



Southdean Estate Ltd

Residents' handbook

March 2024

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Welcome

This document is distributed to all residents on the Southdean Estate, Middleton-on-Sea, by the Residents Association Committee to share details of how our estate operates.

May we wish those of you who are new to Southdean Estate, a warm welcome to our community, and we look forward to meeting you at a community social event or around the estate soon.

Communications

Information relating to Estate meetings, the AGM, and community social events is available by visiting one of the following:

Residents Notice boards which can be found on:

Southdean Drive – at the north end

Rose Avenue – half way down

Website www.southdeanestate.com

Facebook page Southdean Estate Residents Association

The Southdean Estate Limited

Southdean is a private estate and as a result all the infrastructure within the bounds of the estate needs to be maintained and paid for by the estate owners.

All property owners on the Southdean Estate are members of Southdean Estate Limited. This is a company limited by guarantee which owns the roads on the estate. The company is responsible for maintaining and refurbishing these roads when required. The Directors of the company are elected at the AGM by estate owners.

The Company collects an annual Road Rate which is currently (2024) set at £135 per annum per property on the estate. The amount of the annual road charge is proposed by the Company Directors and agreed at the AGM each year. All fully paid up property owners are entitled to attend the AGM and vote.

Payment of the Road Charge is a legal obligation of the owners in order to maintain and renew the roads, verges and twittens* in a good and safe condition. The Directors of Southdean Estate Ltd are obliged to collect payments from all owners and will take whatever legal steps are required to ensure that these funds are received.

*A twitten is a footpath in local parlance and these can be found on Southdean Drive and Southdean Close.

The Southdean Estate Ltd Committee

This Committee has been set up to assist the Directors of Southdean Estate Ltd in providing services to the estate. It consists of elected residents who undertake any business which the estate needs to manage.

There are always a number of ongoing projects, including maintaining road signage, painting, repairing, weed killing and ensuring rubbish is not left around the estate. The Committee takes a pride in making sure our estate looks good at all times and will encourage residents to care for their part of the verges on the estate and keep their front gardens as neat and tidy as possible so that our environment is as good as we can make it. The Committee also encourages adherence to the estate regulations as follows:

- Residents making every effort to park their cars on their own property rather than on the road. It is recognised that this is not always possible as some of the houses on our estate do not have parking within their boundaries.
- Each resident to maintain verges in front of their properties, in order to keep up the appearance of the estate. These verges are deliberately kept in grass or a permeable material, in order to absorb rainwater running off the road surface, as there is limited rainwater drainage.
- All residents and their visitors to observe the speed limit indicated on the estate, currently 15 mph.
- Dogs to be kept on a lead at all times whilst on the estate.
- Any resident undertaking building works on their property asking for permission from the Committee to site a skip or other equipment on the estate roads.
- No parking of any vans or commercial vehicles on the roads other than for deliveries. Because of the narrowness of some of

our roads, the parking of vans on the roads can cause obstruction to emergency vehicles accessing unexpected events and as such, are not allowed. Anyone witnessing regular parking of vans or other commercial vehicles on the estate roads, other than deliveries, should contact their Road Representative – details of which can be found on our web site.

- Owners are encouraged to use solid bins to put out their non recyclable rubbish rather than black sacks, as these tend to get ripped up by foxes and seagulls.

Directors
Spencer Aubery
Laurie Beeston
David Garn
Alan Pendleton
Nick Trish

Road representatives

Greenway	Sarah Dakin
Main Drive	Vicky Harris
Rose Avenue – North end	Nick Trish
Rose Avenue – South end	Steve McKie
Shaw Close	Sarah Dakin
Southdean Close	Steve McKie
Southdean Drive (even no's)	Laurie Beestone
Southdean Drive (odd no's)	Spencer Aubrey
St Nicholas Lane	Vicky Harris
Tuscan Avenue	Vicky Harris

Useful contact details

The Southdean estate is covered by **Arun District Council**, Littlehampton and can be contacted on 01903 737500.

Medical centres

For those of you that want to register with a Doctor there are two local surgeries:

Middleton Medical Practice	Flansham Park Health Centre
Elemer Road	109 Flansham Park
Middleton on Sea	Felpham
PO22 7SR	PO22 6DH
01243 583596	01243 210086

Post offices

Elmer Road Post Office is situated in the Elmer stores, next to the Elemer Pub on Elmer Road

Middleton Post office is situated in Peter Newsagents, o Middleton Road

St. Nicholas Church the local Church of England church, is located at the north end of Southdean Drive. For information on services and other activities and clubs you can contact stnicholas.mos@gmail.com

Newsletters

The committee produces a newsletter which is distributed by email, posted on the web site and displayed on Notice Boards.

If you are happy to receive updates by email, please send your contact details to the committee secretary – southdeanestate@gmail.com

Beach Cleans

Every year the committee arranges a date when all residents are invited to come together and clear rubbish from the beaches that front our estate. This event usually happens in May, before the summer season, on a Sunday morning corresponding with a low tide. Dates are notified through the regular newsletter, and posted on our website, Facebook page and Notice Boards. Bags, and litter pickers are supplied by the local Council to facilitate the beach clean and they also collect the rubbish after the cleanup.

Social Events

The Committee organises a Summer BBQ and Christmas party which are a great opportunity to meet your neighbours and get to know the wider community. Details for these events are posted on the Notice Boards, the website, our Facebook page and also sent out via email.