

# ELMER SANDS NEWS

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**The Elmer Sands Ltd. Annual General Meeting was held at 6.15pm on Monday 28<sup>th</sup> April 2008 at the Jubilee Hall, Middleton-on-Sea and attended by 64 residents.**

It was an opportunity for the membership to hear first hand what the Directors are doing for the Estate. The following is a full account of the meeting as it was suggested that those who were unable to attend would welcome it.

In attendance were the Directors, The Secretary, The Treasurer and Police Community Support Officer (PCSO), Mr Clive Morge with Mr Ian McCarthney in the Chair.

The Chairman opened the meeting and welcomed all present. He made reference to the support provided to the estate by the former Chairman, Louise McMurchie who had recently moved from Elmer Sands and recorded formal thanks for her contribution to the Council.

The Chairman said that he hoped the Members felt that there was a continuing high quality of service provided by the Council and he went on to summarise the recurring themes and challenges of the past year, stressing that the biggest issue for the years to come would be the road and drainage infrastructure, which would require continued attention and investment. He assured the Members that the

Council was working positively towards a long-term strategy, rather than quick fix solutions. He also made particular reference to the recent rainfall and tidal figures, global climate change and the increase in developments, all of which would impact on the Estate infrastructure.

The Chairman then touched on the incidents of petty crime and Estate security services. PCSO Mr Clive Morge attended the meeting. The Chairman noted with thanks the positive relationship that was developing between our own security services and the Police.

Special thanks was then recorded to former Director Louise Hague for her contribution to the successful re-launch of the Company website which was proving to be a valuable communication tool for ESL and its Members.

The Chairman highlighted the success of the Wheel Clamping patrol and the significant decrease in unauthorised vehicles accessing the Estate for e.g. beach parking.

The Chairman then thanked all the Council Members for the many hours of hard work they had contributed on behalf of the Membership.

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## **Stuff 4 gardens sponsor Garden Competition**

This year the Annual Elmer Sands Gardening Competition was won by Paula Puleston of 94 Ancton Way (pictured centre front). The Elmer Sands Gardening Cup was presented by Ian McCarthney (chair of ESL – pictured centre back)

The judges congratulated the owners of the fourteen gardens that had entered on the high standards that had been set this year and highly commended the gardens of Pat Lloyd of 5 Stablefields and Maggie Smith of 9 Elm Drive. They said that the decision had been a hard one because there was only a matter of 3 points between the winners.

Our thanks go to the judges Dr. Stephen Carter (Group Technical Manager Farplants Sales Ltd – pictured left) and Steven James (Proprietor of Stuff 4 Gardens – pictured right) who donated a £50 prize.

**Please note that the gates to the estate will be closed on the 27<sup>th</sup> JULY to fulfil local bylaws. A private company will man the gates this year.**

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He stressed the huge number of voluntary tasks that the Directors had undertaken throughout the year including, fencing, painting, gardening etc. He also thanked those ESL members who had given up their time to assist the Council with a variety of projects.

In summary, the Chairman thanked the Members for their general support and community spirit. He said that he hoped that Members felt a part of ESL and that the Council were always approachable and supportive.

### **Maintenance of Estate Roads and Drainage System**

Director Don Johnson presented a summary of the more significant works carried out in the last financial year and explained to the Members that the Council was employing a strategy to save in the long term. He went on to note that several contractors had been asked to submit quotations for the recent work, to comply with British Standards. The Council had subsequently chosen Thompson Civil Engineering, who had fulfilled the criteria and were the most economical option. Mr Johnson detailed the work already carried out by the Company including the lifting of drain gullies and reinstatement of road surfaces. He further reported that the Council was thoroughly satisfied with the excellent service provided. Mr Johnson also stressed that this significant schedule of repairs would mitigate future costs.

In summary Mr Johnson said that ESL would continue to

employ preventative measures. He noted that since considerable reserves had already been used for road works, future costs might need to be reflected in the subscriptions fees.

Mr Johnson then summarised the current status with regards to the Estate drainage system, referring Members to a variety of photographs and illustrations. He said that there was a pressing need for the Council to address the problems with the drainage system and that this was partly due to factors such as increased rainfall and higher tides. He went on to explain how the work recently carried out had already improved the flow of water throughout the Estate e.g. gully clearance and jetting of drains, noting a number of successes.

The issue of damage to the grass verges was raised and Members were urged to report any witnessed incidents to the Secretary to follow up.

In conclusion, the Council aimed to prevent further deterioration of the system and to maintain it for the future, taking on board the increased building developments and demands on the system. It had been agreed that Local Civil Engineering Company, Dixon Hurst and Kemp would be engaged to carry out an initial survey of the Estate drainage system. The Company would produce a report and possible solutions for consideration by ESL.

