

ELMER SANDS NEWS

Issue Number Thirty-four March 2015

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There is no time like early spring. Those days with crocus and primroses in the grass, daffodils peeping through, blue skies and wild red sunsets. I shall halt there because I promised myself I would resist the temptation to write War and Peace waxing lyrical about the recent milder weather. But hasn't it been lovely? It's such a pleasure to get out into the garden again and walk along the beach without getting wet or catching frostbite, even if it is just for a day or two.

Our estate has been rather quiet over the last few months but that's probably the way most of us like it during winter.

The first event this year will be the annual spring beach clean, this will be followed by the A.G.M. when hopefully a number of you will volunteer to do their bit for Elmer Sands and become a Director. Please come, it's a valuable opportunity to meet, face to face, the people who currently manage the Estate on our behalf and get updated on key issues that affect the value of our homes and the environment we live in.

Plenty has been happening recently with regards to the sea defences. The short term solution i.e. the shingle replenishment of the beach went well and plans are already underway for the long

term solution... more about that later.

As a result of the Surface Water Management Plan we have also learnt recently that discussion is under way and some funds available to deliver actual works to help reduce the risk of surface water flooding to the estate. As we say – watch this space.

Normally I now talk about Elmer Sands Boating and Angling Club and the events they have planned however unfortunately this year due to lack of members and support they have decided that they will not be hosting a fete and hog roast but there could be some smaller events so keep looking at their notice boards. If you like fishing and boats and have some free time on your hands or are new to the estate and would like to meet new people why not consider joining ESBAC. P.S. You don't even have to fish or own a boat to join; you can be a social member only.

That's all from me so have a great spring and summer and in the words of my favourite Vulcan who sadly died at the beginning of the month, 'Live long and prosper'.

Linda Smith

ELMER SANDS ANNUAL GENERAL MEETING Monday 27th April 2015

Attn All Residents
You are invited to the Elmer Sands Ltd Annual General Meeting
On Monday 27th April at the Jubilee Hall, Middleton-on-Sea
Doors open 5.45pm for refreshments
Meeting starts 6.15pm, closes 8.30pm

All the key issues that concern everyone will be addressed such as the sea defences, management of drainage, road repairs, common areas and security.

Meet the current voluntary Directors who have been giving up their time to manage the Estate on your behalf and vote in new people to represent you for the coming year. We hope to see you there.

Submit your nominations for Council by 30th March, forms distributed with the Annual Report and available from the Office

**Dates For Your Diary
2015**

**Beach Clean 25th April
AGM 27th April**

Beach Defences

Concerns about Elmer Sands' Beach sea defences have been growing since 2009. During this time there were a number of communications between the Environment Agency and Elmer Sands Council however by October of 2012 the situation had become critical. After many phone calls and emails by concerned residents the beach had its first replenishment in the November of that year and everyone was able to breathe a little more comfortably that Christmas.

However, with the winter storms the following year, by Christmas 2013 we were back to square one and many of us started writing again in earnest to the EA. It seems fortuitous that we were eventually put in contact with the duty officer Nick Gray who immediately sent two engineers to access the situation and the risk to the public. By April 2014 the shingle was bulldozed back and the holes filled in for the short term, as well as the start of plans for a long term solution.

The EA have always maintained that the solution advocated by many residents, extending the rock islands opposite the boat yard area, would be much too costly, now it seems it has become a distinct possibility.

EA projects progress through a selection process where scores are given to different aspects of the business case. The number of properties saved from future flooding and potential loss to the sea was calculated at over 100 properties although we have maintained it is more like 200.

This gives us £500k however further points are scored, in order to gain approval over other projects, if the Estate contributes. The EA suggested 5% which is £25k, leaving the EA providing £475k.

Work has commenced recently preparing plans and computer modelling paid for with an initial amount of £50k from the EA so that as soon as more money is available the work can go ahead immediately. £75k has already been allocated by the EA in the financial year 2015-16. The remainder of the money is to be available in future years unless some can be found brought forward earlier which does happen. The EA were asked to extend their maintenance of reinstating the beach behind Manor Way and by the boat yard.

This of course hasn't happened by magic; hours of effort, meetings and work have been put in on behalf of the Members to protect their interests by both residents and voluntary Directors, as well as our partners in the Environment Agency.

This topic will of course be raised again at the AGM on 27th April.

Elmer Road Re-surfacing

Further to our article in the Autumn newsletter we thank everyone that returned the template letter addressed to WSCC Highways asking that Elmer Road be re-surfaced. We gathered about 100 letters from across the estate and brought these to the attention of WSCC. They have responded by spending 3 days in February filling holes and

dips to level the surface and promised that between April 2015 and March 2016 the whole surface of Elmer Road from Yapton round-about to Manor Way will be surface dressed with tarmac and stone chippings.

Keeping Elmer Sands Unique

The unique sight of clear roads and well kept verges enhances the living environment for everyone and makes the Estate a safer place to be. Despite the changing needs of residents, ESL strives to manage Company land and compliance with the rules to maintain its uniqueness. See below.



Developments

Elmer Sands Ltd follows up on building development projects on the Estate and developers are required to sign a 'Development Agreement' with the Company, paying a refundable deposit on reinstatement of land. Any alterations to access incorporating ESL land are formalised with a supplemental deed attached to the property Title. ESL publishes Guidelines for development and associated road/verge use and parking. Sites are monitored for compliance and checked on completion. A degree of tolerance is needed during developments. Ultimately, improvements to property should serve to enhance the Estate. Any individual neighbour issues with regards planning or nuisance should be directed to

the appropriate Local Government departments. Please see further information on the Company website or contact the Secretary.

