



Newsletter

Angmering On Sea Estate Residents' Association Ltd | DECEMBER 2019

Are you considering widening your drive?

With a few exceptions, AOSERA owns all the verges on the estate and your Land Registry Title Deed will confirm your property boundaries. Should you therefore wish to widen your drive or alter it in any way, including creating new in/out entrances/exits, you will need the Association's permission to do so as you will be making use of the their property.

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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



Are you considering widening your drive?

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An agreement to widen, extend or alter your drive will be drawn up in the form of a Deed of Grant (DoG). In this instance the 'Grant' is an 'easement': the Association's permission for you to use the specified section of land they own.

Please note, a DoG does NOT pass ownership of the land into your title.

Once we have received notification of your intention to widen or alter your drive, our Agent will consult with the directors, one of whom may make an appointment to discuss your project with you. You will then be sent a blank DoG form to complete and our Agent will indicate the sections to be filled in. You will also be asked to provide a sketch plan of the proposed development - with dimensions - and these two documents will form part of the package our Agent sends to Land Registry to formally register the agreement. You will receive a copy of the DoG for your own records.

There is real benefit to acknowledge and follow this process as it will mean any alterations you make will have been legally registered, helping to avoid unnecessary fees and delays in exchanging contracts when you come to sell. Please note, there is a small charge for this service covering our Agent's time.



Roads and verges maintenance

This year roughly £16,500 has been spent on road repairs and verge maintenance. Some of this was allocated to our 'Back to Green' Project (see article on the right) with more being put towards refurbishing verges in Willowhayne Close and lowering a curb in South Strand following requests from residents.

A substantial amount was also required to repair the considerable damage caused to our roads outside the Tudor Lodge development, for which no financial support has been forthcoming from the developers despite requesting a contribution.





AOSERA's *Back to Green* Project

At this year's AGM our reputation for being a "garden" estate was discussed, with several resident's raising concerns about the amount of verges being commandeered for parking or being turned into hard landscaping.

As a result, it was suggested that an initiative should be started to reclaim as many verges as possible and return hard landscaping to turf of planting. The board pledged to begin allocating funds to this 'Back to Green' project which was approved by the attending members at the AGM.

Our first scheme involved the rockery at the south end of Seaview Avenue which has very generously been tended to by a volunteer member, using planting purchased by the Association. One of our board members also kindly restored the bench and the island is now looking beautiful once more. A big thank you to all those involved - your help is very much appreciated.

Please contact our managing agents (AoS) if you would like to help us with this initiative or propose the next verge you feel is in need of attention.



South Strand community toilets: update on events

It has been eight months since East Preston Parish Council ceased to manage and operate the toilets adjacent to the beach huts at the eastern end of South Strand. Without covering old ground regarding the council's reasons behind this decision, it's fair to say that a groundswell of public opinion revealed that every effort should be made to keep the toilets fully operational. To this end, a public meeting was held earlier this year at which it was decided that a committee of interested parties should be formed to try and raise funds, garner interest, and keep the toilets open.

At our last AGM our members voted to financially assist with this project and your Board now has a representative on the management committee. However, progress has been slow. The committee has only just signed the lease and Arun District Council (ADC), the freehold owner, has yet to reciprocate. Additionally, there are some residual repairs to be undertaken by ADC before we can formally take over the toilets.

The committee has registered a company with the Financial Conduct Authority and has applied for acceptance as a charity. Thereafter an application will be made to HMRC for charitable status which will enable the committee to claim 'Gift Aid' on most grants and donations.

The committee has just managed to raise sufficient funds to keep the toilets open for the next financial year - subject, of course, to no serious repairs being needed. Nonetheless, more money, no matter how little, is required.

If you think you can make a donation please contact our managing agents and they will pass your contribution on to the committee. Donations can also be made through the Parish Council which continues to support the toilets both financially and logistically. Also, if you want to make a more involved contribution and join the management committee please contact:

southstrandcommunitytoilets@gmail.com



Parking control reminder

Please remember parking control is now in force across the whole estate and you will need a resident's sticker or visitor's permit displayed prominently in your or your guest's vehicle at all times when parked on estate roads. Stickers and permits are only issued upon full payment of estate fees.

If you require more permits, or are hosting an event for which you need special dispensation, please contact Arun Office Services who will be happy to discuss your needs.

Some useful emergency numbers

Call 999 emergency

If life threatening or crime in progress

Call 101 local police

To report non-urgent crimes or incidents

Call 0800 555 111 Crimestoppers

To report a crime anonymously

Visit www.sussex.police.uk/reportonline

To report any non-emergency crime or incident online

Email asb@arun.gov.uk

(Anti-social behaviour team)

To report anti-social behaviour

Visit www.arun.gov.uk/noise-pollution or call 01903 737755 during office hours

To report environmental health issues (noise pollution, barking dogs etc.)

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Responsibilities for the maintenance of ancient drainage ditches

Under the Land Drainage Act 1991 the estate ditches are classified as ‘ordinary watercourses’ which, in practice, may range from a reasonable sized ditch with a constant flow to nothing more than a depression that carries water infrequently and includes those culverted (i.e. piped) under land and buildings.

An owner of land containing, or adjacent to, an ordinary watercourse is obliged, as the riparian owner, to maintain it and any associated structures, including keeping it clear of any obstructions that may impede water flow.

Failure to maintain a ditch may result in action by other property owners who suffer damage as a result of its flooding. Where the ditch forms the boundary between two properties the maintenance liability is split between them. Fencing on either side of a ditch running between properties does not alter the joint maintenance responsibility.

AOSERA owns the communal roads and verges on the estate and is responsible for the culverts under them. Residents with riparian responsibilities, particularly those with culverts under their property, may wish to review their insurance cover.

West Drain

From OS mapping this drain first appears on the surface west of the tennis club, disappears into culvert north of Manor Road, reappears south of Manor Road to the rear and west of “The Crescent”, acts as the property boundary between houses north and south of Willowhayne Avenue, is in culvert below Willowhayne Avenue, acts as the boundary to the rear of houses west of Westfield Avenue and disappears into culvert below South Strand.

Centre Drain

From OS mapping this drain is only visible north and south of The Way, commencing between houses south of Willowhayne Avenue acting as boundary and running in culvert below The Way. It then disappears but must be in culvert under South Strand.

East Drain

This drain shows on the surface at the eastern boundary of the estate north of Golden Acre, and for one property south, of Golden Acre. This effectively also acts as rear boundary between houses on our estate and houses on West Kingston Estate. It then acts as rear property boundary for houses between The Drive and Golden Acre until going underground east of the South Strand car park.



Are you considering building work on your property?

You may need a Development Licence

The Association is responsible for the maintenance of all roads, trees, signage, verges and surface water drainage within its boundaries. The residents of the estate contribute towards the cost of this work through their annual fees. In addition, residents who wish to undertake development work to their properties may also require permission from the Association and will likely attract 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 a notification that the work will attract payment of 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 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 associated 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 with the resident the condition of the road and verges, 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.

Please contact AoS if you need to discuss your building project.



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, your details are stored in full compliance with GDPR. If you would like to be contacted by email in future, you can safely register your details with our managing agents.

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



“...totally on the ball!”

“Professional, friendly but totally on the ball! Well done!”

TRUST PILOT REVIEW AUGUST 2019

★ Trustpilot Rated Excellent ★★★★★

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Michael Jones & Company

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

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