

Autumn 2021
Part 2

UEHA

Uplands Estate Newsletter

Uplands Estate Houseowners' Association

*“The best piece of
suburbia in
Southampton”*

*Nikolaus Pevsner,
Architectural Historian
1967*

IMPORTANT – PLEASE READ ACTION REQUIRED BY HOUSEHOLDERS

- **Vote on raising further funds for road repairs**
- **Note a temporary partial road closure of Orchards Way on Mon 15th and Tues 16th November 2021**

Discussion and vote on raising further funds for road repairs, 23rd November 2021

The UEHA needs to raise more money to maintain the Estate's roads which are unadopted (maintained by us and not the local council).

The recent AGM agreed to hold an extraordinary general meeting at **7.30pm on Tuesday 23rd November** to make a final decision on how we fund it. It will take place at Highfield Church Hall.

Please make every effort to attend. The meeting is in the main hall to allow greater social distancing. If you're not able to attend, your household can vote either via the ballot paper attached to this newsletter or by nominating a UEHA householder as a proxy to vote on your behalf.



The reason for the vote

Apart from dealing with potholes, few significant surface repairs have been carried out for a considerable time.

The most used access to the estate is the section of OW between Highfield Lane and the junction with UW by the Spinney and this is showing the most wear. The road survey revealed a poor sub-structure and flooding problems, and the section of road around Horseshoe Green being undercut by the adjacent stream, despite fairly expensive remedial work a few years ago.

With these issues in mind the UEHA Committee invited tenders earlier this year for Phase 1 work to include the re-surfacing of these areas and the re-directing of the stream through the centre of the meadow to prevent further undercutting of the road.

The latest tender estimate (Nov 2021) is £375,000, much higher than previous estimates. We have around £244,000 in reserve for this project so there is still a considerable shortfall of about £131,000.

To make up this shortfall this year would require a levy on top of the standard annual maintenance fee of around £1,220 (Currently £550). More than two thirds of those at the AGM agreed, by a show of hands, that we should pay a road levy and aim to complete Phase 1 as soon as practicable.

The question is, how much houseowners should pay and when.

The Committee is putting forward **the following three options**, two of which propose spreading any extra road cost over a number of years.

1. Each household pays £1,090 in March 2022 and March 23. This would be made up of the £550 annual fee plus a £540 additional road levy for each of the two years. The intention would be to complete Phase 1 at the end of that period.
2. Each household pays £900 in March 2022, March 23 and March 24. This would be made up of the £550 annual fee plus a £350 additional road levy for each of the three years. The intention would be to complete Phase 1 at the end of that period.
3. Each household pays £550 fee in March 2022 (a small increase on last year as per usual). With this option Phase 1 could not be carried out and we would accept the risk of more expensive ad hoc road repairs and the possibility of some road collapse.

The annual maintenance fee will be £550 with a £30 discount for prompt payment.



Residents will have the chance to discuss and vote on this issue at the EGM on November 23rd. If you can't attend the meeting, details of how to send in a vote are attached.

A copy of the Road Survey Report commissioned by the UEHA can be viewed on-line. Send a request for password access to Uplandsestate@gmail.com.

We are re-reprinting below the UEHA background funding information from the last Newsletter, in case you missed it.

UEHA - Where Does the Money Go?

In broad terms the typical annual contribution and ground rent totals a little over £40,000 with normally about half being spent on day-to-day expenditure. For example, in 2020/21 costs were approximately:

Tree work	£4,600
Day to day maintenance of roads and drainage	£3,300
Estate Gardening	£6,900
Small Gardening Works	£1,450
Committee Expenses	£1,400
Insurance	<u>£ 350</u>
	£18,500
Contingency	£22,000

Saving for the Rainy Days

Until about ten years ago annual fees only covered the basic running costs of the estate. This was not a viable long-term option as it became clear that a contingency was needed to save funds for occasional professional services and unexpected events. This avoids exposing the UEHA and homeowners to significant financial risks over time.

For example, over the past few years extra expenses have included:

Tree collapse, extra survey and remedial work	approx. £5,000
Legal fees underpinning the revision of the UEHA constitution	£9,000
Professional fees regarding re-structuring of Design Guideline	£8,000
Road infrastructure surveys, repairs and tender liaison	£23,500

However, prudent financial management for the last decade means that having covered the above expenses we still have around £244,000 on deposit.

