



Just one of the estate's many characterful trees

Jubilee tree

The Willowhayne Residents' Association board is planning to support The Queen's Green Canopy project by planting a tree on the Willowhayne Estate, marking her majesty's platinum jubilee year, which started on February 6. The tree will be planted at an appropriate time in the autumn after we've decided on a suitable location. Residents are invited to help choose the spot by sending their suggestions to Hobdens.

Our local authorities are taking steps improve the environment by planting more trees. New trees have been appearing on verges in the streets around our estate in recent months, and Arun District Council has announced its ambition to plant over 33,000 trees over the next ten years.

You might wish to participate in the jubilee project by planting one or more trees in your own garden.

Autumn is the recommended time of year for planting trees, but they can be planted earlier if regularly watered. You can upload photos of your new tree to the *Residents' images* area of the WRA website, which has instructions on how to do this.



Road safety

The latest version of the Highway Code, which came into effect on January 29, placed new duties of care for other road users on motorists and cyclists. Please ensure you're familiar with these changes. We must all consider the safety of others by observing traffic signs throughout the estate, particularly the 20mph speed limit and the stop signs.

During the past year, the WRA board has received complaints about vehicles being parked in hazardous



No hands were raised. This indicates widespread support among our community for the prohibition of holiday lettings, which can easily lead to disturbance of the peaceful atmosphere which residents have a right to enjoy.

The board has been having discussions with neighbouring private estates, all of which have similar provisions, to share information on measures to prevent holiday lettings, including legal action.

locations such as on bends, near junctions and in areas where there is a double line down the middle of the road, as in Angmering Lane. If you're having work done at your property, it's important to ensure that your contractors park their vehicles on your driveway as much as possible.

Previous newsletters have mentioned the Highway Code's recommendation for pedestrians to walk on the right-hand side of the road, facing the oncoming traffic, but our repeated advice has had no noticeable impact. Dog walkers are encouraged to control their animals on short leads, as extending leads can constitute a dangerous obstruction.



Holiday lettings

Willowhayne Estate rules and individual property covenants are clear that holiday lettings are not permitted on the estate, and it's the board's firm policy to take action against any breach of this requirement.

At the last AGM, residents were asked to raise their hands if they wished to allow holiday lettings.

AGM 2022

We usually hold our annual general meeting in the summer, when it's much more agreeable to turn out for this event than on a cold winter evening. However, because of Covid restrictions during the past two years, special arrangements have applied. We held a virtual AGM in October 2020 and a covid-adapted meeting with masks and well-spaced seating last November.

Feeling it's safe enough to return to a summer meeting, the board has arranged this year's AGM to be held at 6.30pm on Wednesday 27 July at **East Preston Infant School, Lashmar Road, East Preston, BN16 1EZ.**

Estate finances

The WRA started 2022 in a relatively stronger financial position than in the past few years, finishing 2021 with slightly over £100,000 in reserves, which means that further infrastructure renovation projects can be made this year.



These reserves are nowhere near the level needed to carry out all major repairs in the short term but, following the significant estate rate increases in 2019 and 2020, the estate funding is slowly beginning to move towards the required status of covering normal annual activities as well as providing

for more major long-term measures such as road and drainage replacement.

The board thanks all those residents who paid their 2022 estate rates promptly. Nearly 90% had been fully paid by the end of January, with the total approaching 93% by the end of February. This has probably been the best year ever for the percentage fully paid as promptly as required.

As suggested in the letter accompanying the 2022 invoice, a very small proportion of residents did get in contact to explain financial difficulties they were suffering, and payment compromises were reached in all situations. The WRA doesn't want to appear pushy, or to upset anyone who has problems paying on time, but we'd always ask them to contact us by emailing info@hobdensmanage.co.uk or by calling on **01903 724040**.

