



# POSOL Residents Management Company Limited

Spring Newsletter 2012

## POSOL Budget 2012/13

With this newsletter you will find a summary of POSOL's budget for the financial year ending 31<sup>st</sup> March 2013. These form the basis of the service charges to be raised in April 2012 (2/3rds) and October 2012 (1/3rd). As this newsletter goes to the printer, we expect to end the year to 31<sup>st</sup> March 2012 with a total cost of approximately £437,000, but this is always subject to final audit and accounting adjustments. For example the bulk of the pontoon repairs of £51,000 will be charged direct to reserves, thus leaving us with approximately £20,000 favourable variance to budget. The main savings have been on estate costs, although these have been offset partially by an increase in the Port Solent Charge. These

savings will of course be reflected in reduced charges to shareholders in 2014-2015 and that is obviously preferable to having an overspend resulting in higher charges in future.

The budgets for next year include normal inflationary costs and these increases, together with the contractually increased charge from Premier Marinas, will increase the overall budgeted costs to £406,467.

The charges to be raised to each house and berth holder will be mitigated by savings made on the budget for the year ended 31<sup>st</sup> March 2011. The net effect will therefore be:-

Annual Service Charge	2012-2013	2011-2012
Total charge per house	£712.91	£686.16
Less refund for earlier year	-£70.17	-£33.80
	-----	-----
Net charge per house	£642.74	£652.36
	=====	=====
Total charge per berth	£331.95	£343.04
Less refund for earlier year	-£32.67	-£16.90
	-----	-----
Net charge per berth	£299.28	£326.14
	=====	=====

## Hosepipe Ban?

Some residents have expressed concerns about hosepipe bans being introduced in the South and elsewhere. Southern Water has applied a ban but we, at Port Solent do not buy our water from that company. Southern Water does take our waste water away but it is supplied by the Portsmouth Water Company. Portsmouth Water announce on its web site that it has **no immediate plans to introduce a hosepipe ban** though it does not rule out the possibility that one may have to be introduced later in the year. It is asking its customers to bear in mind the below average rainfall in recent times and to recognise this by using water

sparingly. They are inviting customers to see if they can shower in 4 minutes.

Any savings we can make individually will be helpful and we may escape the legally binding restrictions imposed by other companies.



## Security

As forecast in the autumn 2011 newsletter, we are in the process of replacing the locks on the security gates giving access to the water. Some locks have already been replaced and the remainder will follow shortly. Replacement keys are being supplied to entitled shareholders. The new locks may be opened from the water side without a key as an additional safety feature in the event of an emergency. To prevent the locks being opened in this way from the land side, steel plates have been attached to the railing. These look a bit conspicuous at the moment but the galvanizing will tone down to a matt grey over time.

As explained in the last newsletter, it became necessary to change the locks because the original set of security keys were soon to lose their security status and could then be legally copied. For security reasons, it is necessary to limit the availability of keys to those who really need them. This topic was covered in some detail in last autumn's newsletter and is published on the POSOL web site under 'Recent Articles and Documents'.

The Neighbourhood Watch Group recently had a talk from the local Marine Police who informed us of a worrying spate of fuel thefts from boats. The most concerning point is that thieves are siphoning off fuel and replacing it with seawater in a bid to

remain undetected for longer. This would of course be extremely dangerous if you only found out when you were a mile out at sea. This has been happening in the West Country and has slowly moved east although there have been no local incidents reported as yet. Advice from the police is to either secure your fuel caps or at least



mark them in some way with tape or similar so you can see if your fuel cap has been tampered with. An alternative security measure is to install a ball or gate valve in the line from the filler cap to the tank. If you do this, do remember to open the valve before attempting to fill up or it will get messy!

For emergency calls to report a serious crime in progress you should dial 999. Other non-serious incidents such as antisocial behaviour or fishing should be reported on the 101 number.

## Neighbourhood Watch Update

Port Solent remains as one of the lowest crime rate areas in Portsmouth but we are still being advised to remain vigilant. The small amount of crime that does occur here is of an opportunistic nature with offenders walking through roads trying car doors and carport gates. Check your cars,

windows, doors and gates. If you leave any of these unlocked, you could lose any valuables you have. With the lighter evenings and summer weather on the way, we should be on the lookout for any illegal fishing or swimming, both of which are forbidden in the marina by a local byelaw.

## The Portsmouth Plan (Core Strategy)

The Public Examination (i.e. inquiry) took place in October 2011.

