access was from the rear with green areas along the front. Gardens were fitted with Ranch Fencing with the aim of maintaining an open aspect. The Radburn model also came with private pathways and private street lights. The only diversion from this plan was along the main roads such as The Parkway and The Drive or on a few other Closes on the later phases. The plan design was obviously challenging to the council authorities and they did not always rise to the occasion. They were determined to follow traditional house numbering, odds one side evens the other. To a U shaped Close, meeting the odds and evens in the middle of a row was bound to provide some organised chaos.

The Radburn system model countrywide did become controversial however the initial early years saw the Peel Common Estate become popular with residents enjoying a safe environment to live in. What was not taken into account however was that a landlord freeholder would not consider ownership without a profit. Hence the number of landlord changes and a need for a local organisation (PCRA) to look after residents interests.

Management of the Peel Common Estate

Yet again there are changes by MLM to the management of the Peel Common Estate. Due to unforeseen circumstances Caitlin Hunter our previous managing agent had to retire unexpectedly and leave the running of the estate to her line manager Ross McSavaney. It is believed that all residents have received notice of this change.

We have been told that Caitlin has given birth to a baby boy and the PCRA have forwarded their best wishes to them both

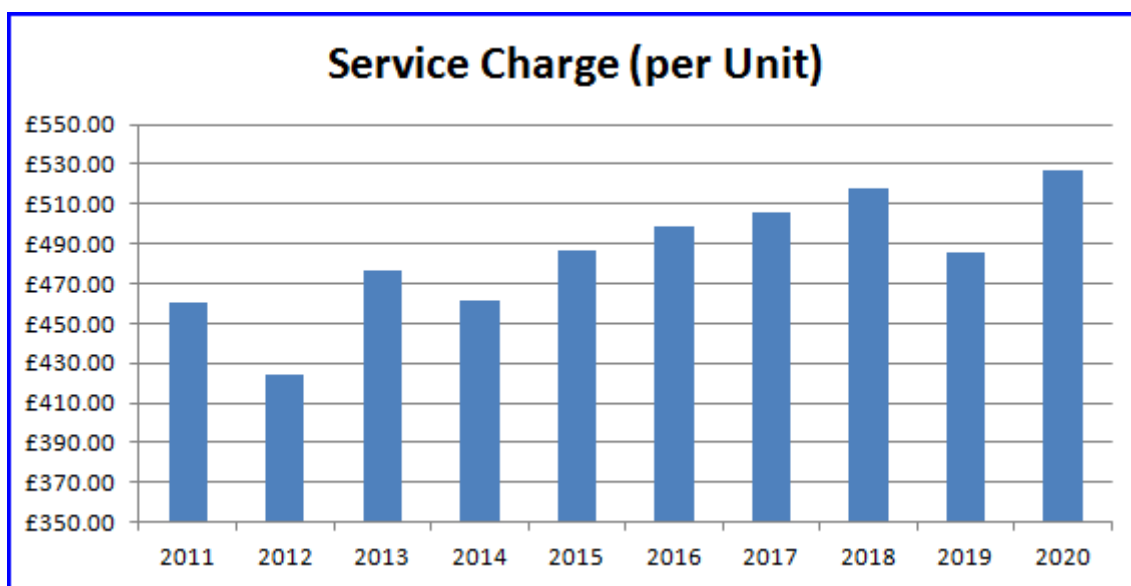
As a consequence of the changes the Service Charge bills for the 2019/20 year have been delivered later than expected. Following many calls from residents the PCRA made a number of attempts to get the managing agent to catch up and get the service charge bills delivered on time. It is regrettable that MLM did not put further resources into this. It again highlights a downgrading in the priority previously given to the Peel Common Estate.

On a more upbeat note, a visit by MLM in September included the line manager Ross McSavaney. He joined MLM only recently having worked in the same position for another London based managing company. On his visit and walk around the estate he expressed to the gardener Clive Lightfoot and the PCRA chairman his admiration and appreciation of the gardens with its shrubbery and open spaces. Ross stated that he had never visited a property before with so much going for it declaring that the estates landscaping was excellent and very attractive. He promised that though temporary in the role he would attempt to continue the very good relationship with the PCRA. This statement was very welcome but it still places much work on the PCRA and does not change the circumstances on the Right to Manage objective.

Service Charges

The current budget for the year October 2019 to November 2020 was set by MLM and again with a major input from the PCRA CEO and Chairman. Throughout the year 2019 quarterly expenditure reports were forwarded to the PCRA Chairman and CEO with the aim of keeping an eye on where the money was being spent. Though spending was to be determined by the budget, experience had shown that the managing agent could take its eye off the ball and not follow the initial plan. This was the case in 2018/19 where a large underspend (for essential items) occurred. Though a rebate was very welcome the underspend meant that a measure of catchup essential work on the estates infrastructure had to be planned. The budget for 2019/20 therefore had to include more essential work on the pathways, lighting and tarmac areas. A secondary problem now recognised is the increasing costs of tree surgery. Due to the age of the estate certain trees are now vulnerable and more tree care surgery is required.

Service Charge future costs – This is an unknown however history has shown that over the last 10 years the costs have been running at an average increase of 1.6% per year. This average is based on the yearly Service Charge spent and providing inflation remains low and the managing agent follows the PCRA advice, this trend should not alter. There have been rebates to the service charge as mentioned previously however it is hoped that costs will level out giving a future stable expenditure. The main driver however is the ability to control these costs and spend wisely on the essentials. A managing agent in London may not necessarily look for the best in terms of availability and cost and is after a quick fix regardless of the price. It is therefore essential for the estate residents to be involved with the budget and how it is spent, something that is currently one of the main aims of the PCRA.



