



POSOL Residents Management Company Limited

Autumn Newsletter 2023

WOT! No Spring Newsletter this year?



We apologise for not sending our usual Spring Newsletter. We try to make it interesting, helpful, and informative to shareholders but, when it came time to go to print, there was just not enough material that met these criteria and there was no point spending your money on something that had little value.

Personnel Changes

We are sorry to have to report that Paul le Maistre, a long serving director and Chairman of our Gardening Working Group has had to resign for personal reasons. His fellow directors wish him well and thank him for all his hard work. He has played key role in bringing our landscaping up to its present high standard.

However, Paul's departure has enabled the board to welcome and appoint Mabel Derry-Collins to replace him as director. Mabel has also agreed to

head up the GWG. We know that group will give Mabel all the support she will need in her new role. Mabel becomes only the third lady to serve on the board of POSOL since its beginning in 1988.

Unfortunately, Paul's departure is not the only one we have to report. Our Property Manager, Ruth Smith, has decided to move on and leave AFP. Ruth has served POSOL for many years and her departure is a sad loss for us all, especially the directors with whom she has worked so closely.

Maintaining Your House

It has been pleasing to see quite a few rendered houses clad with scaffolding around the estate and painters smartening them up. Houses that look cared for play an important part in maintaining the overall ambiance, and value, of our marina village homes. The ambiance we all bought into. Unfortunately, there are still some houses badly needing a fresh coat of paint that are letting the side down. All the information needed to select the correct colour paint for a particular house is available on the POSOL website, www.posol.co.uk.

Parking

Our estate has a parking problem. Hardly breaking news, you might say! However, limited parking spaces and increasing numbers of cars mean that the problem can only get worse. POSOL cannot create more parking space without removing landscaped areas which are so essential to maintaining the whole character of our marina village. We have made a few more spaces

available by converting some small, less significant patches, but that is as far as it can go.

All we can do is ask all residents to park responsibly, and with due consideration to others, even if it means parking a little way from their house.

Berth Management

Managing agent's workload is unnecessarily increased when shareholders fail to communicate with us to the boat using their mooring. The problem arises when letters about the boat are ignored. We have telephoned angrily, having received say, a threatening legal action because the boat we registered on our database has an out-of-date licence expiry date. We have even been told at that time that the boat was sold months ago! Now, our managing agent is smart, but it is not clairvoyant. We respond to all requests about your boat promptly and help POSOL to fulfil its obligations to our Marinas and all other shareholders with as little fuss as possible.

If you plan to be away for an extended period, please arrange for someone to deal with such communications in your absence. Alternatively, you know when your insurance is due (on your boat or the boat using your licensed berth) and when a licence will expire and need to be replaced. So, make advance preparations for these matters to be dealt with.

If you are taking your boat on an extended cruise and will be absent from the marina for some months, tell our managing agent before you go. Your database entry can then be updated to show this, and it will not generate insurance reminder letters for your boat. Of course, you must tell us when you bring the boat back to its berth on your return.

Berth pontoons

It is pleasing to report that we have now completed the programme to replace the donut hinges on our finger pontoons with sturdy stainless-steel hinges using gunmetal hinge pins, together with fitting hard wearing rubbing strips and reducing the gaps either side of the pile. This upgrade provides a much more stable platform to walk on and has been universally welcomed. More importantly, this new arrangement is expected to extend the life of the finger pontoons by between 10 and 15 years.



Sadly, we need to report that a person, or persons unknown, has managed to pull one of the piles over to such an extent that the pile was jammed hard against the pontoon, making it difficult for the pontoon to adjust to changing water levels. Some modifications to the woodwork have been made to ease the situation, presumably by whoever caused the damage, but still leaving the pile in contact with the steel frame of the pontoon. Note that the newly fitted rubbing strip from the damaged side has been transferred and added to the one on the undamaged side. We must now replace the pile and the finger pontoon with new. We have no idea how this



came about. As far as we can tell, there were two boats moored to this pontoon whenever it occurred, extending beyond the end of the pontoon! This will be expensive, and we are waiting for a quote as this goes to the insurer. Hopefully, POSOL will recover its costs from its insurer, but we may have some difficulty because we don't know precisely when the damage occurred, or who caused it. There will also be some inconvenience to 4 boat owners who will need to move their boats while the work is carried out.

