



Newsletter

Angmering On Sea Estate Residents' Association Ltd | JANUARY 2018

Proposed estate fees for 2018-2019

With the effects of Brexit forecasted to start making an impact on the UK economy in 2018, and some of our estate costs already on the rise, the AOSERA Ltd Board have concluded to implement an increase in estate charges across the Council Tax bands per property in the next financial year. The proposed fees are detailed on the next page and a full budget will be released in the next Spring newsletter in the run up to the 2018 AGM.

Thank you to those of you who have already paid this year and be assured the Board continues to work towards its goal of receiving 100% of payments.
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Anyone for tennis?

A friendly tennis club, located in Homelands Avenue, catering for players of all ages and abilities. The Club offers six sessions a week, hosted by a club coach (balls provided), seven outdoor courts (3 surfaces) and floodlighting which enables play to continue all year round. Whether you're looking for coaching, a friendly game or somewhere to meet friends, the Club offers something for everyone.



Clubhouse: 01903 850553 / Head Coach: 07940 419655 www.angmeringtennis.co.uk

Angmering On Sea Resident's Association (AOSERA) Ltd www.aosera.co.uk

Directors: Francesca Martelly, Justine Maddox, Alan Pryor, Julian Chatterton, Steve Wilkinson, Nick Nind and Sue Lawton. **Company Secretary:** Ms Pamela Overington Gould, **Arun Office Services Ltd**
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Proposed estate fees for 2018-2019

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Proposed Estate Fees for 2018/19

Council Tax Band	2017 Charge	2018 Charge	Increase (2017 - 2018)
A	£81.99	£86.09	£4.10
B	£95.66	£100.44	£4.78
C	£109.32	£114.79	£5.47
D	£124.23	£130.44	£6.21
E	£151.55	£159.13	£7.58
F	£178.89	£187.83	£8.94
G	£206.22	£216.53	£10.31
H	£248.48	£260.91	£12.43

The proposed increase will go some way to paying for the additional negotiated fees to be paid to the gardening contractors, as well as increased lighting costs to EPPC, who

now require VAT to be paid on their invoices. AOSERA also want to see any surplus go into the company's Reserve Account to fund such items as road resurfacing, soakaway installations and emergency tree works, should these arise in the future.

Residents will receive the 2018/19 Estate Fees invoice at the beginning of April next, and prompt payment is much appreciated to help reduce the admin costs when sending out reminders to pay.

Unfortunately, there are still a few residents who do not pay the Estate Fees and, although there are fewer names each year, there are still arrears owing. So, please, if you notice that your friend or neighbour does not have a membership sticker displayed (in the car windscreen), do encourage them to contact the office to discuss the situation. It would be great to get 100% payment in 2018/19!

*The Board and Company Secretary
wish all residents of the Estate
a happy, healthy, and peaceful 2018*



Maintaining estate drainage ditches

Under the Land Drainage Act 1991, estate ditches are classed as “ordinary watercourses”. These may range from reasonably sized ditches with a constant water flow, to nothing more than a depression infrequently carrying water, and includes those culverted (piped) under land and buildings. A land owner where an ordinary watercourse runs through or adjacent to their land is obliged, by riparian ownership, to maintain them as free flowing. This obligation includes any associated structures to the watercourse.

Where a ditch forms a boundary between two properties, the obligation to keep it clear and free flowing is held jointly between each property owner. Fencing, walls or hedges between the ditch and the property does not diminish this obligation. Failure to maintain ditches to a good standard can result in local authority or Environment Agency prosecution.

AOSERA Ltd has responsibility for the culverts running under the estate roads and has them inspected and cleaned out annually. AOSERA Ltd also clears out any gully traps but is not obliged to clear the ditches. All residents under riparian ownership of watercourses may wish to inform their insurers about this liability, especially if the watercourse runs under a property in a culvert.

From Ordnance Survey mapping, the estate drains follow these routes:

The West Drain:

- First appears on the surface west of the tennis club
- Enters a culvert north of Manor Road
- Reappears south of Manor Road to the rear and west of The Crescent
- Acts as boundary between properties north and south of Willowhayne Avenue and to the rear of houses west of Westfield Drive
- Flows into culvert below South Strand.

