MARCH 2024 | SPRING ISSUE

WILLOWHAYNE LIFE

The Newsletter for residents of The Willowhayne Estate

Welcome to the spring edition of Willowhayne Life, the newsletter for residents of the Willowhayne Estate

With spring just around the corner, we look forward to some drier weather allowing us to make the most of our beautiful estate and the beaches we all enjoy.

In the face of relentless downpours, the estate has held up well overall. Long term it appears we may face similar weather patterns and conditions. The frequent planned repairs made to the roads and infrastructure will protect us from damage, keeping the estate safe and well maintained. Where there are reported problems, we are investigating. You will find more detail further on in the newsletter.

The Board has been very busy on several projects and initiatives to keep the Willowhayne safe and future-proofed. We hope you enjoy learning about the works the Board has been undertaking.

The WRA is 50!

Incorporated on the 14th February 1974, the Willowhayne Resident's association has marked its 50th year. To everyone who has been involved over the years in keeping the Willowhayne well-maintained and safe for residents we offer our thanks. The current Board wish to maintain this good work keeping the estate prestigious, future-proofed and care-free.

Brennan and Chatterton

Say hello and wave goodbye!

We are delighted to welcome **Mo Setterfield** to the Board. Mo moved to the Willowhayne almost two years ago and has quickly settled into life in the local community. Mo's responsibilities on the board extend to organising the gate rota and the new role of liaisons for newcomers to the estate, helping arrivals settle onto the Willowhayne and answering any questions they may have.

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

Mark Packwood, our property manager at Hobdens, has departed for pastures new and we welcome Izabela Michna-Altunatmaz. Izabela comes to us with over 17 years' experience and a breadth of knowledge in relation to legislation and the industry. We thank Mark for his service to the Willowhayne and wish him every success in his new company. We welcome Izabela, wishing her every success at Hobdens.

We also say farewell to **Chris Davey** the gardener for the Willowhayne who is dialing down his duties. Chris has kept the gardens of the estate looking beautiful for many years. We thank him for his hard work. Our director responsible for trees, verges and gardens has found a replacement who starts imminently. Welcome Matt to the Willowhayne estate.

A very big thank you to **David Charles** who has been a regular gate 'patrolman' and will soon be retiring from his duties. David, your help was very much appreciated.

If you would like to join the gate rota please get in touch. It's not every weekend by any means and good notice is given on the dates you are required.

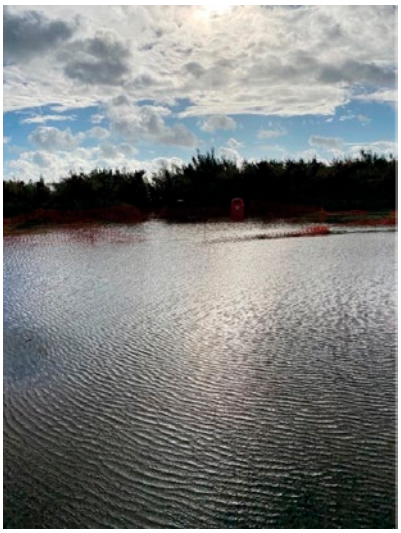
SAFE SEA ESTATES
A CONSIDERATE NEIGHBOURHOOD

SAFE SEA ESTATES INITIATIVE

The Chairmen of the Willowhayne, Angmering-on-Sea, Kingston Gorse, West Kingston and Sea Estate have met and created a new initiative called the Safe Sea Estates. The idea is simple: we communicate to share information and discuss common issues. This may relate to matters of safety or infrastructure. The plan is to meet every six months, share ideas and discuss ways that might support neighbouring estates. The Chairmen share a WhatsApp Group for matters arising that might be of a more urgent nature.

THE GREENSWARD

The dreadful wet weather has, it is fair to say, not been kind to the Greensward.



The Willowhayne does not own the Greensward. The responsibility of the WRA is for its maintenance including its regular mowing.

Specifically, the Greensward at the Angmering Twitten is persistently flooded. This is not going to rectify itself and is likely to get worse. It may become inaccessible for months of the year.

To find a long-term solution to the problem members of the Board met with senior coastal engineers & flood prevention officers from ADC to discuss plans to improve the infrastructure and drainage. These plans have now been presented and estimates sought, these estimates from Arun District Council (ADC) and our contractor are between £25,000 and £29,000.

Unfortunately, there is no budget from ADC available to complete the works. The priority for the improvement in the drainage on the Greensward, given other flood prevention requirements in the region, is likely to be low. The Board is meeting separately to discuss what options there may be. We will keep you posted on our discussions and options available.

