



Southover
Manor

Sandycombe Properties Ltd

Summer 2024

Newsletter



This newsletter is distributed to shareholders, fringe property owners and to those renting properties on the estate to keep them informed of estate matters.

Finances

Service charges were increased by 5% for the financial year April to March 2025 which was necessitated by high charges for replacement parts for the streetlights that Sandycombe are responsible for. Whilst some of these costs were covered by a transfer of £5,000 from our reserve funds it was considered prudent to also increase the service charge, albeit keeping this increase as low as possible. We hope also to be able to replenish our reserve funds, at least to an extent, from a retained surplus at the end of the current financial year.

Service charge payments were issued in April with some still overdue. Please could those residents (Shareholders and Fringe Properties) make payment as soon as possible to avoid unnecessary work and cost.

Overall, the finances of Sandycombe Properties Ltd remain strong. Our reserve funds stand at £47,532 and in the last 12 months we have received some £1,476 in interest payments which does of course help to cover some of our costs and thereby keep the service charge as low as possible.

Trees & Gardens

As spring has arrived, our communal gardens are blooming with vibrant colours and new shrubs, including newly planted allium bulbs that will flower through June. Earlier this year we also enjoyed narcissi and fluted tulips. The new hedge of *Euonymus japonicus* 'Green Spire', which has been planted along the Cluny Street pavement in front of the Malthouse is establishing well.

Children have been observing swifts from early May and bats have also been spotted in the early evening.

In the Spring, we are aware that weeds and grass tend to grow quickly. Therefore, we are instructing the gardeners (Chives Garden Care) to pay particular attention to mowing the grass and to spray weeds on the hardstanding. The current plan is to regularly spray each area of hardstanding on the estate on a rotation (weather permitting, always the second Monday of the month). We have also agreed that cars will no longer need to be relocated to accommodate the spraying and the gardeners will work around any parked cars.

We are also seeking quotes for annual cleaning of the gutters on the garage blocks. This Spring, a director was able to remove an overgrown branch that required cutting back to prevent damage to the garages at the front of Anne's Path, near the railway land. If you spot a similar issue, please contact Hunters so that we can sort it as soon as possible.

We invite interested residents to join our Garden Club (all ages welcome) and contribute to preserving and enhancing our green spaces. Whether you're an experienced gardener or simply enthusiastic about nature, your participation is valuable. We meet on Cluny Green every last Sunday morning of the month at 9:30 (weather permitting).

If you are seeking inspiration, you may also be interested in the return of the Southover Open Gardens Day, a fundraising event organised by Southover Bonfire Society. This year 18 Southover gardens are open on 9 June from 14:00-17:00. Tickets are available from St Pancras stores, the Swan, the King's Head, and the Lewes Tourist Office.

Neighbourhood History

Local resident, Chris Grove, has curated interesting information about the history of the Southover Manor estate and gardens, which you can find attached to this newsletter.

Hardstanding

The hard standing areas around the estate are monitored by the directors, however we always welcome further feedback from residents (via Hunters) should something be spotted.

While there are some undulations on parts of the pavement areas, there do not appear to be any individual pavement bricks protruding to endanger safety.

The moss removal that was carried out earlier in the year was effective, but the moss is returning, and moss treatment will need to be repeated as we approach the winter.

While there are weeds along the edges of the pavement in Cluny Street, that area is the responsibility of East Sussex Highways, and we will be asking the council when those areas will be cleared. Residents can add weight to that by asking themselves through the council website at www.eastsussex.gov.uk/roads-transport/roads/contacting-us

Parking

The car parks are in the main are running smoothly. We would like to thank those residents who display permits at all times as it greatly assists the directors and other residents who help monitor the car parks.

It was brought to our attention that a small number of unauthorised vehicles are taking advantage of the parking facility designated for Sandycombe Properties shareholders.

Despite recent communication to all Shareholders and fringe properties requesting that this is addressed it is disappointing to see the same vehicles continuing to take advantage of Sandycombe land.

To protect the space the decision to move to the next stage outlined in the communication has now been implemented.

Lighting

We have had a number of faulty lamps on the estate over the winter months and have been working with ESCC's appointed contractor Balfour Beatty to either repair or replace the faulty columns/lanterns. This work is continuing with new lanterns having been ordered for columns A2, A19 and A23 which have all been deemed beyond repair. We are also still waiting for their investigative reports on A4, A14 and A18 to establish what work is required and a quotation to carry out the work.

We will continue to monitor this but if anyone notices a lamp not working that has not previously been identified above, please report this to Hunters with the number of the lamp which is on the post.

Website

<https://sandycombe.wordpress.com/> [currently hosted by WordPress a free service but does mean that adverts are visible and not of our choosing]. The site contains useful contacts and historical information.

Estate Management Information

Current Board of directors

Michael Jackson (Chair) Paul Benoy (Treasurer), Anna Heitman, Ryan Kavlie, David Cunningham, [Mike Kay & Bruno Combelles. Please do not contact directors directly but through Hunters who will pass your enquiry on to them.

Managing Agent

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Becoming a director

Directors of Sandycombe Properties are residents who volunteer for the position. If you are interested, please contact mark@hunters-group.co.uk

