



# Willowhayne News

## Trees and your Responsibilities

Following the recent storms and bad weather it seems appropriate to remind you of your moral and legal responsibilities regarding any trees on your property.

A question which is often asked of us is;

**Who is responsible for looking after trees and their maintenance?** The owner of the land that the tree grows on is responsible for the tree, regardless of who planted it.

It is sensible for all owners and tenants to take the time to regularly inspect any trees which are on their property to make sure they are not likely to cause any damage should they fall and are not causing any nuisance to surrounding neighbours. If you are approached by an affected neighbour in connection

with your tree, you have a responsibility to take action. If you don't and subsequently your tree causes damage you may be liable for any damage caused. If you are concerned about a neighbour's tree you should write (keep a copy) to your neighbour expressing your concern and ask them to have the tree's health checked by an arboriculturist.

Another question asked of us is;

**Overhanging branches, can I cut them?**

Trees that overhang property boundaries may be pruned back by the neighbour to the boundary line but no further. However this is bad practice as it may not enable the principles of good pruning to be

applied. It is far better to get agreement from the owner, for them to prune the tree properly. The cut branches must be offered back to the tree owner. If the tree is protected by a Tree Preservation Order (TPO) or growing in a conservation area you must get written approval from the council beforehand.

**Whilst we do not usually recommend any trade persons, the estate preferred tree surgeons are D&T Tree Surgery** (also known as Anthony Duffield and Jonathon Thwaites.)

Contact details are 01903 260914 or 07979 414111

Inside this issue:

Fire at "Little Thatches"

Foxes

Speeding Contractors

Cinema

Board Directors

Thank You

Estate Rates

AGM Reminder

Security Update

Open Garden Days

- Beach Clean
- Walking Safely
- Guard Signing
- East Preston Festival
- What's on
- Did you know?



## Fallen Tree on Christmas Eve

Christmas Eve saw a large pine tree fall from a property in Angmering lane, blocking Cross Road. The owner was unable to get hold of a tree surgeon, a big thank-you to the neighbours for getting the tree coming to the rescue with a chain saw and



## Fire at "Little Thatches" - 19th January

By now most residents will have seen the devastation caused by the fire at "Little Thatches" Tamarisk Way. For those of you who have heard reports 2nd hand we would like to report the facts as they are currently known and publish some words from Mr & Mrs Symons.

The security guard arrived on site approximately 40 minutes before his shift was due to start, there was no reason for him to arrive on site early—it was just luck. Part of the regular patrol procedure is for the guard to undertake an initial patrol of the estate just to check everything is ok. On this initial patrol he noticed a large amount of smoke coming from the property. Initial thoughts were that it was a bonfire which may have been out of control. When approaching along the drive he saw smoke coming from the roof. Jack and Karin Symons were at home but totally unaware of the fire until alerted by the guards, the guard escorted them out

and called the fire brigade. There was no smell of smoke in the house until the roof and loft were ablaze and apparently beyond rescue. No smoke, heat or fire alarm and there were many (both electrically wired in and battery in every room in the house), rang or warned of the conflagration. The cause of the fire has been determined as being caused by a defect in the chimney, some mortar had deteriorated under the thatch next to the chimney where it was not visible.

"We would like to apologise to everyone for the appalling mess and eyesore that was, until Sunday, our dream home, filled with the family memorabilia of a lifetime. Words cannot express our gratitude to the quick thinking security guards. We are working with our insurers to see what can be done to either reinstate the house or replace it with something else. Either way, this will be a long term massive project. It is our only home and we were on a work-

ing holiday when it happened, unbelievably on my 60th birthday. (We are all grieving the devastating loss of our wonderful family home and most of its contents, but we still have the memories if not the photo albums or very much left of the stuff that furnished our happy family life there for nearly 17 years). One strong possibility is that we ourselves do not rebuild but that the plot and ruin is put up for sale for someone else to do it. It is a lovely spot with wonderful neighbours.... To whom we especially extend our deepest sympathy for the turmoil of this week and yet to be endured. We are also immensely grateful to the firemen who tried so hard and bravely to save our home and its contents."