E-mail Addresses

POSOL is in the process of updating its systems so that it can, among other things, save money (your money) on communications. We are in the final phases of switching to a modern database to manage our berths and the boats moored on them. Once the commissioning is complete, all automatically generated notices concerning boat insurance and boat insurance will be sent by e-mail, wherever we have an e-mail address recorded for you. Service invoices will soon be sent by e-mail too so, please make sure that we have your current e-mail address and it is updated. Don't worry, you will still get such notices by regular mail, if we don't have an e-mail address but we will benefit if we do.

Gardening

Despite the uncharacteristic weather throughout our seasons this year, it is fair to say that the gardens look resplendent, and many residents have taken the time to write in to reiterate this. The landscaping has a huge influence on our wellbeing and the visual impact provided is wonderfully uplifting. June was incredibly hot and dry, and we thank those who kindly responded to our request to water the vegetation. The loss of plants, particularly young vulnerable plants with shallow roots, obviously affects our gardening budget and adds further demands on our gardeners' schedule.

It has, once again, been a very busy gardening year!

We had a full visual tree assessment in Spring to determine the condition, health, and safety of our tree stock. With the prevalence of the Ash Die Back disease in the UK since 2012, some of our trees have sadly succumbed. Five Ash trees were identified as in need of felling and a programme of removal commenced. The development of Ash Die Back, also known as Chalara, will continue to be monitored across the estate and it is likely that another visual survey will be undertaken in Summer/Autumn 2024.

In line with the survey, our gardeners pruned trees and cleared some branches and trees along Portway, and this has provided space for new tree planting. Some of you may have noticed the numerous Cherry Blossoms that have been positioned where space permits and we look forward to the splash of colour that they will provide for years to come. Look out for these next Spring, when the new trees will have matured some and should be more visible among the other trees. New hedging has also been planted to fill gaps in the hedgerow and these have really taken hold, with masses of colourful berries providing not just a feast for our eyes but also for wildlife!

Rejuvenation of the planters has tended to be done in blocks and those directly affected are consulted ahead of any works. Careful consideration regarding plants that are suitable for our marine environment is important.



Whilst a Mediterranean theme with shingle to reduce evaporation has been widely adopted, it is also important to incorporate plants with a variety of colours, textures and height. Plants selected have included Convolvulus, Agapanthus, Sisyrinchium, Cistus, Pittosporum, Pieris, Euphorbia, Stipa, Trachycarpus, Bergenia, Heuchera, Garrya, Griselinia and Miscanthus. Rejuvenations have taken place in several locations this year but mainly in

Carne Place, Kelsey Head and Newlyn Way. Some waterside planters have also needed replanting as well as communal areas in Cadgwith Place, Bryher Island and Mullion Close.

New planting often appears sparse, and a bit "mean" to start with, but the plants need space to grow and mature and that is when we get the full benefit of the scheme.

And finally, a request from our gardener. The amount of dog waste across the site is of continued concern. They are working at ground level and in the undergrowth and they are understandably very frustrated when their boots regularly become soiled with this unhealthy waste. New signs are being erected across the site to encourage dog owners to dispose of their dog's waste correctly, in the hope that this will help to curtail this widespread problem that is created by the few.

Energy Saving at Port Solent

With fuel prices remaining high, we thought it would be good to share some of the great things folk have done to reduce energy consumption and the cost of energy.

There are four main things you can do to save energy; insulate, turn it off, turn it down and use more energy efficient equipment.

If you are thinking about making changes to save energy (and money!), now would be a good time to make a start. We do get snow here at Port Solent, not often but, with our weather tending to become more extreme, it might be prudent to be well prepared for it. This applies to your boat also. If staying afloat, be sure to have your engine(s) serviced and winterised if the boat is to be untended for some time. That is ice on the water in the photograph!



INSULATE

Our houses are well built and were highly regarded at that time for insulation. However, our carport ceilings are the exception. To a person, everyone who we have spoken to about insulating their car port ceiling has reported an immediate and noticeable improvement in heat retention. One resident has gone further and added insulation to the walls of the car port. Grants may be available for this.

TURN IT OFF AND TURN IT DOWN

In case you are wondering, it always uses less energy to turn heating off when you leave the house versus keeping it on. The warmer your house is compared with the outside temperature, the greater the heat loss. It is a complete urban myth that leaving it on so that it doesn't take so long to warm up saves energy.

