

Christmas  
2024

# UEHA

## Uplands Estate Newsletter

Uplands Estate Houseowner's Association

*"The best piece of  
suburbia in  
Southampton"*

*Nikolaus Pevsner,  
Architectural Historian  
1967*

### Chairman's Introduction

Welcome to the Christmas newsletter. There has been a lot going on for the committee over the past few months. This has included a considerable amount of committee work with complicated technical and legal matters associated with the road scheme for us to drive forward, over and above the day-to-day business of management of the estate. Your committee is made up of residents of the estate, all of whom volunteer their time and effort to make sometimes difficult decision to help keep the estate as visually attractive and well-functioning as Herbert Collins originally intended; and, I am sure, reasons why most of us choose to live here.



We are always on the look-out for new volunteers to be committee members or trustees, but no more so than at the present with the recent departure of a number of both Trustees and Committee Members. Whilst obviously there is a time commitment involved, it is a fulfilling and rewarding activity to know that you are helping to preserve and maintain the aesthetics of the estate for the common good.

If you think you would be interested in getting more involved, please speak to me or one of the committee members and/or trustees who are identified at the end of this newsletter.

Recruitment drive over, I hope you will find this newsletter of interest and that it will give you a flavour of the wide range of matters with which the committee is involved on behalf of all residents of the estate.

Finally, I would like to welcome and thank both Emily Geer, the new paid committee admin manager and Emma Mills (34OW) who generously volunteered to take on the role of Estate Treasurer. It almost goes without saying that we are all extremely grateful to Rochelle Parkes (60OW) and Chris Dancer (72OW) for their previous respective efforts in these roles.

Dan Nother – UEHA Chair (58OW)

### Update on Resurfacing of Estate Roads

Due to complexities with the s20 (of the Landlord & Tenant Act 1985) legal process which we are duty-bound to follow in order to implement the road scheme, the works have been postponed to Spring 2025 which will also allow the preferred contractors (Mata Construction) to benefit from the better weather. Further information to follow in the next s20 letter to residents and in future newsletters. As always, the website will be kept up to date with the current information available. [www.ueha.co.uk](http://www.ueha.co.uk)

## Estate Maintenance, Gardening & Trees

### Grounds & Maintenance

Peta and her band of gardeners and helpers have been busying away behind the scenes keeping the estate look neat, tidy and presentable on a gardening, trees and grounds front.

Sam Hewitt our current gardening contractor continues with mowing the estate on a regular basis, generally half of the estate one week, and the other half the next. Recent weeks have been dominated by the collection and clearance of fallen leaves. There will also be work required to rectify the problems created by Toob (see below for more on Toob). While Toob themselves have undertaken some remedial work, Sam will ensure the estate is looking its normal self by the Spring.

Residents may have noted that parts of the Meadow have been scythed recently by professional gardener Lizzie and her helper Les, while a section has been left to protect over-wintering insects. Scything, apart from avoiding the noise and pollution from trimmers and heavy mowers, is more flexible than the latter, and avoids compacting the very wet meadow. Scything has seen an increase in flowering plants, butterflies, grasshoppers and frogs. It is also considerably cheaper than using machinery, especially now that support has been secured from the SCC Community Campaigns Officer in removing the arisings; well done Uli (7OW) for securing this.

### Estate Trees

The estate trees are subject to an annual inspection for health and safety reasons. The annual inspection of trees revealed that the majority of Estate trees are felt to be in good health. The notable exceptions include a dead sycamore in The Cut, and 2 lime trees, one in the Spinney and the other in Uplands Way, which are being pollarded to prolong their lifespan, and to prevent future possible limb loss. There is the inevitable annual routine maintenance, but also ensuring compliance with safety or highway regulations. The work has been delayed until the trees are in their dormant phase, to minimise the impact on them. All trees have now been numbered and recorded, with any actions clearly documented.

One hawthorn has died, together with the fastigate Oak and other hawthorns throughout the Estate, including in private gardens, may be suffering. The reason for this is not clear to our Arboricultural specialist, but sometimes hawthorns react to overly dry seasons, and still can subsequently recover. An application will need to be submitted to the City council for the removal of the dead trees, and specific replacements may be required. It is hoped that any replanting might be possible this winter.

