

Autumn 2021

# UEHA

## Uplands Estate Newsletter

Uplands Estate Houseowners' Association

*“The best piece of  
suburbia in  
Southampton”*

*Nikolaus Pevsner,  
Architectural Historian  
1967*

### **UEHA Annual General Meeting**

**Tuesday 5 October, 7.30pm at Highfield Church Hall.**

This is the first chance in 2 years for us to meet in person to discuss issues affecting the estate, so please make every effort to attend.

#### **The agenda will include:**

- Discussion of funding future road repairs
- A tree safety update
- Reports on annual expenditure
- Election of committee members

You'll find more details of what will be discussed attached to this newsletter.

### **“Summer’s Lease . . .”**

Thank you to everyone who made our ‘Pizza and Pimm’s’ afternoon such a lovely event. A much-needed opportunity to catch up with each other...



If you have ideas for future estate events, let us know!

Email us at [uplandsestate@gmail.com](mailto:uplandsestate@gmail.com)

## Estate Tree Survey

As we noted in the last newsletter, the large cedar outside 25 Orchards Way sadly has to be removed. This followed a safety report by the specialist company Arbor-Eco Consultancy. We are still in consultation with Southampton City Council for the necessary permissions.



However, we have been advised that it may be necessary to close the road when the work is carried out and we will notify residents accordingly.

A full report of the tree survey is available at [www.ueha.co.uk](http://www.ueha.co.uk)

As ever, we are indebted to Diane Ferry for organising the surveys on the estate and for liaising with the various professionals involved.

## Estate Broadband

The committee is negotiating with broadband cable company Toob about installing underground cabling to supply faster broadband speeds. Individual homes can then choose to link to the system if they so wish. Toob are confident that they can carry out the work within the conservation rules. A discussion about how they can best serve a few hard-to-reach properties should be concluded soon.

## Committee News

### Welcome to our new chair!



Former committee member Dan Nother of 58 OW has now taken over from Gordon Cooper as the new Chair of the UEHA committee. He has a background as a family law barrister and has been an active member of the committee for the past year.

### Call for new committee members

We need new people to get involved in order to bring in new ideas and to gain experience of the Estate's care and management. If you've never considered joining the committee, why not look into it now? We meet once a month except for August.

Pick up a nomination from Hon. Sec Catherine Cooper at 3 OW. Feel free to talk to any member of the committee about what's involved.

### 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



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  
Chair



Rob Swindell  
20 OW

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

### Committee Meeting Dates

2021: Monday Oct 4<sup>th</sup>, Monday Nov 1<sup>st</sup>, Monday Dec 6<sup>th</sup>

2022: Monday Jan 10<sup>th</sup>, Monday Feb 7<sup>th</sup>, Monday March 7<sup>th</sup>, Monday April 4<sup>th</sup>,

## Briefing for AGM

**Tuesday 5 October 2021 at 7.30pm**

### 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.

### Why Do We Need This Much?

The short answer is road maintenance. The roads on the estate are unadopted and therefore the responsibility of all residents as leaseholders. 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.

Quote for the above work	£308,226
Current UEHA reserves available, allowing for holding back 25k contingency reserve and estate running costs until March 2022	<u>£244,000</u>
Shortfall	£64,226

The financial reserves are still inadequate to cover a Phase 1 Project. If the estate is going to invest in road repairs over the coming years, it clearly needs to request higher annual maintenance contributions from residents.

For example, in order to cover the shortfall for Phase I by April 2022 there would need to be an annual one-off fee increase of around £600 (usual annual fee of £500 plus £600) next April followed by significant annual fee increases over subsequent years to cover repairs in years to come for Phase 2.

Residents will have the chance to discuss this issue at the AGM on Oct 5<sup>th</sup>.

## UEHA - 2021 ANNUAL GENERAL MEETING

The Annual General Meeting will be held as previously communicated at 7:30pm on **Tuesday 5 October 2021 at Highfield Church Centre, Highfield, Southampton**

### AGENDA

1. Introduction
  - a. Welcome
  - b. Apologies for absence
  
2. Committee report
  - a. Discussion of funding future road repairs
  - b. Tree safety update
  - c. Reports on annual expenditure
  
3. Election of Officers and Committee Members  
NB There are three more vacancies for which nominations are welcome.

<i>Nominee</i>	<i>Proposer</i>	<i>Seconder</i>
Catherine Cooper	Roger Munford	Dave Newhouse
Chris Dancer	Catherine Cooper	John Lee

- 4 AOB