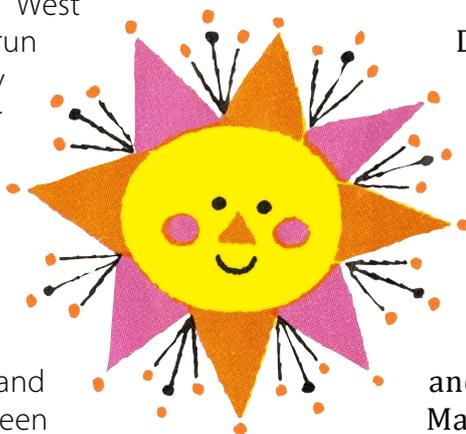
Those residents who still haven't paid have been sent a chaser letter, and an administrative charge of £20 has been added to their due amount for 2022. The aim is always to clear all outstanding amounts as soon as possible, but further chaser letters with additional £20 penalties will be sent for amounts not cleared promptly.

Once again, we thank all those who have promptly cleared the current year's payments. This gives us funds for important activities throughout the year, and saves us having to waste time chasing overdue payments at the expense of more beneficial activities.



Sun power

Solar panels are becoming increasingly popular, as indicated by their gradual spread across the estate. Last year, West Sussex County Council and Arun District Council jointly promoted a project called Solar Together to help property owners throughout the county to install solar panels at a favourable price. The project has attracted considerably greater interest than had been anticipated, and the installation phase has been extended to the end of July. As mentioned on our website, you don't need to get approval from the WRA to install solar panels.



Blowing up a storm

The fierce winds accompanying Storm Eunice in mid-February caused devastation in many parts of the country and seemed a potential threat to the estate's trees. The board considered how to deal with possible fallen branches and blocked roads but remarkably the storm passed without harming any of the WRA-owned trees. But not everyone was so lucky, and some property owners found their fence panels collapsed and some roof tiles blown down. At least one tall tree in a back garden is known to have lost some large branches. On the whole, however, the estate luckily only suffered a little wind damage.

Gate debate

During 2020, the board established the Entrance Gate Working Party to investigate the viability of providing electric entrance gates to the estate. This was in response to earlier interest shown by residents at a previous annual general meeting.

The EGWP was chaired by Alan Clarke, and supported by fellow WRA directors Martin Mandelbaum and Brian Wood. Several residents helped the working party in conducting additional research which, over the course of their investigations, provided a



strong foundation for the board to make recommendations at the November 2021 AGM.

The discussion with residents concerning electric gates raised a range of issues including possible damage to equipment, delays in repairs, delays caused to emergency vehicles, costs for supply, maintenance and servicing of equipment, and insurance. Residents raised concerns about how visitors and delivery vehicles would get into to the estate, the likely diversion of traffic through other estate entrance points such as Cross Road, and the added impact on our neighbours along Ruston Park.

The board emphasised the nature and extent of the additional need for consultation with statutory bodies such as Arun District Council, the emergency services, highways and utility companies, the outcome of which could significantly influence both the viability and the cost of installation.

At November 2021 AGM, the board presented a special resolution for the provision of CCTV units to be introduced at the Angmering Lane entrance to the estate. Initially, the proposal met with some scepticism as they were to be non-functioning. However, it was considered that this provided a cost-effective solution, as a reminder that the Willowhayne is a private estate, and would be seen as a visual deterrent to discourage unsociable behaviour from non-residents. A vote on the special resolution was subsequently defeated.

Directors then summarised the wide-ranging issues and consultation needed before approval to proceed with electric gates could be determined. The chairman told the meeting that the WRA

couldn't afford to pay for the work involved, and residents would have to chip in for it. The call for a show of hands in support made it clear that the majority weren't in favour. The chairman concluded that the consideration of electric gates would be shelved pending a major change in circumstances or finances.

Cleaning up



You may have seen father and son team Steve and Ruben Bennett (*pictured*) of Pigeonhouse Lane walking along the beach on a Saturday morning carrying a rubbish sack. For an hour a week over three months Ruben is doing a beach clean as part of the volunteering and conservation module of the bronze award of the Duke of Edinburgh's award scheme. So far, Ruben has picked up the usual beer cans and bottles, as well as – among other things – a fan belt, a roll of roofing felt, a football, a fluorescent light bulb and car tail light covers. And he's been disappointed by the number of poo bags left on the beach by irresponsible dog owners.

Ruben has chosen cookery as his skill input to the scheme, and rugby for his sport module (he plays for Chichester RFC). He's also completed a 25km hike on the South Downs, camping out overnight.