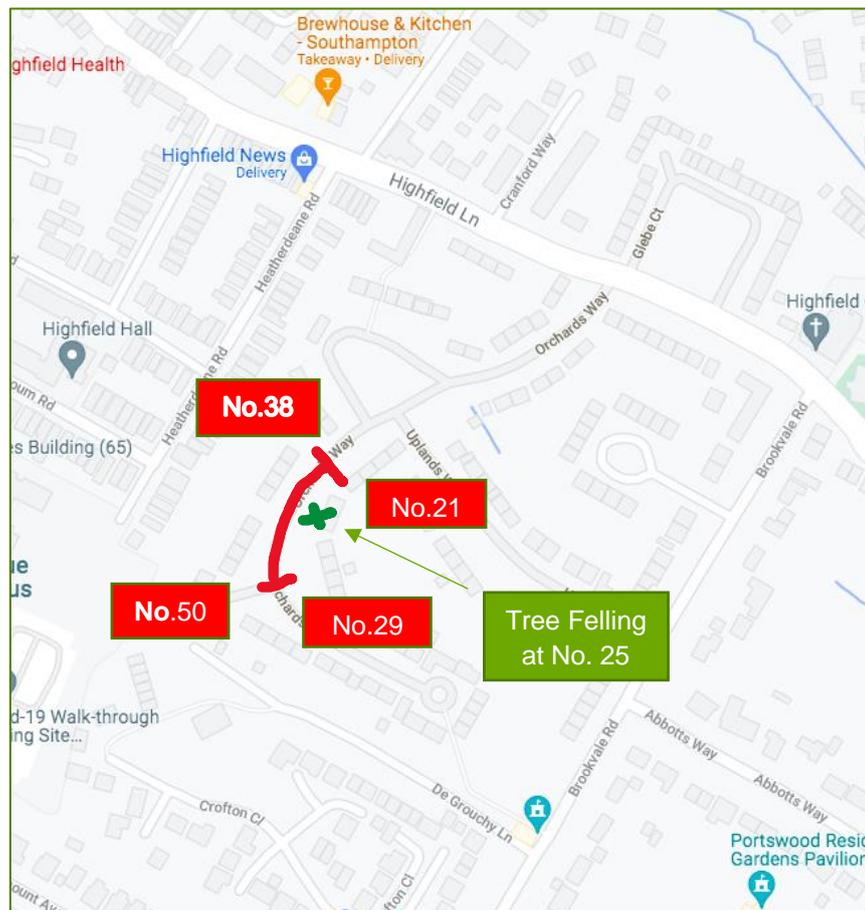
Temporary Partial Road Closure of Orchards Way on Monday 15th and Tuesday 16th November

From 08:00 to 16:00 on Monday 15th and Tuesday 16th November 2021, a section of **Orchards Way** will be **impassable to cars** during the operation to fell the giant cedar tree outside 25 Orchards Way.



The road will be blocked from house number 21 to 29 on one side and number 38 to 50 on the opposite side. There will be **no vehicle access to and from houses beyond those numbers** during the working hours. Access routes to the estate (via Orchards Way and Uplands Way) will remain open.

PLEASE NOTE: To avoid potential damage, car owners will need to **clear their cars from the area marked before 0800 on both days**. If you choose to park your vehicle towards the estate entrance, please be mindful of safe traffic flow and driveway access. Likewise, with parking on Brookvale Road. Please make appropriate arrangements for deliveries & visitors.



If you have any questions about the felling of the tree, please feel free to talk to one of the committee members.

Committee Members 2021



Fiona Britton
86 OW
Trustee



Gordon Cooper
38 OW
Trustee



Diane Ferry
14 OW
Trustee



Catherine Cooper
5 OW
Hon. Sec



Chris Dancer
72 OW
Treasurer



Roger Munford
7 OW



Dan Nother
58 OW
Chair



Rob Swindell
20 OW

Dave Newhouse, 9 OW - Trustee/Works Manager

Committee Meeting Dates

2021: Monday Dec 6th

2022: Monday Jan 10th, Monday Feb 7th, Monday
March 7th, Monday April 4th,