POSOL was a Participant at all sessions of the Examination that related to Port Solent, Horsea Island and Tipner. POSOL was represented by Tony Charles (Portchester Planning Consultancy). Tony is an experienced Chartered Town planner and full time resident of Port Solent. The Port Solent Community Working Party (PSCWP) also participated in the Public Examination.

Following the Public Examination the Inspector's Report was published on 10 January 2012 and required various 'Changes' to be made to the Plan, including separating the proposals for Port Solent and Horsea Island into 2 separate Policies.

Policy PCS2 makes provision for approximately 500 dwellings at Port Solent, retention of the Boardwalk (i.e. Local Centre) and 3.4ha of marina related operations including the retention of the existing boat hoist). The Policy contains many safeguards in relation to wildlife, contamination, drainage, highways,

community facilities etc that will have to be addressed as an integral part of any planning application for the development.

The Plan was formally adopted by Portsmouth City Council on 24 January 2012.

POSOL will continue to monitor progress of the implementation of the Plan's proposals and will submit Representations in respect of any planning application/s that may be submitted in due course, in order to protect the interests of POSOL shareholders. The PSCWP will similarly be monitoring matters going forward and will be seeking to form a Joint Working Party with both Portsmouth City Council and Premier Marinas/CBRE in order to ensure the Port Solent community is involved in drawing up the Masterplan from the outset.

At this stage it is not known when Premier Marinas/CBRE intend to submit a planning application.

A further up-date will be provided in the October newsletter.

Please contact Tony Charles if you have any queries ([tony@portchesterplanning.co.uk](mailto:tony@portchesterplanning.co.uk)).

## Village Green Application

The Residents Association of Port Solent (RAPS) is dealing with an application to try and secure the Port Solent open space (The Green) as a 'Village Green'.

There will be a Public Inquiry during the summer of 2012.

The key issue is to be able to show evidence that The Green was used by people as open space 20 years ago.

If any POSOL shareholder can provide such evidence and is willing to do so, please contact RAPS (Peter Read - 023 9234 8883).





# Property Changes

The Covenants Working Group (CWG) is having another busy year and has seen an increase in the number of applications for alterations/additions to properties in Port Solent.

POSOL's permission is required for alterations/additions that change the external appearance of properties; this is set out in the legal Covenants all Shareholders signed when they purchased their properties.

POSOL's objective in implementing/managing the Covenants is to try and ensure that the essential elements of the original design concept for Port Solent and architectural treatment is maintained and wherever possible enhanced. That is not to say that POSOL is averse to 'innovative' design proposals as long as they 'add' to the quality of the local environment and not detract from it.

POSOL is always pleased when property owners want to invest in improving their homes and seeks to encourage such investment whilst managing alterations to the external appearance of the houses.

Three typical examples of applications the CWG



receives which can sometimes raise difficult issues are car port infill, under-balcony kitchen extensions and roof dormers.

Car parking is a problem in all parts of Port Solent and the infilling of car ports reduces the number of car parking spaces available. However, in seeking

to strike a reasonable 'balance' POSOL has established a policy approach to car port infills. This is based on trying to ensure that 2 car parking spaces are retained per house. The details of this are set out on the POSOL website

Under-balcony extensions are normally acceptable but must remain within the Building Line established by either the flank brick buttress walls or the flank fencing. This is to protect the original design concept for the houses, to protect the privacy of neighbours and to avoid a proliferation of built-form extending into garden areas.

The construction of dormers in roofs associated with attic conversions are an alien architectural element and were not part of the original design of Port Solent. They are only allowed where they are **essential** to obtain sufficient head-room to construct a staircase up to the attic conversion. Where they are permitted they should be as small as practicable, have a pitched roof and be finished to match the existing roof structure.

Applications to POSOL are considered by the CWG at a monthly meeting which takes place a week before the POSOL monthly Board Meeting. The CWG's recommendations are considered by the Board at which the decisions are made.

POSOL and CWG encourage shareholders to discuss their proposals in advance of the preparation of drawings in order to ensure that shareholders can be advised as to the likely acceptability of their ideas before they commit to significant expenses (i.e. architects plans etc).

Further details about the Covenants, alterations/additions policies and contact details can be found on the POSOL website.

**PLEASE TALK TO US BEFORE YOU PLAN YOUR PROJECT!!!**

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

In the letter which accompanies this newsletter you will find the new password which you should use to access the shareholders' section of the POSOL web site (posol.co.uk) with effect from 1<sup>st</sup> May. Make a note of this for future reference.