Mitchell and Penny Symons

## Foxes

The subject of the fox has and will always be emotive with those people who love them and encourage them by feeding versus those who feel they should be deterred. Care needs to be taken when

feeding foxes as food left outside may also encourage rats and other rodents.

If you wish to try and discourage foxes, always keep bagged rubbish and garden waste in closed bins, wheelie

bins are most effective against foxes.

If you wish to feed foxes, please do so with some consideration towards neighbours.

## Speeding contractors/delivery drivers

The continual problem of speeding on the estate never seems to go away and we seem to be seeing an increase in the number of contractors and delivery vehicles exceeding the 20mph limit, in particular DPD. DPD operate a 1 hr time slot delivery schedule, which could be why they are a particularly bad

offender. For us to be able to write to offending companies, whether they are contractors or delivery companies, we need the following information; Date, Time, Vehicle Registration and details of where the incident occurred. Without this we can not do anything. If you could send this information either by

email to Hobdens or directly through the website we will take action.



## Cinema returns to Windmill Theatre

The cinema is making a welcome return to The Windmill Theatre, Littlehampton. New state of the art digital equipment is being installed and tested. It is hoped that along with the training of the volunteers

everything will be up and running and ready for the screening of films during the first two weeks of February. This little cinema needs your support, if we don't use it we will lose it! Keep an eye on the Inspire Leisure website for

details of films being shown, with dates and times. <http://www.inspireleisure.co.uk/>



## Board Directors

The Willowhayne is a large estate of 389 properties and the residents' association needs a full contingent of board directors to allow it to operate smoothly.

We currently have vacancies for 3 directors.

There are a variety of roles undertaken by directors which include;

Communications, Safety & Security, Estate Maintenance, Finance, Rules & Regulations, Gates. Whatever your interest we could always use your help.

No professional qualifications are needed to become a director; just enthusiasm and a desire to improve the area in which you live.

Please do come forward and volunteer.

## Thank you to our retiring director

A big thank you to Jorge De Silva for all the hard work he has put in as a director.

His involvement with the WRA has spanned some two

years. He has primarily focused on the unenviable task of upholding the rules and regulations aspect.

Health concerns and work

commitments now mean that he is not able to commit the time required.

## Estate Rates - General fairness and a time to improve the system

You may recall that the Board announced at the 2010 AGM their intention to put forward a proposal to change how the rates were calculated. This proposal was put to the residents at the 2011 AGM and whilst a majority of residents - 70% - were in favour of the change, we did not receive the required 75% to pass the resolution.

The feed back we continue to receive from many residents and which echoes the views of the board is that the current system is not fair, outdated and should be brought into line with the current council tax banding system.

### Examples of the current unfairness are as below:

- Currently fees are calculated using the old rateable value system which was replaced by poll tax/council tax in 1990/91
- There are no practical means of re-assessing the old rateable value of individual properties. Therefore properties which have been extended or replaced may now be paying less than neighbouring smaller properties.
- In many cases two similar sized neighbouring properties are paying considerably different amounts

### How will the new system affect me?

- With any new system there will always be winners and losers. To have maintained the same level of income in 2014, 237 properties would have seen an increase and 131 properties would have seen a reduction.
- The average increase would be £32.74 and the average decrease would be £56.49

### How much am I likely to pay if the new system is introduced?

If the proposed change had been adopted this year, the table below shows the amount you would have paid for 2014.