The Centre Drain:

- Commences between houses south of Willowhayne Avenue
- Visible north and south of The Way
- Acts as a boundary and runs in culvert below The Way
- Disappears but must be in culvert under South Strand.

The East Drain:

- Shows on the surface at the eastern boundary of the estate, north and south of Golden Acre
- Acts as rear boundary between houses on the estate and West Kingston Estate
- Acts as rear property boundary for houses between The Drive and Golden Acre
- Goes underground east of the South Strand car park.



Maintaining the estate

It was a busy year on the estate, with the new white lines painted on the roads, patch repairs carried out, gullies emptied, trees maintained and constant ongoing gardening to verges and islands.

Roads...

A complete roads assessment was carried out last February by Westmore Civil Engineering Ltd. This inspection provided AOSERA with comments, data and recommendations for carriage-way maintenance going forward.

We were proud to receive the following commendation from WCE Ltd:

“It is a credit to the Estate that regular maintenance (of the roads) and reconstruction works are carried out; the life expectancy is therefore dependent upon this approach being continued.”

The report will be placed on the Association’s website soon.

AJS completed road repairs with no problems this year and installed soakaways in Willowhayne Close, which proved effective in protecting the road from excess water and flooding. White line markings were also reapplied and upgraded estate-wide.

Trees...

Trees and larger shrubs continue to be expertly cared for by tree surgeon, Josh Townsend, who carries out an annual survey to identify any issues as well as responding to residents who highlight any concerns they may have.

Gardening...

The gardening contractors continue to keep the estate tidy, within limited weekly hours. We were informed recently that the hourly rate will rise in 2018, which follows a small increase last September. These are the first rises in over 4 years and the Board considers the rates reasonable and competitive.

The gardening contractors do their best but sometimes mistakes happen and residents are upset if their tended verge or particular plants are cut down too heavily. The Board needs to know where any potential mistakes could happen and asks all residents to let the office know if their verge requires any special care or, indeed, no care from the contractors at all.

A list can be drafted for the contractors to work from to prevent accidents happening to cherished plants/shrubs so please supply any information you have so this can be passed along to the gardening team.



Entrances...

The improvements to the Homelands Avenue entrance continued this year and it is intended that further refurbishments to this, and the other entrances, will take place over the next 12 months.

Our new signage has been much admired and we have received enquiries from two other local estates who are interested in having similar signs created!

Verges...

It was identified this year that an increased number of residents are unable or unwilling to maintain the verges in front of their properties.

This has a knock-on effect of the Association maintaining more verges than ever before, necessitating extra hours being given to the gardeners with inherent costs. This situation is set to continue if fewer residents tend their verges in future.

It has also been highlighted to the board that previous correspondence from the Association has indicated that verges will be taken care of if residents are unable to do so themselves. It goes without saying that this has to be within reasonable limits, only incorporating work that falls within the capabilities of our

gardening contractors and only to a degree where residents who do take care of their verges are not unfairly compensating for those who do not.

The board therefore wishes to state the following policy for verge maintenance, which supercedes any previous articles, newsletters or letters which may suggest otherwise:

The verges of the estate belong to the Association and cannot be altered in any way without prior consent and, in some cases, legal paperwork. Maintenance of the verges lies principally with the adjacent property owners, who are asked to keep the verges in good and presentable order as much as possible. Shrubs and trees will be pruned and conserved as part of the overall estate gardening schedule and should not be cut back or removed by residents. If in doubt, please contact the office for assistance.

All in all, the Board has received some positive comments on the improved appearance of the estate over the past year and it is intended to continue this improvement year on year. Thank you to all of you who continue to help us make the estate a beautiful place to live and please talk to us about how we can better utilise our contractors for the benefit of all. Thanks.



Are you planning some building work?

The Angmering On Sea Estate is maintained by its residents' association, which is responsible for the maintenance of all roads, trees, signage, verges, street lighting and surface water drainage within its boundaries. The residents of the estate contribute towards the cost of this work via the annual fees.

In addition, residents who wish to undertake development work to their properties requiring local authority planning consent, will also require permission from the Association and will likely attract small additional fees.

The Association regularly checks the Arun District Council (ADC) planning lists for matters affecting the estate. When an application is noted the Association sends the applicant a letter advising them of their interest and notification that the work will attract a fee.

