MARCH 2025 | SPRING ISSUE

WILLOWHAYNE LIFE

The Newsletter for residents of The Willowhayne Estate

Welcome to the latest edition of Willowhayne Life, the Newsletter for residents of the Willowhayne Estate

The recently improved weather has allowed everyone to enjoy a little more of what is on our doorstep. We are very lucky to live on the premier Sea Estate in West Sussex.

As we move into Spring, the Board can now begin to implement its plans for improvements and repairs to keep the estate safe, accessible and future-proofed.

We hope you enjoy learning of the work the Board has been doing. We appreciate your feedback, and Directors are always happy to meet and discuss your ideas and thoughts on matters affecting life on the Willowhayne.

AGM 2024

Our AGM was held at the East Preston & Kingston Village Hall on Saturday 9th November 2024.

The meeting was on a Saturday for the first time and was well attended. The minutes are available on the website in the "residents' area".

Top of the agenda for discussion were the installation of electric gates and road repairs to Pigeonhouse Lane.

Brennan and Chatterton

ELECTRIC GATES

On first inspection, the installation of electric gates on the estate looks like a straightforward decision, “Yes or No”. Their installation does ask many, many more questions.

If we are to consider a vote, a large body of work needs to be conducted, including what problems are we solving, and will electric gates solve them without significantly disrupting residents and visitors? How do we manage contractors and deliveries, where do we position them, (the Angmering Gate is in a conservation area)? What happens if they malfunction and are unable to open? What system do we implement to open them, a fob, an app, or do they open automatically on approach?

All these variables along with many others need to be considered.

The Board is asking for volunteers who are in favour of their installation to step forward to help create a working party to deliver a plan. This will be presented at the AGM in November, with a vote of residents to approve or not.

If you wish to volunteer, please email Hobdens at willowhayne@hobdensmanage.co.uk registering your interest.

PIGEONHOUSE LANE

Significant work has been done by the directors in the past, and our recent investigations into the deeds of properties on the West Side indicate that they are required to pay a “fair proportion calculated according to the frontage of the cost of keeping in good and proper repair any road”. As a result, we are updating the estimates we have for the necessary repairs on Pigeonhouse and will approach houses on the West side to meet their obligation. We will start with one property, where we believe the recent renovations have damaged the surface. Should we not reach an agreement, or meet a refusal to pay, we intend to seek advice on the matter to recoup a fair proportion of the cost as outlined in their deeds.

2025 ROAD REPAIRS AND IMPROVEMENTS

Infrastructure remains the largest budgeted investment on the estate. By making repairs in good time, we minimise the cost and disruption to residents, “a stitch in time” comes to mind.

The biggest project in the Roystons to resolve the drainage and flooding issue will begin on April 21st and will likely take about a week or ten days. Residents have been notified.

In 2025 we will also repair/improve the following

I. The loose concrete at the junction of Myrtle Grove and Angmering Lane, and realigning the roadside drain that has sunk, preventing drainage..
II. Repairs to the drain gullies in The Oaks and The Ridings.
III. The flooding in The Oaks is caused by a blocked drain. Unfortunately, the drain goes across a front garden. However, the owner has permitted the work to go ahead.
IV. The asphalt part of the Ridings has cracked and will peel off if not dealt with. This asphalt has been laid on top of the concrete road, but the concrete joints were not sealed. Once we have repaired the many cracks, it should last some years, before having to re-asphalt the whole area.
V. Potholes outside the Tamarisk and Ridings gate and on the entrance to the Fosters will be repaired
VI. There may be other cracks in concrete that need resolving, and we will endeavour to make these repairs subject to budget constraints and their urgency.

KERBS ON ANGMERING LANE.

The Kerbs on Angmering Lane are in part non-existent or in poor repair. Not only do they look tatty and unbecoming of the estate, but they are also affecting the drainage, can become slippery and a potential hazard for residents. We intend to install kerbs up to Cross Road in 2025 and continue the installation over the next few years. This will be within the infrastructure budget.

ESTATE SECURITY – AVANTGUARD.

The Avantguard security schedule has been amended. If you wish to learn more, please contact Hobdens. Avantguard are now present on the estate every night.

If you witness suspicious activity, as a first point of contact please call the Police. Avantguard are on site to act as a deterrent and report fully every morning on any issues they come across during their patrols each night.