Council Tax Band	Council Tax 2013-2014	Proposed General Estate Rate 100%	Pigeonhouse Lane 77.64%	The Fosters 75%
A	£1,014.67	£110.19	£85.56	£82.64
B	£1,183.79	£128.56	£99.82	£96.42
C	£1,352.90	£146.92	£114.08	£110.19
D	£1,522.01	£165.29	£128.34	£123.97
E	£1,860.23	£202.02	£156.86	£151.52
F	£2,198.46	£238.75	£185.38	£179.06
G	£2,536.68	£275.48	£213.90	£206.61
H	£3,044.02	£330.58	£256.68	£247.94

Note that, under the deeds we only charge flats in Fosters at 75% of the general rate for the estate and under prior agreements the rate in Pigeonhouse Lane is 77.64% of the general rate.

### How have the proposed changes been calculated ?

- Under the new system your rate will be proportionate to your council tax band.
- The total amount of council tax paid by the estate in 2013/2014 has been divided by the total amount of WRA fees required for 2015. We have taken into account the discounted estate fees paid by those properties in Pigeonhouse Lane and The Fosters when working out our calculations.
- If the new system is agreed at the AGM, a starting point for the 2015 WRA general rate will be calculated at 10.86% of your 2013/2014 Council Tax.
- It is proposed that there is no change in the total amount of WRA fees collected in 2015 from the 2014 figure.
- Future rate changes will be agreed by the members at the AGM as at present.

### Is the new system designed to benefit the directors of the WRA?

- No
- There are currently 7 directors on the board, 6 will see their fees increase with 1 seeing a reduction, see below:-
  - Amanda Adams £25.65 increase
  - Kerrie Peskett £42.58 increase
  - Malcolm Barnett £46.00 decrease
  - Adrian Gotts £12.36 increase
  - Steve Robinson £14.44 increase
  - Garry Styles £9.80 increase
  - Jeff Edwards £40.49 increase

The board will put a formal proposal to the 2014 AGM and would stress that they fully recommend this revised proposal as being a sensible way to update the current system to ensure fairness throughout the estate and we are looking to receive your support.

We would welcome your comments prior to the formal resolution being presented so we can fully consider your views.

## AGM 2014 - 18th June 19.15

We hope that everyone has put the AGM date and venue in their new diaries.

We often have important subjects up for debate and agreement.

Please do try and attend,

otherwise you could find that the minority end up speaking for the majority.

Conservative Hall, Sea Road, East Preston, 18th June 19.15.

We will continue to remind you of this date and, nearer

the time, of certain protocols that need to be followed.

## Security update

As part of our contract with "Assured" we are provided with a call out service, where by a guard will investigate an incident even if it is outside of our scheduled patrol hours. We are charged for this service at a cost of approximately £15 per hour. The night of the 13th December at 18.00 a resident called Assured as they were concerned at 4 young boys who were Carol singing and collecting money. The boys

were purporting to be collecting on behalf of a dog's charity but were unable to provide any evidence of this and were removed from the estate.

Details of the action taken by the guards in respect of the fire at "Little Thatches" is reported elsewhere in the newsletter.

Other than the above we are glad to report that it has been quiet on action taken by the guards, with no significant

incidences since the last newsletter.

We have however heard that there have been several break-ins to out-buildings, sheds and garages on the estate. None of these incidents have been reported to either the board or the guards. If you have or become a victim of crime please do let us know so we can let others know and if appropriate increase our security arrangements.

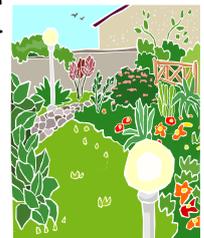
## East Preston Festival week (30th May—8th June)

Whilst the 2014 East Preston Festival week may seem a little way off, it is not too early for the organising committee to be planning this summer's festival. A popular attraction is the garden open days where visitors purchase, in advance, tickets to visit the open gardens. Details of opened gardens are only given once tickets are purchased. The committee are looking for an extra 2 gardens to be

included in this year's event. If you are interested in opening your garden for one afternoon (2nd June 14.00—17.00) and one evening (4th June 17.00—20.00) please contact Jackie Pilcher (01903 782783) Jackie will be able to answer all your questions and arrange to visit you and your garden to discuss any questions. Many of the participants take the opportunity to raise money

for their favourite charity, by selling teas or plants, holding a raffle or a tombola.

