



POSOL Residents Management Company Limited

Autumn Newsletter 2010

Portsmouth City Council Development Plans

You will all have received Circular Number 1 from the recently formed Port Solent Community Working Party. POSOL is represented on this Working Party and will continue to monitor and support its endeavours to oppose the present PCC proposals while being constructive about some

limited further development at Port Solent. We hope that many of you will wish to participate in the planned Community Involvement Exercise on October 30th. For your convenience, a link to the WP's web site will be added to the POSOL web site.

Safety Ladder Replacements

Several damaged or otherwise unsafe safety ladders have recently been replaced. Some additional ones will be installed shortly, where the Security Working Group has identified places where it considers the distance to existing ladders is too great.

Some boat owners have been seen to secure their boats by attaching lines to safety ladders. Please do not do this. There are adequate cleats provided for this purpose and ladders and their fixings are not designed to handle the sideways loads which a boat can impose. POSOL contractors have been instructed to cast off any lines attached to ladders used to secure a boat.



Safety Ladder Marking

After considering painting the red caps used to identify pontoons with safety ladders to make them more visible or replacing the dull and faded ones with new caps, it has been decided to fit bands of reflective tape to the existing caps. It always seemed odd that Red should have been chosen for this purpose since, although fine in daylight, red does not show up too well in the

dark. The reflective tape will give far better visibility in low light levels.

Replacement and new ladders will be yellow in colour to further improve visibility. These are of fibreglass construction so will not rust like the original steel ones have.

Monthly News Digest by e-mail

We are pleased to report that the monthly e-mail is gradually gaining momentum.

We have in excess of 25% of the shareholders now receiving this on a monthly basis and hopefully they are finding it informative and helpful in keeping them up to date with POSOL activities.

Some things which have been in the monthly news digest recently are as follows:

- There has been extensive work carried out by the Safety Working Group on safety ladders and pontoon repairs.
- There is quite a lot of information on the possible flood risk at Port Solent on the POSOL website. There is ongoing correspondence to endeavour to establish the likelihood of the area being flooded.
- Changes of appearance to property to comply with the covenants. Here there has been considerable correspondence and the main message to shareholders is "Please ask POSOL first if you want to carry out any alterations to the appearance of your property".

In the e-mail we also give information of the workload carried out by Countrywide. As a point of interest, the average numbers over the last few months are:

- Phone calls dealt with by Countrywide incoming and outgoing averages at 96 per month
- House/berth sales averages at two a month
- Letters and e-mails in and out average at 487 a month
- Applications for alterations average at 4 a month

Television Service

In 2012 the analogue terrestrial channels will be shut down. POSOL's covenanted obligation is to provide these to its shareholders. Clearly, once they have been turned off, POSOL has no way of fulfilling this obligation. Where an organisation is no longer able to comply with a covenant by reason of changing circumstances beyond its control, that covenant is effectively extinguished.

Having reviewed the rapidly changing world of television signal delivery and the wide choices already available to users, the POSOL board has decided that, once the analogue signals have been turned off, there will be no television service provided by POSOL. The shareholder's covenant not to erect aerials was dealt with at length back in 2003 and is available on the POSOL web site to view or download, titled 'Guidelines for Television Supplies'.



POSOL Web Site (www.posol.co.uk)

Our Web site is in the process of being updated to take advantage of the latest technology and to give it a more modern style. There will be a new

menu structure to make it easier to navigate to the information you want. The address and password will be unchanged.

POSOL e-mail Address

Some people are still using an old e-mail address for POSOL. The correct address is

posol@countrywide.co.uk and will ensure that your message is dealt with promptly.

Gardening – the D-Section in Holywell Drive



We (that is, you) recently spent money on rejuvenating this area to enhance the appearance as you drive into this part of the estate. Despite placing decorative fencing and a locked gate to keep animals out, someone was seen lifting a dog over the fence to perform its toilet!

Furthermore, new planting has been trampled and killed by people walking through the shrubbery for

some reason. Over the years, POSOL has progressively replaced shrubs and enhanced the landscaped areas to improve our living environment but, when one learns of behaviour like this, one sometimes wonders “Why bother?”. We will now install some additional rustic fencing which will be designed to further deter entry while not detracting from the attractiveness of this landscaped area.

Car Parking

Parking is always an issue here at Port Solent and we know people are tired of being reminded of the problems in almost every newsletter.

However, there is a particular issue which is causing concern to some owners at this time.

Workers in the offices at 1 Portway have taken to parking along the bund wall in Lock View. They fill this to capacity and then move into Sennen Place, Carne Place and Kelsey Head, causing obstruction and annoyance to residents. These are all areas of highway adopted by the local authority and POSOL has no jurisdiction here. It is not able to move cars on or have them towed away, as has been suggested by some owners who have been directly affected by this "invasion". The only recourse is to complain to the Police if a serious obstruction is being caused. Some have also registered protests with Portsmouth City Council and, as a result, PCC



propose to introduce a parking restriction in Lock View limiting stays to 3 hours. POSOL has objected to this proposal because, clearly, office workers will not wish to make use of a car park which is limited in this way and the expectation is that they will simply move further into the estate and make our existing parking problems worse.

The danger is that PCC may feel it necessary to extend the presently proposed scheme (which we think will be adopted) to other areas or even put double yellow lines everywhere. Just think of the implications of that! Several times, over the years, the idea of a residents' permit parking scheme has been mooted but each time it has been concluded that the inconvenience to residents and the cost and difficulty of administering such schemes would far outweigh any benefits.

Car Port Conversions

As indicated in the spring newsletter, POSOL continues to receive requests to reduce the size of the carport to provide more accommodation space. Building on its previous guidance note on the subject, POSOL has applied the following guidelines when considering such requests.

1. To minimise the impact on our precious car parking space, approval will only be given if there remains sufficient to park two cars, one medium to large car and a small one. The British Standard car parking space is 4.8m long but this has to allow some manoeuvring space. POSOL has taken 7.8m as the minimum measurement from the relocated rear wall of the carport to the back of the pavement (adopted by

Portsmouth CC). This is just sufficient to allow two cars of the type described to park bumper to bumper.

2. To minimise the visual impact of bringing the rear carport wall forward, there must be a minimum of 2m from the relocated wall to the front of the house. Any window in this wall to allow light in must be at a high level and of such a depth as to be barely noticeable to a passer by.
3. If the new front door is to be at an angle, rather than flush, the 7.8m minimum parking area must be taken from the corner of the door nearest the pavement instead of from the rear wall.

and Finally...

The directors hope that you have enjoyed this year's sailing season and life here at Port Solent. We trust that you were able to take advantage of the weather when it was kind to you and did not fare too badly, when it was not.