TREE ROOT DAMAGE ON ANGMERING LANE

The roots of a mature Monterey pine tree have started to break up the road surface on Angmering Lane. Long-term, this will become a hazard to pedestrians, cyclists and mobility scooter users, and the road will continue to deteriorate.

It is not an easy fix. A first inspection concluded that the root stock would need to be reduced by 25% to resolve the issue, but this would make the tree unstable. As a result, the only option was to remove it and replace it with a new mature tree with a root blocker in place.

The potential felling of the tree caused distress to residents, and it was decided to seek a second opinion with the specific brief "how do we make the road safe without removing the tree?". The answer may be "it is just not possible", but we will do everything we can to safeguard its future and liaise with residents on the options. We wish to preserve the tree.

THE WILLOWHAYNE NEEDS YOU!

At the AGM in November, it was mentioned that three Directors have served the maximum term of six years and must retire from the Board. Additionally, two resignations have depleted the team further. Terry Burke has volunteered to be co-opted back to the Board until his replacement can be found. Terry's experience on infrastructure is invaluable and we thank Terry for his continued support.

We need anyone with a financial background to help with the accounts, a legal background or one in building/construction. If you are a good communicator with writing skills to help with the Newsletter, you would be very useful.

No role on the Board requires significant expertise. We need a small amount of your time; we meet every other month, and some time to discharge your duties. The Board is a decent, likeminded group who get on well with each other and have a common purpose to keep the Willowhayne safe, carefree and the premier estate on the South Coast.

If you wish to volunteer or discuss how you might help, please email Hobdens at willowhayne@hobdensmanage.co.uk

Brennan and Chatterton

GATE CLOSURES

Over the winter, the gates have remained open at weekends due to a lack of volunteers. We planned to continue with gate closures from May to October. With only five residents stepping forward, the summer gate closures will not happen. Ideally, we need a further 19 volunteers to help share the workload. If you wish to volunteer, please contact Hobdens at willowhayne@hobdensmanage.co.uk.

GREENSWARD

The drainage and flooding on the Greensward at the Angmering Lane/Tamarisk Way Twitten continue to be a problem and have left it in a poor state of repair.

We do not own the Greensward; it is leased by Arun District Council (ADC) to the WRA at a nominal rent. We are responsible for the cutting of the grass but the maintenance, including the drainage, is the responsibility of ADC.

Plans have been drawn up to improve the drainage and quotes by ADC and the WRA sought; both are in excess of £30,000. There is no guarantee the work would solve the problem, albeit it would significantly improve it.

We have requested ADC to complete the works at their own cost, but for the past two years, the budget is not available and is unlikely to be next year. We have tried to engage in a meeting to discuss the matter but have been unsuccessful.

The lease is due to be renewed in 2027, and conversations will have to begin in the next twelve months to agree on it. Residents will have to decide whether we continue with the lease or not.

We will need to consider if the budget constraints faced by ADC would extend to the future maintenance of the Greensward, and therefore, if it would be maintained to the standard we would expect; are residents prepared to pay for the drainage improvements from the reserves? Is there a deal to be done with the next lease to make the improvements and share some maintenance costs? These and others are options to consider.

The Board will not decide anything without a meeting with residents and a vote taken on the preferred route. At this point there is nothing further we can do to persuade ADC.

FIBRE BROADBAND

A A question raised frequently relates to the installation of Fibre Broadband on the estate. The fear is we are being left behind and at a disadvantage versus other estates, and as a result, a less desirable estate. It is important to understand the Broadband speed you need, depending upon your usage. Current speeds on the estate do vary, but on the whole speeds are suitable for moderate/high usage (see below).

Here's a general guide to help you determine the right broadband speed for your needs, you will notice they are modest compared to the speeds promoted.

1. Basic Usage 1–5 Mbps – Activities - Browsing, email, social media, light video streaming (SD quality), and occasional video calls. - Recommended for: Individuals or small households with minimal internet usage.

2. Moderate Usage 10–25 Mbps – Activities - Streaming HD video (Netflix, YouTube), online gaming, video conferencing, and downloading files. - Recommended for small households with 2–3 users or devices.

