NOVEMBER 2023 | AUTUMN ISSUE

WILLOWHAYNE LIFE

The Newsletter for residents of The Willowhayne Estate

Welcome to the Autumn edition of Willowhayne life the Newsletter for Residents of the Willowhayne Estate

Over the past few months, The Board has been working very hard across several areas aiming to keep the Willowhayne well maintained, safe and accessible for all our residents. This newsletter is designed to keep you informed of the progress made. If you have any suggestions in relation to the estate, please feel free to get in touch. We are more than happy to meet and discuss your ideas and suggestions.

CHANGES TO THE BOARD

The Board has made some changes to the responsibilities of Directors. Mike Allen was elected by the Board to succeed Brian Wood in the role of Chairman, Mike continues with duties relating to Communication.

We thank Sue McMain for all her efforts on the Board over the past six years, Sue has stepped down from her role on Legal and Brian Daley has stepped up. Andrew Nicholson supports Brian on Finance and joins Terry Burke working on the infrastructure of the estate.

Martin Mandelbaum takes responsibility for security along with the health and safety on the estate. John McAdams joins the board supporting Martin.

You can find the new Board Responsibilities and the function of the Board here - **http://willowhayne.org/?page_id=88**

We are looking for volunteers either to join the Board as a Director or to help in any way you feel you can. No specific skills are required. A Legal or Financial background is always helpful.

Please drop a note to **willowhayne@hobdensmanage.co.uk** with your details and we'll get back to you.

THE CURRENT DIRECTORS HAVE THE FOLLOWING INDIVIDUAL RESPONSIBILITIES:

FUNCTION	LEAD	SUPPORT
Communications	Mike Allen	Terry Burke
Legal	Brian Daley	Vacant
Infrastructure	Terry Burke	Andrew Nicholson
Planning	Chris Bowman	Andrew Nicholson
Security	Martin Mandelbaum	John McAdams
Health & Safety	Martin Mandelbaum	John Coleman
Grass, Trees, Tamarisk Hedge	John Coleman	Martin Mandelbaum
Finance	Brian Daley	Andrew Nicholson
Hobdens Liaison	Mike Allen	Brian Daley
Miscellaneous	Terry Burke	Mike Allen
Gates	Chris Bowman	Vacant

THE GREENSWARD

The responsibility of the WRA is for its maintenance including its regular mowing. The area by the Angmering Lane twitten has recently been 'civilised'. Wear and tear have caused it to rut badly and become a tripping/falling hazard.

The Greensward in part has also flooded. The severe weather is a significant factor. To find a solution to the problem of flooding Members of the Board have met with Senior Coastal Engineers & Flood Prevention officers from ADC to discuss plans to improve the infrastructure and drainage. We are hoping to receive and discuss their ideas in due course.

ROAD REPAIRS 2023

Each year the board prioritises those areas of the estate's roads that require the most attention, for example, where the cracks have appeared on concrete bays on several roads due to movement. It became necessary to close The West Ridings/Angmering Lane Junction for the duration of the works, diversion signs were put in place and every effort was made to ensure minimum disruptions. This year, we completed the works by 13 October.

DRAINAGE - RAIN, RAIN GO AWAY!

The recent downpours have highlighted some drainage issues that we may need to address in the long-term.

Drain improvements have been carried out where necessary. In some instances, the repairs have been outside driveways to properties, causing short-term disruption. During work of this nature, contractors will always liaise directly with residents to ensure access can be maintained.

Residents should be aware that the Estate does not have drains for taking away surface water. With the recent heavy downfalls, it has been more apparent that certain roads are showing signs of flooding. Our contractors carry out regular maintenance on the soakaways clearing leaves and emptying the sumps.

We would ask that if you observe areas of extensive flooding that you take photos and send to Hobdens. This will give the Board the opportunity of assessing and monitoring the situation.

There are a few places that work has been identified, on the corner of Cross Road and the top of the Royston's.

The Royston's had the soak away at the top end enlarged by about 4 times, cleaned out and refilled, unfortunately this is not coping, and it has flooded the road. We will now have to consider alternatives. Options are to install drains which is complicated and will require a lot of investment or we can put more soak aways in.

With the recent heavy rain, we are planning to clean out the gully's earlier this year.

The trench in Angmering Lane is full, this needs cleaning out and grates put over the pipe. This will help, to what extent it is unclear.

TAMARISK HEDGE

The annual cut has now been completed. A couple of residents have pointed out that it is uneven in part, we will discuss this matter with the contractors.