Turning your thermostat down by one degree will make a difference, some say by 10%, but we really doubt it is that much. However, 18 °C (64°F) is as low as you should set it. Switching off heaters in rooms you are not using does save energy, but make sure that you close the doors.

Infra-red aside, all electrical heaters are pretty much as efficient as each other. Some have better design to improve air flow which may warm the room a little more quickly. Where you can get a benefit is by being able to control them easily. Choose one that you understand and are comfortable setting up! Failing that, remind your grandchildren that Christmas is coming and get them on it!

Our underfloor heaters do not save energy; however, they do save the total cost of energy as you are buying at the cheap rate (Economy 7 or similar). They are basically a very big night storage heater laid on its side. You fill them with heat over night and the heat is given off during the day. However, the outside sensor and the controller (Pactrol) are getting on a bit and are unlikely to be performing as well as they did when new. If it is too hot in the morning, you have put too much in and have wasted energy, if it is too cold then you have wasted the chance of using cheap rate heat and will probably use more expensive daytime heat to make the house comfortable. Systems that use a thermostat wirelessly connected to the underfloor heating contactor are inexpensive but do require competent fitting. They work by measuring the temperature, say of the hall, and controlling the amount of energy that can go into the floor.

ENERGY EFFICIENT EQUIPMENT

New(ish) on the block are Air Source Heat Pumps (ASHP). They are typically used to replace gas and oil boilers. The magic is that they generate around 3 units of heat energy for every unit of electrical energy you put into them! How on earth does it do that? Long story short, outside air is sucked into it, squeezed like mad which heats the air (remember how hot a bicycle pump gets when you use it). This heated air is then passed through a heat exchanger. The water from the hot water and central heating system passes through this heat exchanger and warms up (A gas boiler heats up the heat exchanger with a flame).

The air coming out of the ASHP is very cold, as all the heat in it has now been removed. You do not need planning permission for an air source heat pump (ASHP) provided it is one metre from your boundary and meets a few other conditions.

Air source heat pumps suck in air and push out cold air, for this reason you need a fair bit of space in front of them, at least 1.5m. It is unlikely that any of our balconies (especially those with glass panels) would be suitable as a location. The problem would be that the ASHP would start to suck in air that it had already cooled.

They are expensive both to purchase and install. Often, new hot water tanks and radiators are required as there are very specific requirements for these systems. Installs for Port Solent sized houses would likely be in the £8 to £12,000 range. Grants are available but there will still be a multi-year payback. It is very unlikely that using an ASHP for hot water only would be in any way economically viable. So, they are most likely to appeal to those who have gas central heating (Tintagel Way).

As it is a change to the outside appearance, POSOL approval is required. We would like to work positively with anyone wishing to install one or just want to improve their energy efficiency generally. Please contact our managing agent to register your interest. If there is sufficient interest, POSOL will set up a seminar, where all questions can be aired, and answers sought.

No Right of Way Along the Marina Wall

We have received a several complaints from residents who have reported people walking along the capping across the backs of gardens.

Please respect people's privacy and be considerate to your neighbours.

If you rent out your mooring or let other non-residents use it, we would like to remind you that it is not permitted under any circumstances to allow them to

cross the backs of other residents' houses. Not only is this a health and safety risk, but it is also an invasion of privacy for waterside residents. Any users of moorings in non-remote mooring areas should only access the berth by walking through the house to which the mooring is physically attached.

If you want to speak to, or visit another nearby neighbour, please use the road and do not cross other people's waterside gardens. Thank you.

Shrubs and Trees Obstructing Access Along the Marina Wall

We know. There is **no** right of way along the wall but, read on please.

There are some waterside gardens where trees and shrubs have been allowed to extend over the marina wall. These provide a hazard to anyone necessarily walking on the wall in the exercise of their duties. Access is essential for authorised contractors and members of the Berthing Working Group for inspection and maintenance purposes. Electric cables, mooring lines and hoses provide enough trip hazards as it is, but squeezing past overgrown plants and other obstructions can be quite tricky and should not be necessary. On behalf of POSOL's Berthing Working Group and others, we ask that you remove these hazards, and any pots or planters on the wall, without delay.