



Maisemore Gardens Newsletter December 2016



The Council of Management would like to extend a warm welcome to our new members, Sue Daniels, Debbie Porter and Martin and Patrice Price, and a fond farewell and our best wishes for the future to those members shortly to leave us Jo Hamilton and Nigel Roper. John and Jacqueline Cooper.

As Christmas approaches and nights are drawing in rapidly it is a good time to bring members up to date with some of the activities the Council of Management (CoM) has been undertaking.

It has *been* brought to the attention of the Council of Management that some members have not *been* receiving email notices and this has caused problems; our director in charge of communications is working to resolve this issue as soon as possible. For the time being we will be distributing notices by good old-fashioned paper.

Gardens

Mark Tapply, Helen Pettitt and her hearty band of volunteers continue to keep on top of the daunting gardening tasks and the estate is looking very good.

The diseased and dying aspen tree on the area adjacent to Nos 15 and 16 has been removed. Helen and the volunteer Gardening Group are in the process of planning revitalisation of this area.

Tuesday morning's work by Gardening Group has been suspended for the winter months.

We would like to remind residents that the 7 large Garden Waste bins, marked MGL, are only to be used for the communal gardens waste.

Infrastructure

After a lot of work the private surface water drainage system has now been cleared and repaired as needed. The drains seem to have coped with the recent storms but please let the Council of Management know of any problems. A lot of the houses have internal surface water drains which handle rainfall from roofs at the front of properties. These tend to be shared between two or three houses. The Council of Management needs to establish which houses have these drains and their condition as they feed into the underground pipe work. We will then have a clear picture of the estate's private surface water drainage system.

Dinghy Park

We are pleased to see that the dinghy park is near or at capacity including one cruiser for winter storage. The CoM is drawing up new rules for the use of the dinghy park to support the most effective use of the space.

These will be circulated to members and posted on the website. There are a number of unmarked empty road trailers in the dinghy park. These need to be labeled by their owners with their house numbers by 31st Dec 2016. Any unmarked road trailers will be disposed of after this date.

Sea Wall

The CoM formed a small sub group to look into the way forward for the retaining sea wall for which MGL carries responsibility. The group concluded that the sea wall is basically sound but needs regular monitoring. The group also has engaged with the Solent Way Upgrade Project (SWUP) which is looking into the feasibility of extending the elevated path and replacing the shore bridge to enable pedestrian access at all states of tide except for the very highest spring tides. When this project has more information that can be shared publicly we will ensure that members are kept informed and also ensure MGL is engaged to protect our interests. The SWUP is on the route of the Natural England coastal trail initiative. Maggie Gebbett, who is involved in the project, has kindly produced a short information brief on the SWUP which we have included with this newsletter.

Communications

Our Director for communications has completed the task of ensuring the email distribution list for Maisemore

Gardens is accurate and up to date and it will be fully functional after we have had a trial run or two. We think the trials are wise as every entry has been input manually. It is now cross referenced to house numbers enabling updates to be more readily applied and volunteers for this job are being assembled. The system will not work if you change your email address without telling us, so please keep us informed. There will be a main list with the facility to add tenants whenever required. Absent landlords will also have their own list. A device is now in place to ensure that your email addresses cannot be broadcast to all and sundry by accident. Remember that you are welcome to use this list for anything that you think may be interesting to fellow residents, including tenants. Send these first to maisemorecom1274@mail.com from where they will be broadcast promptly. This address can also be used for changes to your email details and also for any queries you may have regarding the business workings of Maisemore Gardens Limited.

General

Terms of the lease - In the lease the term 'demised premises' occurs. There has been confusion over what this means. After discussion with our solicitor for clarification, this term means the whole property as defined on the land registry - including driveways. This therefore means that when undertaking works on the demised premises Council of Management approval in writing in advance is required. One of the reasons for the need for approval is because the greater part Maisemore Gardens is composed of terraced houses and the Council of Management needs to be assured that adjoining properties are protected. When works are being undertaken contractors are required to obey all relevant Building and Health and Safety Regulations and members need to ensure that they do so. Havant Borough Council can advise as necessary.

Parking

Following a number of requests from members in respect of parking the Council of Management is investigating what options there may be. It is essential that members ensure that at least 3.2 metres access is maintained between parked vehicles on the highway to allow free and safe access for emergency and other essential services.

The Council of Management would like to wish everyone living in Maisemore Gardens a Very Merry Christmas and a Happy New Year.

J Keefe, Mike Boys, Martin Gebbett, Helen Pettitt, Barry King-Smith, Alan Werge-Hartley, Jim Cottis

MGL Council of Management

Solent Way Upgrade Project – Warblington Road to Nore Barn Woods

What is the problem?

This stretch of the Solent Way floods at high tides so that walkers have to paddle up to their knees or change their plans. The problem is that the raised path by the seawall peters out leaving a low patch and the bridge over the stream is not high enough at high tides. If people try and avoid the water over the bridge they sometimes stray into the reed-beds where there is a hidden pond and you can't avoid getting wet anyway. There is no other bridge except by taking a long detour of about a mile up to the main road (the A259) and using Selangor path and Beach Road.

What is being planned?

A community group has come together to try and improve the situation by extending the raised walkway at the foot of the seawall and by replacing the old damaged bridge with a new higher one. This will be costly and require a lot of permissions because of the delicate nature of the ecosystem and habitats. Many bodies have to be consulted. Drawings of the project have been assembled with the help of Havant Council's Civil Engineering and Landscape team.

What about planning permission?

It is required and in order to obtain that we have to speak to many local and national agencies. It will be some time before the application goes in. There will also be a requirement for a public consultation.

Who is going to pay for the work?

We shall be applying for grants but we hope that Natural England may help with costs as this area is a key point of the newly joined up **England Coastal Path** due to be launched in 2020. We have made some applications for funding and any new ideas will be gratefully received. We shall have to raise in the order of £50,000, mainly for the new bridge.

Any more information?

The Friends of Nore Barn Woods have agreed to place information on their website under Solent Way Upgrade Project. As more information becomes available it will be placed there.

www.norebarnwoods.org.uk

For further information you can contact:

Maggie Gebbett 01243 699517 or maggie_gebbett@yahoo.co.uk

MG 9/16

SOLENT WAY UPGRADE PROJECT—OUTLINE PLAN GR SU 739054



The intertidal area shown in mid-blue is listed as an important environment that has a number of special designations: SRA, SPA, SSSI, Ramsar, SINC and the woods and beach are part of the AONB. The stream is important for a number of species of over-wintering birds.