3. High Usage 50–100 Mbps – Activities - Streaming 4K video, heavy online gaming, large file downloads, and multiple devices connected simultaneously.

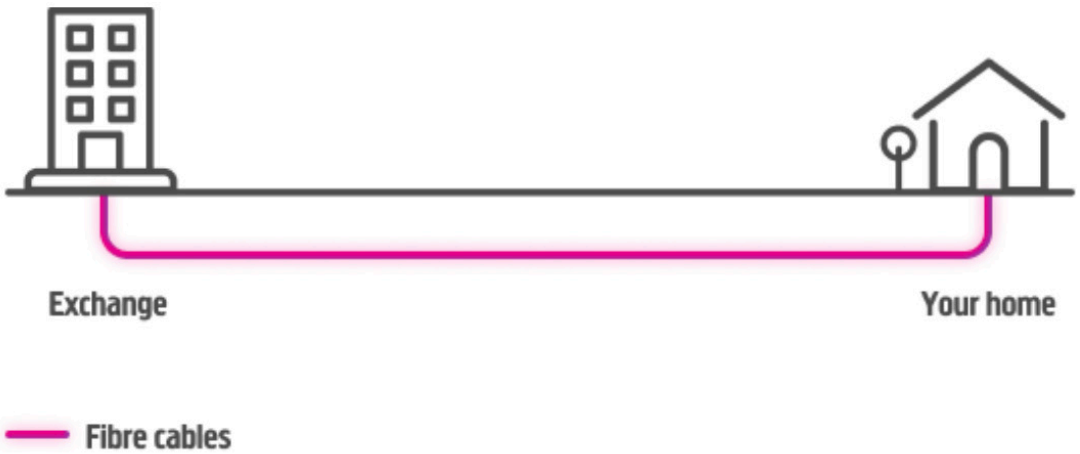
4. Heavy Usage 200–500 Mbps or higher – Activities - Streaming 4K on multiple devices, frequent large file uploads/ downloads, smart home devices, and heavy online gaming.

5. Extreme Usage 1 Gbps or higher - Activities - All of the above, plus advanced tasks like 8K streaming, VR gaming, or running a home server. - Recommended for: Tech-savvy households or small businesses with very high bandwidth requirements.

The Board are in conversation with Briant, who has shown interest in providing a fibre broadband service on the Willowhayne. After a recent meeting, Briant has been briefed with the opportunity to provide a plan to provide their services without cost to residents, with no obligation. Openreach will still have access to the estate.

Once we have received the plans from Briant, we will share them with you.

We understand the plan is for Openreach to have their Full-fibre service installed by 2027.



THE CAROL SERVICE

On December 18th residents enjoyed a traditional service of Carols and Lessons at St Mary the Virgin church East Preston. The weather was dreadful, but the service was full, and we are encouraged to repeat for a third year this December. We are considering serving a glass of mulled wine and a mince pie for residents after the service. Dare I say we will "mull" the idea over.

THREE-WAY STOP ON ANGMERING LANE

Some residents have expressed concern around the safety of the three-way stop on the junction of Angmering Lane and Michel Grove. It is important to note we have not had any reports of an accident.

The Director for Health and Safety suggested we highlight the procedure for the approach of a three-way stop just in case you are unsure or unfamiliar.

When approaching a three-way stop sign, you should slow down, come to a complete stop at the designated stop line, and then proceed when it is safe to do so, following the "first come, first served" rule; if you arrive at the intersection at the same time as another vehicle, yield to the vehicle on your right.

Key points to remember:

- **Stop completely:** Always come to a full stop at the stop line before proceeding.
- **Check all directions:** Look carefully to your left, right, and straight ahead to ensure the intersection is clear before moving forward.
- **Priority rule:** The first vehicle to arrive at the intersection has the right of way.
- **Yield to the right:** If you arrive at the same time as another vehicle, yield to the vehicle on your right.

GENERAL INFORMATION & 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 do not approach directors directly.

For queries write to Hobdens at 41a Beach Road Littlehampton, West Sussex, BN17 5JA or email - 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.

We also thank Brennan and Chatterton for their continued sponsorship of the Newsletter, which contributes to the maintenance of the Angmering Roundabout.

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, and the motivation of the Board is to keep it that way for all our residents and neighbours.

Thank you.

The WRA Board