We have identified some further tree and shrub work, which also will require Council permission, but it is not considered to be the right time of year for some of this to be carried out.

### A Reminder...Trees on Your own Land.

If you're planning to do any significant pruning work to the trees on your land, there's a strong possibility you'll need permission from either Southampton City Council or the UEHA. Full details of the rules applying to this are available on the UEHA website <http://www.ueha.co.uk/>

### And finally...

We must also express our gratitude to Catherine and the Cooper family for the fantastic work they do on routine gardening tasks and clearing leaves, cuttings and debris which, if they weren't removed would become not only an eyesore but create potential health and safety risks in the estate. And thanks to everyone in the estate who responds positively to Catherine's regular requests for 'green bin' space to dispose of this garden waste.

### Toob Update

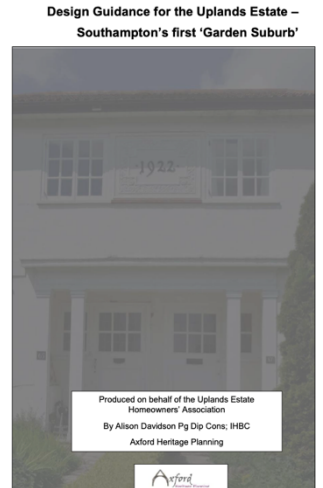
It can't have escape anyone's notice that, during much of the past 6 months Toob have been undertaking works in the estate to install ducts and cabling to facilitate the delivery of super-fast broadband in the estate. While the delivery of the service is a commercial decision for Toob, the committee's understanding is that all the physical works are now complete and Toob should be accepting new subscribers in the estate by Christmas / early in the New Year. Further information at [www.toob.co.uk](http://www.toob.co.uk).



### Design Guidance for the Uplands Estate

Residents will be aware that all decisions made by the committee are made in accordance with the committee's constitution and, in terms of proposals for the alteration of buildings and their curtilages, in accordance with the Uplands Estate Design Guidance. Both the constitution and the Design Guidance are available on the 'for residents' page of the Estate's website ([www.ueha.co.uk](http://www.ueha.co.uk)).

At the 2024 AGM it was agreed that the wording of the guidance in respect of Solar Panels should be updated to better reflect emerging technologies and sustainability aspirations while still reflecting the aesthetics and conservation value of the estate. As taste, societal demands, aspirations and technologies change, the Design Guidance should be viewed as a living document and there will be a need to regularly update individual chapters of the guidance. We are largely directed on the need for this from correspondence to the committee and also from applications for consent to undertake works to properties or within their curtilages.



Accordingly, in 2025 we will be reviewing chapters of the guidance dealing with the following matters:

- Bricks and string courses
- Brick samples
- Charging infrastructure for electric vehicles
- Setting out expectations for matters to be addressed in applications to the committee for authorisation to undertake works. This is necessary to ensure that the committee has sufficient and sufficiently detailed information to make a decision and in order that works can be monitored whilst underway and inspected once complete.

If anyone has any specific expertise, knowledge or interest in any of these matters and wishes to be involved in the guidance updates, please contact a committee member.

### Other Matters

While the prime function of the committee is the exercise of its powers and obligations in respect of the estate freehold and the management of the estate and its property, it is also pleased to offer its support, where appropriate, to matters which go beyond these powers and obligations.

### Christmas on the Estate

Everyone in the estate is, I am sure, extremely grateful to Jilly Fordham (35OW) and her band of helpers, for their excellent efforts in bringing the Christmas spirit to the estate in the form of organising the Christmas Tree and lights on the green and organising the switch-on social event. This year's event is on Sunday 1<sup>st</sup> December from 6pm.



### Proposed Community Bookswap / Library



During this year the committee has also been approached by a group of residents led by Beth McCausland (21OW) to offer its support to a community bookswap / library in the estate. The aim is for the project to be a community build using materials already owned by residents as much as possible to keep costs down and make it sustainable. The library will comprise a small shiplap structure with a sloping felted roof, Perspex doors and a notice board on the inside, placed on legs to raise it from the floor and minimise damp.