The rationale behind the need to levy additional fees for such building work is that the roads within the estate were not constructed to withstand heavy loads placed upon them by modern heavy vehicles and it is these vehicles that are responsible for the unseen wear and tear to the Estate's property.

Once ADC has granted planning permission (normally about six weeks after an application) the Association

sends a further letter to the resident along with a Development Licence. This document is an agreement between the Association and the resident to pay the relevant fee.

The fee is calculated on the basis of whether the work involved will constitute a 'small', 'medium', or 'large' amount of disruption and wear and tear to the Association's property. The resident will also be required to pay a £500 deposit against any damage caused to the Association's property during the construction process.

Prior to the work commencing the Association will agree the condition of the road and verge, with the resident, outside their property. This inspection will assist with the calculation of the cost of any damage, if any, to the Association's property; at the conclusion of the project, should there be no damage the deposit will be refunded in full.

The Development Licence includes a schedule explaining the conditions to be followed by the resident and their workforce and both parties sign the document.

Do let us know if you would like to chat to Steve Wilkinson, our board member responsible for planning and development, who will be more than happy to discuss your project.



Have your say... the AGM and the Board

The Board of Directors organises the Annual General Meeting of AOSERA Ltd to take place in May each year. This forum proves very popular for presenting proposals to the residents and vice versa.

Attendance varies, often depending upon whether there are any popular, contentious or emotive issues likely to be raised. This annual meeting, for fully paid members of the Association, is the place

to “have your say”, so if there is a topic on which you wish to speak to your fellow residents or the Board, attendance is recommended.

You don’t have to wait for the AGM however, before raising subjects with the Board – simply contact our Managing Agents and let the Company Secretary know what you would like to say to the Board. All messages are passed on speedily. Please remember,

however, that the Board of AOSERA Ltd are your friends and neighbours, who work voluntarily and for free, for the good of the estate and its residents. Please keep your suggestions, queries or proposals friendly and to the point. If you want to know more about the work done by the Board or, better still, would consider joining the Board yourself, please contact the Company Secretary for details.

Keeping in touch

Whilst this newsletter and other correspondence from the Association generally reaches you by post or by hand delivery, we would like to continue compiling a list of email addresses of our members so that we can effectively communicate electronically in the future. Rest assured, in accordance with the Data Protection Act, we will never share your personal information with third parties. You can safely register your email by adding it below and returning it with the voting slip (overleaf):

Your email address:

Managing Agent
Arun Office Services Ltd
55-57 Sea Lane
Rustington BN16 2RQ

Company Secretary
Ms Pamela Overington Gould
T: 01903 859685
E: pamgould@arunoffice.co.uk

Don't forget to view our new website at:
www.aosera.co.uk



Estate parking control - cast your vote

The Board has recently discussed the possibility of implementing the fixed penalty parking scheme throughout the whole estate in the near future.

The roads are patrolled by OPS Ltd, on a random yet regular basis, who impose fines on parked cars in the controlled areas if they are not clearly displaying valid AOSERA Ltd members car stickers or visitor permits. All fully paid up members of AOSERA receive annual permits upon payment of their fees and reminders to use these permits appropriately are issued in every newsletter.

OPS operates entirely impartially and independently and AOSERA does not pay for the service or gain financially from it. Several roads already covered by the scheme, however, are benefiting from fewer cars, less congestion and more neighbourly parking, making life easier for road users and pedestrians alike, so it is considered to be a positive option.

An estate-wide vote is needed before a final decision is made, so please complete the voting slip below and return it to the Managing Agents for the Board's consideration. Thanks!

AOSERA ESTATE-WIDE PARKING VOTING SLIP

Your name(s):

Your estate address:

As fully paid up members of AOSERA Ltd, we/I named above of the address stated above, wish to cast a vote on implementing fixed penalty parking controls across the whole estate in the following way (*place 'X' in one box*):

YES implement fixed penalty parking across the whole estate

NO please leave parking controls as they are.

Further comments if you have any:

Please return this slip to the Managing Agent's office by post, fax or email **before 30th January 2018**. Post: 55-57 Sea Lane, Rustington BN16 2RQ / Fax: 01903 859166 / Email: pamgould@arunoffice.co.uk

