

Spring 2021

# UEHA

## Uplands Estate Newsletter

Uplands Estate Houseowners' Association

*"The best piece of  
suburbia in  
Southampton"*

*Nikolaus Pevsner,  
Architectural Historian  
1967*

### Get your UEHA newsletter by email

Welcome to the spring edition of the UEHA newsletter. If you received this on paper, please sign up to receive it by email if you can. Send your name, house number and email address to Rochelle Parkes at [uplandsestate@gmail.com](mailto:uplandsestate@gmail.com). It will only be used to send you the newsletter, so you won't receive any junk mail and of course you'll be saving paper.

### Estate Maintenance

#### A mighty oak has its day



Sadly, one of the nicest trees on the estate was blown down during the recent gale. Fortunately, there was no damage to life or property, and we were able to organise removal pretty quickly. We already had remedial work planned on this tree and were awaiting permission from the city council for this to be carried out.

All the trees on the common parts of the estate are subject to expert annual review but following this incident we are bringing forward that process on key trees to take place in the next few weeks.

The event is a timely reminder that with nature, no system is infallible and those of us who have mature trees on our properties would be well advised to organise our own appropriate tree checks.

## Other Tree Work

Despite the restrictions of the pandemic many Estate trees have received minor work, such as crown raising, removing dead wood, or removing limbs to comply with highways regulations. However, some needed more extensive work to make them safe, especially the Oak and re-pollarded Lime in Uplands Way.

Some of the most dramatic work has been to the Bay at the entrance to Orchards Way, which had not been effectively cut back for many years. Whilst it may currently look a bit unsightly, we are assured that it will recover, and the plan is to ensure that it is kept at a much more manageable level with regular and, therefore, less draconian attention.

Thanks are due to Diane Ferry for organising this work and to Rochelle Parkes who carried out pruning of the fruit trees on the verges of Orchards Way.

## Horseshoe Green and The Spinney

We're indebted to Committee member Roger Munford for helping us pioneer a re-vitalised approach to the care of the Spinney and Horseshoe Green. This will involve commissioning some paid work from specialist conservationists as well as support from volunteers such as Uli Munford and Flora Lewis. Other volunteers are welcome!



The aims are to:

- Enhance the natural value of these places enabling wildlife to flourish
- Provide places for children to play and become familiar with wildlife
- Maintain nature-friendly ways of doing routine maintenance
- Tap into the goodwill, experience and resources of residents.

## Horseshoe Green



The plan is to develop this as a wet flower meadow. Meadows are places of low fertility and to achieve this, the grass should be cut regularly and the cuttings removed. As the grass becomes less vigorous, other plants will have a chance to grow. This is a long process but to speed it up, other species can be planted and sown so we are hopeful of visual results. We've been introduced to a meadow expert who has the knowledge and equipment to cut and remove the grass when required. It's just been done and will be cut again in the summer and autumn.

## The Spinney

The Spinney is a woodland edge and is fertile because of annual leaf drop. It is also flooded with spring sunshine which the spring flowers need. It was necessary to remove a lot of brambles (but not all) which blocked the sun but revealed some planting from a previous attempt. As the leaf canopy overhead appears, the light diminishes and other plants in turn take over the baton of keeping the wildlife food supply going. More invasive shrubs will eventually be removed but only when they can be replaced with native alternatives.

We are working out a system to handle various green wastes as they occur by composting on and off the estate. We've been given literally hundreds of Snowdrops, Forget-me-nots and some Primroses for the Spinney plus some native plants from surrounding gardens.

You can find further details about this plan at [www.ueha.co.uk](http://www.ueha.co.uk).

## Driver Incursions on the ‘Frying Pan’ Roundabout



Most people will have noticed the damage to the soft grass on the ‘Frying Pan’ caused by delivery vehicles, despite the presence of “dragon’s teeth”. As a result, the design and cost of further obstructive barriers is under consideration by the Committee and advice has been sought from those living closest to the area. In the interim a sign requesting drivers to do a three-point turn before the roundabout is about to be erected.

### Property News

#### First Steps if Considering Developing an Uplands Property

The conservation rules and guidance which apply to developing properties on the estate are set out in the Design Guidance. This is a detailed document which is available on the estate website [www.ueha.co.uk](http://www.ueha.co.uk). However, we have produced a **one page “First Steps” guide** to help anyone considering improving their property. This is available on the same link.

#### Allowing Time for Development

Often proposed plans for development take time to negotiate. If you are intending any significant exterior development, please allow at least six weeks to discuss proposals and the seeking of committee advice prior to commissioning significant work with a contractor.

#### Deed of Variation

The deeds to some Estate properties do not state in as many words that the homeowner has access to their property via the Estate roads.

On a number of recent sales, purchaser’s solicitors have requested an amendment to the lease to make explicit this right of access. The amendment can be routinely arranged via the solicitors for the Estate Trustees on the basis that the Trustees’ costs are reimbursed. If you are considering selling, we would suggest that you make your conveyancing solicitors aware of this potential issue at an early stage

to ensure that your sale is not held up. There is of course no day-to-day problem with residents and their visitors using the Estate roads.

### **Ground Rent and Annual Maintenance Charge**

You should recently have received your request for payment for the ground rent and the estate annual maintenance/subscription charge from the Treasurer, Chris Dancer. It would be much appreciated if you are able to ensure prompt payment by the deadline of 25th March 2021.