We're grateful to Ruben for undertaking this worthwhile activity which benefits our local community, and we wish him success with the scheme.

When noise annoys



The WRA board has found that contractors have been working on some properties which are being developed on bank holidays. Contractors are not permitted to work on the estate on bank holidays. All residents carrying out building works have been sent a letter reminding them of this.

WRA website

The estate website at www.willowhayne.org is maintained as a source of useful information for the benefit of residents and people who are planning to move here. The *News* section is where you will find the most recent announcements under *Stop press* and where you can also read about what happened in previous years in copies of the newsletter going back to 2011.

For those thinking of making alterations to their properties, the *Planning* section gives essential guidance on the WRA planning procedures, together with a schedule of the charges that apply to different types of building and development. The *Residents' area* of the website stores documents such as the minutes of annual general meetings. To access this part of the website you need to use a password which bona fide residents can get from Hobdens.

Keeping in touch

For some years now, we've been encouraging residents to give their email addresses to Hobdens so that any urgent messages or important information can be sent out quickly and efficiently. These email addresses are only used for Willowhayne purposes and will not be disclosed to any third parties without your consent. Hobdens now have email addresses for more than half the residences on the estate.

Most groups and organisations distribute their news bulletins to members by email. We still print our newsletter on paper and deliver it by hand because we don't yet have sufficient email addresses to convert to an email distribution process. Please give Hobdens your email address if you haven't already done so.

Thank you!

The board thanks the following volunteers who kindly help with the production and delivery of the newsletter and with weekend gate closures:

Linda & Graham Amos, Vanessa & Paul Bennett, Chris & Christine Bowman, Geoff & Jackie Broadhurst, John & Julie Brooks, Simone Burke & Caspar Williams, Colin & Margaret Cartwright, Fiona Champion, David & Rosemary Charles, Nick & Teresa Croston, James Douglas, Amber & Sean Drew, Peter & Pat Duffield, Caroline Frake, Ian Herst, Nat & Sue James, David & Wendy Morgan, Andrew Nicholson, Tony Page, Bill Petrie, Gerry & Teresa Price, Beryl & Roy Rathbone, Colin & Andrea Redman, Linda & Mr Waites, Bill Winter, Fiona Woodyatt, Fred & Sue Young.

The team dealing with gate closures is calling for more volunteers to share the duties. If you could help with this task on a rota basis, please let Hobdens know. Your assistance would be much appreciated.

Get on board

Sadly, Guy Folland and Alan Clarke have resigned from the WRA board. Both have made significant contributions to the running of the estate. We thank them for all their help and support, and wish them and their families all the best for the future.

Being a private estate means that we have to arrange maintenance, provide services and fix problems ourselves. No-one else performs these tasks for us.

The Willowhayne Estate is managed by a board of directors who are all volunteers, and who make decisions on behalf of residents on the running of the estate. We currently have eight directors – two short of a full complement of ten – whose names and individual responsibilities are listed on the website.

Under the company memorandum and articles, directors can serve for six years, after which they must then stand down at the next AGM. This year marks the beginning of an exodus of directors who will be leaving on completion of six years' service.

The next director to depart will be Arthur St John Simpson, who is responsible for the care of the estate trees and the tamarisk hedge on the greensward. Arthur also manages communications, which involves liaison with the newsletter editor, updating the website and responding to messages received via the board's email.

We need to recruit at least two new directors to the board this year in order to maintain services at their present level. If you're interested in playing an important part in the management of the estate, please consider volunteering as a director.

A director's role can be adjusted to suit the individual's interests and skills. In the first instance you should contact Hobdens or email board@willowhayne.org. You'd then be put in touch with a board member to discuss the possibility of being co-opted to the board.



Useful contacts:

Willowhayne board members

Email: board@willowhayne.org

Sussex Police

101 or **0845 6070999**

These numbers are for non-emergency incidents where a crime has already happened and there's no immediate risk of harm.

Estate security

01903 890261 or **01384 218909**

This is for Avantguard Security. Any misuse of the security service will result in a recharge of the WRA expenses incurred.

Hobdens Property Management

01903 724040

41a Beach Road, Littlehampton, West Sussex, BN17 5JA

Email: info@hobdensmanage.co.uk



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