It was noted that one Civil Engineering Company had estimated that to bring the Estate up to the current standards could cost in excess of 1 million

pounds, which further highlighted the need for continued improvements and maintenance.

### **Building Development and Parking Policies**

The Chairman referred to the increase in building development throughout the Estate and said that although a number of the new developments had been professionally managed, there were unfortunately a few that had been badly managed resulting in damage to the roads and verges. For this reason it had become necessary for the Council to create a Development and Site Operations policy to ensure that developers and their agents were made aware of the requirements. He went on to say that all residents had a responsibility to ensure that the rules were adhered to when engaging contractors. A general discussion took place regarding the strain that new developments were having on the already overloaded infrastructure. The Council confirmed that the survey to be carried out by consultant engineers should be able to identify more clearly the relevance of developments to the drainage system. It was hoped that this information could be used to press Arun District Council for support on related planning issues.

Members were then advised that a consultant engineer had already suggested that ESL might consider placing a surcharge on new developments for the extra burden to the infrastructure of circa £5-10,000. The Council

would explore this and other related issues in due course.

The Chairman then referred to the parking enforcement policy and encouraged Members to report incidents of non-compliance. He stressed the importance of maintaining the grass verges, not only as a unique visual aspect of the Estate but as a crucial form of surface water drainage. Again Members were asked to take this issue very seriously as a community and support the Council in managing the situation. He also confirmed that ESL would vigorously follow up on cases of non-compliance in line with the published policy and in collaboration with the parking management company.

### **Estate Security**

Mr Adrian Wells presented examples of criminal damage to Estate property and anti-social behaviour such as late night drinking at the Kiosk and he referred members to a variety of photographic illustrations. It was noted with thanks that several residents had continued to clear debris from the common areas e.g. broken glass bottles etc.

Mr Wells stressed that all Members of the community had a responsibility to address these issues e.g. by reporting incidents to the Police and he urged everyone to work together for a positive result.

Members were reminded of the current Estate provision for security and initiatives to deter anti-social behaviour and crime

including additional floodlighting at the Kiosk in the evenings. It was noted that the Council had re-negotiated the service provided by the Emprise security patrol and that there were now three check points to cover. ESL could request reports at any time to aid evaluation of the service. Guardian Facilities continued to manage the parking situation by clamping and removing unauthorised vehicles as necessary. Mr Wells said that the security companies were successfully working together to provide a good overall service to ESL and that the provision for security would continue to be monitored.

### **Membership Status**

The Secretary summarised the current Membership status. Full membership potential was 381 of which there were currently 343 registered members. The Secretary noted that this number compared to that of the same time last year. She went on to explain that of the 38 non-members, 17 were flats at the Sussex Village and Court development.

Compulsory membership currently stood at 137 and the Secretary explained the efforts of the Council to increase this figure eg by issuing Supplemental Deeds.

The Chairman assured Members that ESL would continue to make efforts to engage non-members. He went on to say that non-members would be charged for maintenance work as applicable.

## **ESL Volunteers.**

Our ESL volunteers are an important and valued part of our community; whether it be beach clearance, gardening, maintenance, erecting fences, annual gate closures, handing out communications or simply keeping the communal verges tidy. We depend on the support of our volunteers to help maintain standards and keep our annual costs down.

Our membership fees go some way to providing the necessary revenue to ensure that essential repairs, maintenance and estate improvements are delivered appropriately. However without the many ESL residents who volunteer their time to assist the Estate with a variety of projects we would undoubtedly face significant additional costs for the work they currently undertake. Their voluntary contributions help to ensure that we can focus our limited resources on priority issues e.g. security, drains and flooding.

Can you help?

If you think you can offer some time to help in one of the our volunteer projects or wish to register your interest in advance please leave your contact details with Kim our Secretary or alternatively keep an eye on our ESL notice boards situated around the estate which will give details of forthcoming projects and voluntary opportunities.

Thanks for you ongoing support

Ian McCarthney (Chair)

## **Estate Contacts**

Emprise  
01243 552699

Guardian  
01903 269999

PCSO Clive Morge  
08456 070999 X 22113

Neighbourhood Watch  
Terrie Claxton 01243 584753

Police (Local)  
08456 070999

ESL Office (Ansaphone)  
01243 584900

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BYE till next edition - LS & SB

### **The Company Secretary**

Please route any queries through the Company Secretary, who can be contacted by phone, e-mail or in writing, at

**23 Arundel Way, Elmer Sands,  
PO22 6JH. Tel: 584900**

[kimedden@btopenworld.com](mailto:kimedden@btopenworld.com)

**NO house calls please.**

**NEW RESIDENTS-** If you have not received your Welcome Pack please contact the Secretary.