## **Committee Work**

### **Working on the Committee**

Most homeowners will be aware that all our properties are part of a conservation area and subject to extra development controls. As a result, a committee of volunteer homeowners is charged with ensuring that:

- development and conservation guidelines are followed
- advice and support is provided to homeowners considering development
- public areas of the estate are properly maintained.

If you would be interested in joining the committee and want to find out what's involved feel free to call the current Chair Gordon Cooper on 0771 880 9668.

We seek a committee able to focus on a variety of topics from Design Guidance to practical behind the scenes know-how. For example, Works Manager Dave Newhouse has recently played a significant role in making sure Estate drainage systems are working efficiently, is busy designing some potential solutions to deterring further incursions on the 'Frying Pan' and will be researching potential broad band solutions for a conservation area.

### **Contacting the Committee**

If you have an item for the committee agenda, please make sure you submit it to the administrator Rochelle Parkes **by the Thursday morning prior to the monthly meeting.** [uplandsestate@gmail.com](mailto:uplandsestate@gmail.com)

### **Meeting Dates**

Tuesday April 6<sup>th</sup>, Tuesday May 4<sup>th</sup>, Monday June 7<sup>th</sup>, Monday July 5<sup>th</sup>.

### **AGM**

It's hoped that we can hold a public AGM sometime during the Summer if Covid rules allow.

## Current Committee Members

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



Fiona Britton  
86 OW  
Trustee



Gordon Cooper  
38 OW  
Trustee/Chair



Diane Ferry  
14 OW  
Trustee



Catherine Cooper  
5 OW  
Hon. Sec



Chris Dancer  
72 OW  
Treasurer



Vicky Lenz  
44 OW



Roger Munford  
7 OW



Dan Nother  
58 OW



Rob Swindell  
20 OW

Dave Newhouse, 9 OW - Trustee/Works Manager  
John Coffey, 15 UW - Grounds Manager

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

## Nature Notes

We're very pleased to feature this article, **Birds on the Uplands Estate** by 12-year-old Daniel Cooper who is a keen bird watcher.

*"As you walk around the estate it is easy to spot the larger, noisy birds such as the Magpies, Woodpigeons, Feral pigeons, Blackbirds, Song thrushes, Jackdaws and Carrion crows that seem abundant. However, there are lots of smaller birds that can be seen if you keep a careful*

lookout. These include the birds that come to our garden feeders such as Blue tit, Great tit, Coal tit, Long-tailed tit, and Goldfinch. Also visiting our gardens regularly are birds such as the Robin and Dunnock and if you look very carefully, the tiny Wren and Goldcrest can be spotted. Also, at this time of the year Great spotted woodpecker can be heard drumming in the larger trees and the odd Green woodpecker likes to dig around in the grassy areas for grubs. The sound of the seaside is also never far away with Herring gulls and Black-headed gulls calling as they fly overhead. In May, Swifts can be seen flying high in the air over the estate, and you can regularly hear Tawny owls and Little owls calling at night-time. Flocks of Redwing also visit the estate in the winter.

There are some more elusive, rarer birds, that can be seen, which include the tiny Firecrest with its distinctive orange crest and white eye



streak that flits quickly around a bush or tree. Occasionally a Grey wagtail can be observed down by the stream. Collard doves and Pied wagtail are also around along with sightings of birds of prey such as Buzzard's soaring high in the sky and Sparrowhawks swooping down to catch smaller animals. In our garden we get the

occasional house sparrow but their numbers have declined rapidly in recent years. Other notable birds that are around are Stock doves, Bullfinch, Blackcap, Chaffinch, Siskin, Chiffchaff, Nuthatch and occasionally a Ring-necked parakeet. Occasional flybys can be seen of Cormorants, Kestrels, Mediterranean gulls, Canada and Greylag geese, Mute Swans, Ravens, Grey herons, Swallows and House martins.

Some of the more unusual spots I have seen from my garden (where I have now seen over 50 different species) include: Whitethroats which have appeared for the last two years and also a Hen harrier and Red kite circling around. At the moment I am pleased to say there is a (male) Blackcap visiting our garden which flies in from the estate and just last week I was lucky enough to see 22 Lesser Redpoll in my neighbour's silver birch tree.



On the 15<sup>th</sup> February this year we took a typical walk around the estate for an hour to see what birds could be seen. We saw many common birds including: Multiple Dunnock, Robin, Great tit, Blue tit, Long-tailed tit, Magpie, Woodpigeon, Blackbird, Carrion crow, and House sparrow.



*But we also spotted some more unusual birds including: 2 Goldfinch, 1 Greenfinch, 3 Bullfinch, 2 Wren, 2 Goldcrest, 1 Great spotted woodpecker, 2 Collared dove, 1 Redwing, 2 Chaffinch & 2 Nuthatch.*

*Feeding birds is incredibly important in winter as there is limited amounts of natural foods, but you should feed your birds throughout the year in case there is a sudden shortage. Some of the best food sources are: Peanuts, something suet related (fat balls, suet block, suet logs and suet pellets), and seeds are also very good food sources.*

*I hope you get a chance to spot some of the birds on our estate as you are out and about. You will be surprised at what you can see.*

### **Thursday 11<sup>th</sup> March 2021**