ROAD REPAIRS 2024

The Board continually monitors the condition of our estate's roads and drains, and prioritises areas that require most attention, for example, where cracks are appearing on concrete bays due to road movement. In addition, we are monitoring areas where the asphalt road has been slightly damaged by heavy loads, usually in connection with building works and large delivery vehicles. Regular monitoring ensures that these areas are repaired before the damage gets worse.

DRAINAGE

Most of the drains on our estate are soakaways rather than large drainpipes, hence the importance of the annual drain cleaning and road sweeping. It's important to prevent gully grates from getting blocked with leaves. If you have a gully outside of your property and notice that the gully grate is covered with leaves, we would be grateful if you could help by clearing the leaves away.

Our drainage system has generally withstood the significant rainfall we have experienced this winter. One area that needs more attention is the top end of The Roystons, which suffers with flooding across the road and onto driveways. To resolve this issue, we are seeking advice from a specialist engineer to design a possible solution. We will then consult with affected residents to discuss the way forward given that any repair work is likely to cause some short-term disruption.

Latest news - Progress on ideas generated at the AGM

ROUNDABOUT - MAINTENANCE

The roundabout at the entrance to the estate is not in a great state of repair. The responsibility for the upkeep is with ADC but they say it is not a roundabout but is a traffic management feature and as such can't be sponsored to raise the necessary funds to keep it maintained. The WRA could maintain it ourselves, but additional insurance is required to undertake the works.
As sponsorship of the roundabout was not an option, we have agreed with local estate agents Brennan & Chatterton to sponsor the newsletter and homepage of the website to cover these additional costs. Thank you to Jules Chatterton and Nathan Brennan for their support, it is greatly appreciated.

The works will begin shortly.

FIBRE BROADBAND - UPDATE

Fibre Broadband installation on the estate was raised at the AGM. The Board wished to test the appetite of residents prior to investigating further. Thank you to everyone who responded.

We received 179 responses; we needed 100 positive replies for the provider to consider the project further.

139 – responded 'Yes'
40 – responded 'No'

We have progressed to the next step with surveys being conducted to establish the scope of work and all the associated considerations.

At this stage we have a long way to go before we have anything to present back in relation to opportunity and cost. We will feedback once we have more information.

DEFIBRILLATOR ROLL-OUT

Thank you to all residents who took the time to vote on the plan to roll out defibrillators on the Willowhayne Estate.

We had 138 replies.

97 voted in favour.
39 were opposed.
2 were undecided.

70% voted in favour.

Residents who did not respond 'yes' or 'no' were deemed happy to accept the majority decision. Abstention as outlined in the vote was not automatically treated as a 'yes'.

The plan will now be implemented with a final review on positioning and mounts.

Thank you to Jenny Lindsay and Sally Holmes, community first team responders, for their advice and support.

CAROL CONCERT

Our first Willowhayne Residents Christmas Carol Service proved to be a

huge success. Thank you to everyone who attended making the occasion feel very special.

Many thanks to Father Andrew Perry of St Mary's East Preston for conducting the service and with his help in organising, plus special thanks too to all the readers at the service, including past Chairmen Amanda Adams and Kerrie Peskett, Nathan Wood, son of our late Chairman Brian, WRA Director John McAdams, Mark Packwood (Hobdens), past resident Susan Rush and current resident Eileen Coleman.

We are planning another carol service for 2024 with a few carol changes as some were 'less familiar'.

FOR ONE NIGHT ONLY

It was clear on the night of the service that a few of the Willowhayne residents can hold a note. It would be fabulous if we could muster a choir for this year's service to support the congregation in their efforts.

The Chairman, albeit no Gareth Malone, is happy to connect chorists together to create a choir. It wouldn't be much effort on the night, maybe a quick rehearsal. If you are interested, please send a note to willowhayne@hobdensmanage.co.uk.

EAST PRESTON FESTIVAL FRIDAY 31ST MAY - SUNDAY 9TH JUNE 2024

The East Preston Festival has been running since 1981, celebrates village life and helps unite the East Preston community. As residents of the village, I'm sure you are aware of the large number of people from the surrounding areas that flock to the festival to take part in the many events being held. The money made from the festival is donated to several charities, groups and organisations in the village.

The East Preston Festival Committee has already started to plan the events for 2024. The festival is very expensive to stage and we wondered whether you would consider the following:

1. If any residents own businesses, would you be willing to sponsor an event for the 2024 festival? The amount and type of publicity that each sponsor gets depends on their contribution. It can range from a whole page advert in the programme to smaller adverts, company logos on event tickets and business names on posters displayed around the village.

2. Donate a prize for the Grand Draw raffle.

If anyone feels they can support the festival in any way or would like further information, please contact:
Jane Squires 07986 778706
Margo Bennet 07599 542139
eastprestonfestival@hotmail.co.uk

COMMUNICATION

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.

We are always 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.

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

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.

The WRA Board