Estate Street lighting

The recent round of street light repair by replacement has recently took place. Following PCRA committee member Les Cameron's recommendation to MLM, there has been a change of street lighting electrical contractor. This has resulted in reduced costs and a more flexible lighting contract for the estate. There are only 9 units left to change and on completion Les intends to negotiate a maintenance contract that once agreed by MLM should result in a care plan that keeps the street lights burning in Peel Common.

The PCRA Chairman has also been (through MLM) in discussion with the broker that places the electricity usage with the electricity provider SSE. The aim is to make sure that the unmetered street lighting bill reflects the use of LED lights.

Defects can be reported directly to the managing agent or locally to the PCRA contact below.

Les Cameron 01329 284644

e-mail

lescam@live.com

MOANS/GROANS AND SOLUTIONS

Parking – We live in the age of the car and no family can do without one (or two). The only solution that can alleviate the parking problem is consideration and like most problems in life it has to be faced with the attitude of “you have to give it to get it” We may wish to park as close to our property as possible but if it means blocking or inconveniencing others then parking further afield should be considered. Due to current cost cutting policies self policing is now expected from the public and especially in Gosport and Hampshire there is little or no help from any authorities. It is only rarely that the parking problems are resolved through legal means and therefore all residents are encouraged to be considerate and adopt a reasonable responsible attitude to parking.

Dog fouling – Complaints from residents are still being received and in particular one caller expressed the idea of making all dog owners on the estate keep their dogs on a lead. It is not known if this could be enforced or is practical and the PCRA would advise that this should be a matter for the landlord to decide if this controversial step is enforceable. Also comments received from a number of residents is that some dog walkers stop to chat and therefore do not witness when their dog wanders off. The belief is that the dog walker may not even know if their pet has actually done its business. On this note the PCRA would ask all dog owners to take care and at all times be aware of where their dog is.

Pavement and Road Repairs – The pavement contractor has recently visited the estate and carried out the essential footpath repairs that were held in the priority repair list. Unlike the street lighting replacement program it is impossible to afford a pavement replacement plan as the costs become prohibitive. At some stage however a point may be reached where spending on the pavements must be increased and service charge money made available. Similar properties that face such problems normally include in their service charge budget a Reserve for such an event.

Trees on the Peel Common estate

As the estate has grown older then so too have the trees but so too their size. Peel Common has many large trees and to most this is an asset adding to the mature look of a garden estate. To a home owner close by however it may be more beneficial to have no tree. This means a balance has to be made, trees or less trees. Currently all major trees on Peel Common are subject to an Arboriculturist experts ongoing tree condition survey that conforms to the Duty of Care and recommended works for the estate owned trees. It is the gardeners and managing agents intention to always seek advice and direction from the Arboriculturist expert when considering the heavy pruning or tree removal.

PEEL COMMON NEWS ITEMS

Carisbrooke Shopping Centre

The shopping centre appears to get busier with each passing week though most of the chaos appears to be from the construction traffic and contractors. The PCRA only know that completion occurs sometime early in 2020. Many of the new and refurbished flats are finished and some are occupied and it is hoped that on completion the shopping centre takes on a more attractive look than its previous run down appearance.

IFA 2 Interconnector



The IFA2 Interconnector transfers energy over cables running in the Solent and through the English Channel to France. The trenching close to the shore and cable laying has been finished and a measure of tidying up is now in progress. The Interconnector buildings are as large as predicted and it is up to the individual to decide if it is an eyesore or just another building complex on an industrial estate. The main concern will be when it is up and running but the commissioning will not happen until well into next year. There is one benefit known as a public area. It has been designed to attempt to hide the major interconnector buildings but does provide a park area for the public with walks and pathways leading from the Peel Common roundabout into Stubbington. This public park however will not be available to use until the spring next year.

Newgate Lane Housing

At the annual general meeting in July, councilor Stephen Philpott explained the current house building issues that could affect the Peel Common Estate. One area close to the Peel Common estate is situated east of the new Newgate Lane road and consisting of 100 proposed homes running parallel alongside Fulmar

Walk. One of the major concerns for residents is that the only access is in and out through Brookers Lane close to the playing fields. This would need planning permission from Hampshire Highways. The change in use of the Brookers Lane, walking/cycle lane to a road for vehicles would also require permission from Hampshire Highways. Gosport would also have to agree to the change. The chairman of the PCRA has written a letter of concern to all interested parties as a warning of the unrest the change to the road could bring. Councillor Philpott has also stated that this proposal will be strongly opposed by Gosport Council.

Enfranchisement

The current round of enfranchisement has now been successfully completed. For those still wishing to purchase their freehold, Jon Tawse, the solicitor acting for the PCRA will, depending on the number of applicants, start another round in the new year. The cost to PCRA members is likely to again be around £1000. For your name to be added to the list and enquiries contact the PCRA at either peelcommonresidents@gmail.com or telephone 02392 161202, (leave a message). Updates will be sent to you as things progress. A requirement of two years residency is a pre-requisite for residents to qualify for purchase.

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 peelcommonRA@gmail.com or Phone 02392 161202 (leave a message)

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 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 and underfunded there would be a detrimental effect imposed on all residents and their properties resulting in a fall of property prices. 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. Current Members are reminded that renewal is at the end of October and for those who are not paying by standing order (the preferred method of payment) renewal can be made using the contact detail below.

A Note of thanks

To all current members, the PCRA committee would like to thank you for your continued support. Your membership is vital to the estate

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.**

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

peelcommonRA@gmail.com

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 — peelcommonRA@gmail.com

or

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

CHAIRMAN – R Wilkinson

SECRETARY – M Cobbett