The POSOL website was re-designed last year and since then it has seen good growth in visitor numbers with the average number of unique visitors each day currently at about 50. The new site includes a search facility that allows users to enter words or phrases to find the information they are looking for.

Important document releases and news are shown on the home page in the Noticeboard section which is updated regularly and is worth looking at as a first port of call. Items within the Noticeboard will cycle through.

If you are looking for specific information, our advice is to login first using the POSOL user name and the current password. The search form is in the footer of every web page and you can either enter an exact phrase match or a word match. An exact phrase match should be entered inside "quotes" and will find documents containing the exact phrase. A word match will return a list of documents that simply contain all of the words entered anywhere within a document.

For example a search entered as "alterations to properties" will currently return a single document which has this **EXACT PHRASE** in it. This would be a very specific search and would return a narrower set of results. Entering the same term without the quotes will return any documents that contain **ALL** of the words somewhere within it. This would be a wider search and would return a broader set of results.

## Changes at Our Managing Agent

For five years Samantha Simpson has been our Property Manager at Countrywide, working hard alongside the Directors of POSOL and the various Working groups to ensure the smooth running of the estate. In June 2011, following internal changes within Countrywide, Samantha was promoted to the role of Branch Manager and she now oversees the busy Fareham office managing a team of 17 people and over 275 sites in the south.

While Samantha passed the majority of properties within her portfolio to other property managers at the time of her promotion, she retained the management of Port Solent. However, her growing duties and responsibilities are putting increasing pressure on her time and as a result Countrywide has brought in a new Property Manager to oversee the management of our estate. We are pleased to welcome Peter

Williams. Peter has been working for HLM Property Management (a Countrywide subsidiary) since 2008 where, as property manager in the Shrewsbury office, he managed a large number of residential sites from the West Midlands to the North Welsh Coast. Prior to joining HLM, Peter worked as a credit manager within the consumer finance industry. Peter has recently relocated to the Fareham office and will be working closely alongside Samantha in the first few months to familiarise himself with the complexities of our site and covenants and to ensure a smooth handover. Furthermore, he will be able to draw on the knowledge built up by Samantha during her time managing the site.

The Directors would like to wish Samantha well in her new role, and extend a warm welcome to Peter and look forward to working with him.

## Is Your Remote Garage Insured?

Recently, a shareholder had occasion to query the insurance he believed he had on the fabric of his remote garage. Considering that he had thought the building was insured under his house insurance building and contents cover (this for many years) he was horrified to learn that this was not the case. The contents were covered BUT NOT THE BUILDING.

The reason for this was because the garage and the house were under separate Title Deeds at the Land Registry. Having been told this, the owner took legal advice and found that his insurers were right. It seems that with remote garages held under the same Title, which will be the situation in most cases, there is no problem and your house and contents cover

will normally include any remote garage for building and contents (assuming you have told your insurer). However, over the years, a number of garages have changed hands and, in these cases are likely to be held under a title other than that of the house. You would be wise to check if you suspect you may be in such a position.



The situation got worse for our shareholder when he was unable to arrange separate cover for the garage. He was unable to find any insurer willing to insure a remote garage as a stand alone item! His solution was to have the garage added to the house Title at some cost. The garage was then covered by his existing house and contents policy. You have been warned!

## Dog Poo (Ugh)

It is sad to have to report that there has been an increase in dog fouling of our pavements and grassed areas. How any person can permit their pets to perform their natural functions in such places AND THEN NOT CLEAR UP AFTER THEM is hard for any responsible person to understand. Fortunately, the law is on the side of the righteous in this case. One should not feel guilty at reporting such bad behaviour to the local authority.

Call the Help Desk on 023 9283 4092. What they will need is information about the dog owner (anything you have but at least a description) and the timing and frequency of the offence. With sufficient information, a Council specialist will attend the site around the time specified and endeavour to catch the individual in the act (or non-act!)

## and Finally....

We trust that those of you with boats have been able to take advantage of the excellent weather this spring to get done all those maintenance jobs you listed at the end of last season. The winter months were not conducive to getting much done this year, were they?

The Easter weather was not too brilliant to kick off the new sailing season, especially Easter Monday,

but let's hope that we will have better conditions for our water borne activities this summer than we did last year. Fingers crossed.

When we do get the warm summer evenings, it is heartening to see neighbours socialising on their patios in the spirit of our marina village lifestyle. It is part of what Port Solent is all about. Cheers!