The people visiting the gardens just enjoy seeing different gardens, usually love gardening and don't count stray weeds!



## East Preston Parish Council Beach Clean

East Preston Parish council will be running another beach clean on Sunday, 27th April, between 11am and 1pm. Black sacks and litter pickers will be provided, all that is needed is your time and help.

If you would like to take part, may we suggest you take a

good pair of gardening style gloves. Further details of where to meet will shortly be available on East Preston Village's website. If you are able to help or require any more information please can you contact:

Simon Cross, East Preston

Parish Council, Council Office  
122 Sea Road, East Preston.



## Walking safely on our roads

It never ceases to amaze us how many people do not follow the basic safety rules when walking on our unlit estate roads. During these last few months we have seen a ten fold increase in the number of near misses with pedestrians and cars and in most cases the pedestrian was at fault. In one particular incident a driver narrowly missed a male

adult who was walking with his young son.

As a reminder:

When walking you should avoid walking with your back to the traffic, you should always walk facing the on coming vehicles.

Wear or carry something light-coloured, bright or fluorescent in poor daylight

conditions. When it is dark, use reflective materials (e.g. armbands, jackets, footwear), which can be seen by drivers using headlights up to three times as far away as non-reflective materials. Please walk safely.



## Willowhayne website

In the September newsletter we put out a request for any resident who felt they could help re-vamp and update the existing the website, unfortunately we haven't had any response.

On the board we currently do not have anyone with the requisite skills to over-haul the website into a new format. We

are looking for someone who would be able to take on the task of re-vamping the website and subsequently maintaining on a regular basis.

Whilst the board has had a few ideas for changes, without the skills to do this work, we are unsure of how to implement these changes or if they are even possible. We are

hoping to find a resident who has had experience in all aspects of designing, setting up and maintaining such a site.

If you feel you have the skills and time to take on this role, please contact us via the website.

## Guard signing volunteer needed

With the imminent arrival of a new baby one of our long standing guard signing volunteers has had to relinquish the role of signing in the guards on a Monday night. We are looking for a replacement volunteer who would be prepared to sign the guard's report sheet as a

confirmation that they are on site when they should be. This small but important role will take up only 5 minutes of your time 1 evening a week. For security reasons we don't want to publish the exact times in the newsletter (you never know who other than

residents may see this publication), but we would confirm that the times are not anti-social. If you feel you could assist with this job, please can you contact us either via the website or through Hobdens.

## East Preston Village Festival—Volunteers needed

The Festival committee are keen to expand their volunteer group to assist in making the 2014 Festival a huge success and help with some of the

tasks, not only during the Festival itself but also before and after the event. If you would like to volunteer to help, please contact either Ian

Gordon (01903 779720) or Mike Anstee (01903 776551) Chairman & Vice-Chairman

## What's on?

If you know of a local event please let us know so that we can let our residents know, how many times have we all said "I didn't know that was on or I would have gone along?"

### February

**Saturday 8 February 2014 - 18:00 to 21:30** Family Film Quiz + American Supper evening (Conservative Hall, Sea Road) Entry fee £1.00 per person AND all participants are invited to bring a plate of food/drink to share (i.e. American supper). No food/drink to share then entry fee of £5.00. There will be a raffle on the night. Maximum number of teams 20 (each team to consist of no more than 5 members). Those

wishing to come alone can join a team on the night. All teams strongly advised to book before the 8th Feb in order to guarantee a place.