We have been advised that the hedge is now over 30 foot deep in areas and therefore the top can only be accessed by the contractors from the southside which would require additional work. The Board will discuss the options available to us at our next meeting in December and feedback on options.

Given the Greensward is currently waterlogged we will need to wait for drier conditions to undertake further maintenance.

The West Ridings/ Angmering Lane Junction

Latest news - Progress on ideas generated at the AGM.

ROUNDABOUT

When is a roundabout not a roundabout? When it's a road management feature!

We have been asked if would be possible to improve the Roundabout at the entrance to the estate on Angmering Lane. This is currently not maintained by the WRA.

We have spoken with the relevant department at West Sussex County Council, their responsibility and not Arun DC, and it turns out it is not classified as a roundabout so cannot be sponsored as it is classified as a "road management feature".

They have advised that the highways department of WSCC may be open to granting a "planting or maintenance licence". We are making enquiries. Nothing is easy!

BROADBAND

Wi-fi speeds on the estate vary from adequate to poor. In time, with the greater reliance on wi-fi enabled appliances and the streaming of entertainment services we will need to see full fibre installed on the estate. We understand the current rollout from BT Openreach may not be conducted in our area before 2027.

We understand a neighbouring estate has agreed with a local firm to install the infrastructure at no cost to residents or estate. This may require a minimum number of residents taking up the opportunity.

A meeting has been arranged to discuss the logistics with a local company to understand the options. We will be in touch once we have more information for you.

Please bear in mind we have no responsibility in relation to Broadband speeds or the service provided by Openreach, bear with us, we will do our best to find an effective solution, but this is not a quick fix.

DEFIBRILLATOR

The idea of having a defibrillator located on the estate has been raised and has support from several residents. We have researched the options and viability and will discuss these at the next Board meeting. Once we have a consensus on approach, we will feedback to you all for your consideration.

CAROL CONCERT

The first Willowhayne traditional service of carols and readings starting at 7pm on Wednesday 20th December 2023.

The service will be conducted at St Mary the Virgin, Vicarage Lane, East Preston by the Revd. Andrew Perry and is expected to last about one hour.

All family and friends are most welcome.

Should you have any concerns about access please let us know at willowhayne@hobdensmanage.co.uk and the necessary arrangements will be made.

HEALTH AND SAFETY/SECURITY

As you will be aware a recent burglary on the estate took place on Tamarisk Way. We have asked for increased vigilance from residents, reporting suspicious behaviour to the police and have increased patrols from Avantguard. Please don't be unduly alarmed, this is a rare occurrence.

WHERE ARE THE HEDGEHOGS? - FROM JANE BURKE

My husband and I moved to the estate in February 2015, almost nine years ago, and each year we have seen, fed and watered hedgehogs in our garden throughout early spring through to the autumn. One year we counted five adults feeding at our food station at the same time.

However, this year we have not encountered any, despite providing food and water to try to lure them back. We have also noticed more slugs than usual in the garden! Have any residents on the estate been fortunate enough to see them, and/or feed them this year?

Are there any thoughts as to why their numbers may have dropped this year and how we can encourage them back? Just a reminder that hedgehogs will soon be going into hibernation and to be wary when cutting hedges, strimming and unintentionally destroying their habitats or causing injuries. Also, hedgehogs can move freely between our gardens by providing CD-sized gaps in fences.

Please get in touch if you can advise or support in anyway.

willowhayne@hobdensmanage.co.uk

We encourage all constructive feedback. The Board is established to make life on the Estate as enjoyable and stress free as it can be. It is a privilege to live on the Willowhayne, the motivation of The Board is to keep it that way for all our residents and neighbours.

Thank you. WRA Board

REFERENCES:

The Board consists of Estate Residents who give their time to volunteer to run the estate. All decisions are taken as a Board, and we ask residents to be respectful to individual directors. Please address any issues through Hobdens and not approach directors directly.

For questions write to Hobdens at 41a Beach Road Littlehampton, West Sussex, BN17 5JA or email to - willowhayne@hobdensmanage.co.uk

Hobdens will forward enquiries to the relevant board member for initial review, please allow five working days for a response, for urgent matters please see contacts.

CONTACTS:

Sussex Police -
999 - Emergency only
101 or 0845 6070999 - non-emergency

Estate security (Avantguard)
01903 890261 or 01384 218909

For the Board email
willowhayne@hobdensmanage.co.uk