



**Southover  
Manor**

## **Sandycombe Properties Ltd**

**Spring 2023**

**Newsletter**



This newsletter from the Sandycombe volunteer board of directors is distributed to all owners, those renting properties on the estate and fringe property owners.

### **Garages and their security**

A considerable number of garages have been prized open and some damage caused in most of our car parks, (Monks Lane, Verralls Walk and the Malthouse (although Church End was targeted last year). Only Annes Path has escaped thus far. The board has discussed what might be done to try to rebuff future attacks, which have been aimed at older doors which can be opened with a crowbar whilst still locked. We think that the principal need is the replacement of older and less secure doors. Robust doors with 4 point locking would assist. Bikes should be secured inside the garage – ideally locked to a metal ring set in concrete in the floor of the garage. Some insurance companies will not cover bikes in the garage unless this is done.

We are not convinced that CCTV will deter quick attacks on easy targets. Even two cameras and a recorder would cost £1000 plus annual maintenance. This gives an idea of the high cost for covering the whole estate which would cause a very steep rise in the service charge. There would also be the difficulty of monitoring the system, not a task anyone would volunteer for. We do not think that ‘dummy CCTV’ would work as criminals are very aware.

We have established that it is a fact that criminals prefer light and therefore the increase in lighting on the car park would only assist them. However, some owners may wish to consider motion activated lights outside their garages which would disconcert them. These could be solar powered.

Another suggestion we have had is the installation of personal CCTV inside the garage to alert to a mobile phone if there is a disturbance. The difficulty of having a personal CCTV outside the garage is that an alert would be sent just by neighbours using the area. We would be interested to receive any further suggestions.

### **Annual General Meeting**

We had a successful AGM last October and look forward to meeting more shareholders at the 2023 AGM, date to be announced later in the year.

### **Our website**

<https://sandycombe.wordpress.com/> Useful contact details and historical information is displayed. We are using a free service at present, which means that adverts are visible but not of our choosing.

### **Service charge**

This year we returned the charge to the same amount as in the year 2020 – 21. We had reduced the amount by 10% for 21-22. We do anticipate an increase next year, affected, of course, by inflation but also by the ageing of the estate.

### **Hard Areas**

We have been monitoring the estate and have recently instructed a builder to undertake necessary repairs to walls, pathways and signs. If anyone notices anything of concern, please report it to Hunters who will pass it onto the directors.

### **Parking**

Although there are guidelines for 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.

It may be helpful for new residents and old to be made aware/reminded of our 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.
- 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 overhanging another garage or partly blocking in a car, please let your neighbour know beforehand.
- Through access for emergencies must always be maintained.

As volunteers, the Directors do not become involved in disputes between neighbours.

### Lighting

The Council have continued their suspension of their painting programme 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 are held communally by all of us on the estate and contribute significantly to the quality of our lives and properties. Garden contractors, Chives Garden Care, aim to keep the gardens tidy and well maintained. Shrubs are chosen that will cope with hot temperatures. However, the extreme heat of 2022 resulted in the loss of several older plants. The Spring display of a succession of snowdrops, crocus, cyclamen and narcissi is looking beautiful at this time. They have been planted by the 16 residents who meet monthly for some light gardening. We also plan planting on the estate. Do join us! We usually meet on the last or first Sunday of the month in the morning.

Please do not leave any unwanted garden waste in the compost area. This includes bags of leaves which has recently become a problem.

Happy Gardens,  
Vivienne and Jane

### External changes to properties

Our recently amended board policy is to allow the normal planning process to complete. We will accept

the final decision reached by the planners. A letter of permission from Sandycombe will then be issued which will deal with the covenant in the deeds of all Sandycombe properties.

### 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 e.g. a step ladder, children's equipment such as a high chair for a visiting toddler or simply sharing information. There are 30 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 are: Carol Hannah (Chair), Paul Benoy (Treasurer) Vivienne Macey, Jane Goyder, Anna Heitman, Mike Jackson, Sue Berry. Please do not contact directors directly but through Hunters who will pass your enquiry on to the directors.

### Managing agent

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### Becoming a director – URGENT CALL FOR VOLUNTEERS

Directors of Sandycombe Properties are shareholders who volunteer. If you are interested in volunteering, please contact Hunters. Some of our directors are planning to step down in the autumn of 2023.

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.