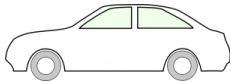
Verge damage



Due to the time of year, grass verges are very soft and have

suffered damage in various locations around the Estate. ESL has written standard letters to a number of properties with regards repair and reinstatement. The verges serve as soakaways for the surface water and homeowners are asked to ensure that any damage caused by activity at the property is reinstated. Areas damaged by activity not associated with the property should be reported to the Secretary for follow up by our Grounds contractor. ESL is grateful to all homeowners who continue to tend to the grass verges. Thank you.

Parking



ESL hires the services of a parking management company in an attempt to keep the roads as clear as possible. Penalty ticketing applies. Guidelines are published on the ESL website and are also available from the Secretary. Parking must be contained within the boundary line of properties with the exception of

IMPORTANT: CHECK THAT YOUR WATER BUTTS ARE EMPTY NOW!

Please ensure capacity is available to take up any sudden heavy rain. Please note: **Elmer Sands Emergency Contingency Plan** can be downloaded from our website.

temporary visitors and services.

Restrictive Covenants

There are varied restrictions listed on the Title Registers for every property on the Estate. Homeowners should familiarise themselves with these restrictions for compliance. Copies of Title Registers are available from the Land Registry at a cost of between £3-6.

www.gov.uk/government/organisations/land-registry



Appearance of Property Frontages

Some issues have recently been raised by residents regarding the appearance of property frontages which can have an effect on neighbouring properties, in particular when attempting to sell eg problems with rubbish and scrapped vehicle storage, excessive parking etc. It is hoped that individual homeowners will consider these issues and make every effort to resolve them in the interests of the maintaining the pleasant appearance of the Estate as a whole.

Running of Business on the Estate

To run a business from the Elmer Sands Estate is in breach of the restrictive covenants attached to Elmer Sands properties. However the ESL Council acknowledges that the use of the internet means that many residents work from home. Providing this does not have a detrimental effect on neighbouring properties or to the Estate as a whole this should not be a problem. ESL will take action if there is business activity at a property

causing disruption or damage to ESL land. Where there is nuisance and disturbance to neighbours, or a suspected change of use for business, this should be reported by individuals to ESL and/or the relevant departments at the District Council for follow up. Parking of trade vehicles belonging to residents is not permitted on the roads and verges regularly or overnight.



Please put your bins in!

In certain areas of the Estate, wheelie bins are being left out on verges for long periods after refuse collection. Please ensure your bins are safely stored away after collection of rubbish. High winds blow empty bins over into the road causing obstruction.

Nominations for the Elmer Sands Council Deadline 30th March 2015.

All fully paid up Members are entitled to serve as a Director of the Elmer Sands Ltd Council. Please contact our Secretary for more details. It is important to maintain a Board of Directors with mixed experience and knowledge who can represent our diverse community. You do not have to have lived here for years to become a Director. Residents new to the Estate are very welcome.



Last year was not the best year for ESBAC, and we struggled to host the annual Fete and Hog Roast, despite sending requests for assistance. We are really grateful to those who did attend the events, and especially those who gave up their time to help us out on the day. Everyone enjoyed the day and it was great fun, but sadly it was not the huge success we would have liked and we have had to make the difficult decision to not hold another one this year.

The club really needs some new members, and we would love to welcome any newcomers to ESL to join us, or anyone interested in fishing or boating who has not yet joined. Although we are not having the Fete or Hog Roast, we do hope to hold some smaller events during the summer, such as fishing competitions and kayak races, and some BBQs and social meetings.

We could also do with some more committee members - so if anyone is interested -please do get in touch.

You can contact the current Club Commodore, Adi Howe, on 07891794421 email: adihowe@gmail.com. The Club Treasurer, Clive MacDonald on 01243 582941, or the Club Secretary, Margaret Garner on 01243 587550 email: magsq2u@gmail.com

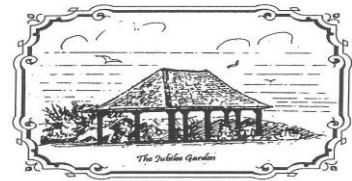
The club's AGM is going to be held in The Cabin, at 11am on Saturday 18th April. Everyone is welcome!



Easter Beach Cleanup!

Calling all beach lovers, please join us on **Saturday 25th April** for our Easter beach clean. It doesn't appear to be that bad this year, after all the shingle replenishment, less work for us! **We will be meeting at The Kiosk at 10.30 am. BRING YOURSELVES**, warm clothing and gloves.

Welcome to



Elmer Sands

HAVE YOU RECENTLY MOVED TO ELMER SANDS?

Please make sure you have contacted the Estate Office and registered yourselves as new owner/s of the property

CONTACT DETAILS

secretary@elmersands.co.uk
www.elmersands.co.uk

Please ask for your copy of the 'Welcome Booklet' which explains how this private estate is managed
Registered Office
23 Arundel Way, Elmer Sands,
PO22 6JH
Tel: 01243 584900

All forms of residential and commercial property issues dealt with including RICS Home Buyer reports, Building Surveys, Valuations for probate, taxation and divorce, Landlord and tenant matters, portfolio management, strategic property advice

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