Profit from this event will go to St Wilfred's School.  
*Event organiser: East Preston Film Society*

**Monday 24th February - 19:00 to 22:00** East Preston Films (Conservative Hall, Sea Road. East Preston) Captain Phillips (12A) Tickets at £6.00 each are on sale at Seaview Stores & Hedgers Newsagents, both in Sea Road. Event sponsored by 'Cooper Adams Estate Agents'. Profits to go towards purchasing 2 bicycle shelters for the village.  
*Event organiser: East Preston Film Society.*

### March

**Wednesday 5 March 2014 - 19:30** Flower Arranging Demonstration (Conservative Hall, Sea Road East Preston) Jean Plasket - Demonstration 'Omnium'. Competition 'Spring is Sprung'. Refreshments, raffle sales table. Visitors and new members welcome. Ring 01903 773017 or see [www.epfloralclub.co.uk](http://www.epfloralclub.co.uk)  
*Event organiser: East Preston Floral Club*

**Sunday 16th March - 19:00 to 22:00** East Preston Films (Conservative Hall, Sea Road. East Preston) TBA Tickets at £6.00 each are on sale at Seaview Stores & Hedgers Newsagents, both in Sea Road. Event sponsored by 'Cooper Adams Estate Agents'. Profits to go towards purchasing 2 bicycle shelters for the village  
*Event organiser: East Preston Film Society.*

**Saturday 29 March 2014 - 19:00 to 21:30** BRIDGE DRIVE (Miller Barn, Village Hall, East Preston, BN16 1LP) 6.45pm for 7pm. Tickets £15 per pair to include a light buffet and wine. Tea, coffee, soft drinks are also available. Raffle.

For tickets and enquiries telephone 01903 770032.  
*Event organiser: East Preston Festival Committee*

## Did you know?

The first recorded game of conkers using horse chestnut seed, was on the Isle of Wight in 1848.



Apple pips contain small quantities of cyanide but you are protected from the toxin by the hard seed coating.

Kangaroos use their tails for balance, so if you lift a kangaroo's tail off the ground, it can't hop.



## Useful Numbers



Police Non Emergency  
Number : 101 or 0845  
60 70 999

Assured Control  
Room (Guards):  
01903 277345

Hobdens:  
01903 724040



Contact us by either writing C/O  
Hobdens, 41 Beach Road, Littlehampton,  
West Sussex, BN17 5JA

Or send a message using the website

[www.willowhayne.org](http://www.willowhayne.org)

(If you have forgotten the password please  
just give Hobdens a call and they will advise  
you; for security reasons we don't want to  
publish this information in the newsletter as  
the website is for residents use only)



One of our residents has set up a Willowhayne Forum, so that the residents can discuss various topics, ideas, help each other out or arrange trips etc. The username and password are the same as for the WRA website. This Forum is not a platform to address any issues relating directly to the WRA Board or as a method of communicating with the board. [www.willowhayneforum.co.uk](http://www.willowhayneforum.co.uk)

Directors : Amanda Adams  
Garry Styles

Kerrie Peskett  
Malcolm Barnett

Steve Robinson

Adrian Gotts

Jeffrey Edwards (Co-Opted)

## What do you want from your Newsletter and board of directors?

The purpose of the Newsletter is to keep you informed as to what is happening on the estate. It would be helpful if you could let us know what you wish us to include in the Newsletter and what you want us to leave out. We welcome articles to be submitted for inclusion in the Newsletter, but please bear in mind that they may need to be edited for content and suitability (depending on content and space available). Please submit your articles via the website or post to Hobdens.

All the directors are volunteers and work many hours (often without any recognition and in addition to their day job) trying to improve the estate and ensuring we all benefit from living on such a lovely estate. Our sole objective is to serve the estate to the best of our ability so if there is anything you want us to consider or think we could do better then please just let us know.

Printing and paper kindly donated by



East Preston Office 01903 856400

[eastpreston@grahambutt.co.uk](mailto:eastpreston@grahambutt.co.uk) [www.grahambutt.co.uk](http://www.grahambutt.co.uk)