



**Southover
Manor**

Sandycombe Properties Ltd

Summer 2021

Newsletter



We hope you find this newsletter from the Sandycombe volunteer board of directors useful. We distribute this to all owners, those renting properties on the estate and fringe property owners.

Annual General Meeting

We hope to hold a full AGM this year in October and will announce the date nearer the time. Last year we had to have just a zoom meeting but we hope this year we can revert to a more sociable occasion.

Our website

<https://sandycombe.wordpress.com/>

Useful contact details and historical information is displayed. The website is hosted by WordPress. We are using a free service at present, which means that adverts are visible but not of our choosing.

Service charge

As you will know by now, the service charge has been reduced by 10 % this year. The directors are pleased that we have sufficient funds in reserve for the time being, even though the estate is, of course, about 35 years old. We continue to monitor the situation and to carefully manage the service charge.

Parking

Although there are guidelines for all residents concerning parking, we all rely on the goodwill of our neighbours to ensure the smooth running of day-to-day living. For most of the time things do run well.

Unfortunately, of late it has come to our attention that on a small number of vehicles notes have been left on windscreens and acts of vandalism carried out to those cars.

As volunteers, the Directors do not become involved in disputes between neighbours and suggest that such vandalism is reported to the police.

To help avoid further incidents it may be helpful for new residents and old to be made aware/reminded of our thoughtful parking guidelines.

- Please park considerately at all times.
- Use the marked bays wherever possible.
- The bays are available on a first come first served basis.
- There are normally enough spaces over the 4 parking areas for those residents wishing to use the communal land to park even if the space may not be the most convenient for a property.
- Displaying the Sandycombe permits in residents' windscreens will hopefully deter non residents from parking on our land. (Please do not use old permits)
- Visitor's permits are for temporary parking for visitors. If you are parking a second car with just a visitor's permit permanently, please be aware that you may be challenged.
- Only Phase 1 properties can use the car parks as Phase 2 detached properties have their own area.
- Fringe properties must park in their garages and not on the driveways of the car parks. This is in the deeds.
- If you see someone parking that you know is a non-resident feel free to challenge them.
- From time to time, it may be necessary for a resident to **temporarily** park near or in front of their garage. If you are over hanging another garage or partly blocking in a car, please let you neighbour know beforehand.
- Through access for emergency must always be maintained.

Council Parking Permits on Cluny Street

We have discovered that the Council have amended the Zoning in Cluny Street with properties not facing the street having their right to apply for a permit withdrawn. This affects properties in Monks Lane, Verralls Walk and Annes Path which in turn puts more pressure on the shared parking areas. As a committee we have taken this up with the Council and our new local councillor and would urge any resident of those properties to do the same.

Lighting

The Council have 'suspended' their painting programme because of Covid so the lamp on the green remains grey for now. If anyone notices a lamp not working, please report this to Hunters with the number of the lamp which is on the post.

Trees and Gardens

The lawns and beds of our estate are held communally by all of us on the estate and contribute significantly to the quality of our life and properties. Our garden contractors, Chives, aim to keep the gardens tidy and well maintained.

The Sandycombe garden group, consisting of 14 volunteers who are residents on the estate, meet monthly for some light and social gardening. We often end up with a coffee together.

Each spring we have a review of the garden, identifying areas of work for Chives and creating the opportunity to plan for autumn planting of shrubs. This year we have been putting a large amount of estate compost on the beds to improve the structure of the soil and reduce moisture loss.

There has been unwanted litter in some areas, particularly the Monks Lane car park and in the railway land. We ask everyone to be vigilant in their own neighbouring car parks and street areas, to help with removing small bits of rubbish and to report more serious problems to Hunters.

If you would like to join the garden group or have any requests or ideas for further planting, please contact Vivienne Macey or Jane Goyder via Hunters.

External changes to properties

Any external changes (doors, windows, conservatories, extensions, etc.) require consent from Sandycombe *before* changes are made. This is quite separate from any planning consent that may be required by the local authority. In the first instance please write to Sandycombe Properties via Hunters outlining any proposals. Hunters will then consult the board of directors and, if required, arrange for a survey, which would incur a charge.

Hard Areas

We continue to monitor the estate and the only works planned is a reducing the flower bed in Church End car park to create one further parking place and repair the border. We will be infilling the hole in the green and reurfing during the autumn. If anyone notices anything of concern, please report it to Hunters who will pass it onto the directors.

Southover Good Neighbour Scheme

This offers local help and aims to create a supportive community for all residents in Southover. The scheme includes help with shopping, collection of prescriptions, temporary pet or garden care for example while you are away, putting out the bins, sharing skills such as IT, borrowing items eg a step ladder, children's equipment such as a high chair for a visiting toddler or simply sharing information. There are 25 volunteers, 5 of them happen to be on our estate. All volunteers have been DBS checked, and the organisation is properly constituted with financial support from Lewes Town Council. The scheme is for all to use, including the volunteers. If using it for the first time, you will be asked to register. Registration can be done at any time and we are encouraging people to register in advance, to show support for the scheme and to save time when they come to use it. All volunteers have themselves registered to use the scheme. 07434 621568 is the number to ring, to register or ask for help with something.

Estate management information – Board of Directors

The current volunteers serving are:

Carol Hannah (Chair), Paul Benoy (Treasurer) Vivienne Macey, Jane Goyder, Hazel O'Hare, Anna Heitman, Linda Saunders.

Please do not contact directors directly but through Hunters.

Managing agent

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5 Church Road

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RH15 9BB

Telephone – 01444 254400

Email – management@hunters-group.co.uk

Website – www.hiea.co.uk

Hunters will either deal with your enquiry themselves or pass it on to the directors.

Becoming a director

Directors of Sandycombe Properties are residents who volunteer. At present, we have a full board. However, if you are interested in volunteering once a vacancy occurs, please contact Hunters.

We also invite those interested in joining as volunteers who monitor the estate, including garden areas, to get in touch. There is no need to be a director to be part of the trees and gardening group.