The library will be built, run and maintained by a group of volunteers who will seek voluntary book donations and ensure the library is kept in good order. It is likely that collections of donations of books will begin in the New Year and it is hoped the library will be built and ready to open on World Book Day on Thursday 6<sup>th</sup> March 2025. Anyone interested in helping in any way should contact Beth on 07917 336195.

Well done to all involved in these resident-run initiatives. It is volunteer community activity like the examples mentioned which help make the estate the thriving community that it is rather than just a place to live.

### Flint Family Memorial Plaque

Kathleen and Michael Flint moved into 80 Orchards Way in December 1961, with two young children from 63 Brookvale Road. The Uplands Estate, with its well-designed houses, mature trees and grass verges. It was a wonderful place to bring up their young family. Michael had grown up in Hampstead Garden Suburbs, London, so he felt very at home in an area influenced by the same 'Garden City' tradition.



We three girls loved growing up here. Not only did we have a great garden to enjoy, but as youngsters we could play safely with other children all around the neighbourhood. We learnt to ride our bikes and roller skate on the quiet streets, at a time when everybody's cars were parked in their respective garages or drives. We played Hide 'n Seek in the copse and Cowboys and Indians under the large old weeping willow tree on the 'Horseshoe Spinney'.

As Geography teachers who loved the natural environment our Parents put their hearts into the management of Uplands Estate through the UEHA Committee.

Michael chaired the Committee for many years and Kathleen worked in the background, for instance she instigated getting the original estate gates reinstated. She even painted the large iron gate on Highfield Lane, beside the Collins flats, herself in the late 1980s. Together they helped to make the copse more accessible with a bridge and a footpath running through it and Kathleen seeded wildflowers on the banks beside the road. She also improved the planting in 'the cut' near the Scout Hut. Michael oversaw the estate management and the planting of several new trees. Everything they did was with a view to maintaining and enhancing the beauty and uniqueness of this wonderful place which they were proud to live in.

In our Parents memory we have donated the Yoshino Cherry in the 'Frying Pan'.

We hope it will bring joy for many years to come.

With our best wishes

Rosamund, Veronica & Katharine

*Note: the Cherry has been planted and is thriving and the memorial plaque will be installed in the coming weeks.*

## **Contacting the Committee**

### **Monthly Meeting Dates 2025**

6<sup>th</sup> January, 3<sup>rd</sup> February, 3<sup>rd</sup> March, 31<sup>st</sup> March, 28<sup>th</sup> April, 14<sup>th</sup> May

2<sup>nd</sup> June, 7<sup>th</sup> July, 1<sup>st</sup> Sept, 6<sup>th</sup> October, 3<sup>rd</sup> Nov, 1<sup>st</sup> December

The 2025 AGM is provisionally scheduled to take place on Wednesday 14<sup>th</sup> May at Highfield Church Hall 7.30pm

### **If you wish the committee to consider an item you've submitted...**

Please ensure any submissions reach the committee a week before the monthly meeting. Submissions should be made to the UEHA admin manager, Emily Geer at [uplandsestate@gmail.com](mailto:uplandsestate@gmail.com)

## Current Committee Members

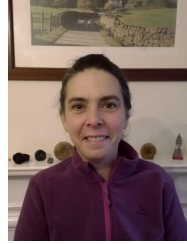
Committee Members can serve for three years and Trustees for five years although these terms may be extended by general voting.



**Dan Nother**  
58 OW  
Chair



**Diane Ferry**  
14 OW  
Trustee



**Catherine Cooper**  
3 OW  
Hon. Sec



**Peta Bateman**  
40 OW  
Grounds Manager



**Kirsty Thomas**  
16 UW



**Mark Ellison**  
84 OW

**Emily Geer**

Admin Manager

**Uli Munford**

7 OW

**Dave Newhouse**

9 OW

Trustee/Works

**Pete Errington**

4 OW

**Emma Mills**

34 OW  
Treasurer

**Get Involved;** If you would like to be involved in the work of the committee, please speak to a committee member to find out what's involved. We can co-opt members in between AGMs.