

- Aldwick Bay Company Ltd. -

News and Views

Autumn 2025

Chairman's Thoughts

As usual I would like to start my piece by thanking all those who turned up to our AGM. It is truly a pleasure to attend these meetings and positively debate issues around the Estate. I would encourage as many



residents as possible to attend and air their views, I appreciate that this can be intimidating so please remember that questions can be emailed in for us to respond to at the Q&A at the end of the meeting.

I urge anyone who has an opinion on the Estate good or bad to please let us know your thoughts, normally we have around 12% of shareholders attend the AGM, it

really would be nice to see this increase, once the formal part of the meeting is concluded there is a real opportunity for residents to have a say and ask us questions.

I would like to welcome our new board members, we currently have a very Positive board of 7 members, all from different areas from the Estate, bringing their own perspective to the table. We work together to ensure value for money but also to ensure that the future of our Estate remains within the control of residents.

Again, I would encourage residents to communicate their views, as it is through interaction with residents that we base our decisions and plan any future works. These plans are within our 5-year plan, giving residents a clear view of what works we intend to do and what monies will be due in the short term. We regularly meet with our Area reps to get feedback and to address any concerns that residents have, our reps are a real asset to this Estate so please use them to raise any questions you may have.

The Company website has been updated and is now much more user friendly it is also more interactive and informative and most importantly meets all the regulatory requirements now. Thank you to Peter Hill and Dawn Macey for their efforts in getting this done, we have had lots of positive feedback so far.

For us as a team, and for the vast majority of residents who abide by the rules, it is really disappointing to see the appearance of the Estate tarnished with caravans/ boats etc when so many people take the time and effort to keep it looking its best.

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We would ask any resident who has a boat or caravan to please remove it. We have conducted a survey and will be writing to those who continually flout the rules.

We have budgeted for additional legal fees, and we are now in the process of reviewing any restrictive covenants. Please remember that this is part of our role in acting for The Aldwick Bay Company, it is not personal and any board elected should be doing the same.

At the time of writing, we are trying to schedule a meeting with Southern Water. We have now had 2 years of not carrying out any road resurfacing, it is incredibly frustrating for all that we cannot seem to get a firm commitment from Southern Water on the sewer lining of Manor Way when we have our own program of works to conclude too.

Before the end of this calendar year, we will complete the replacement of the railings on the recently refurbished Ridings roundabout, thus all railings on the Estate will match. This along with the new street lights and painting program has in my view given the Estate a real lift in 2025.

We continue to work with other local estates and of course Sussex Police on subjects such as security and anti-social behaviour, we are also reviewing the effectiveness of using external security providers.

As we quickly approach Christmas, please put December 5th in your diaries, this year our Carol Singing evening will be held at number 1 The Fairway, a big thank you to Mr and Mrs Brooks for hosting this years evening.

I would like to finish by thanking our directors, our group of volunteers who help us maintain the Estate. The new benches at the Dunes are a vast improvement on the old tired looking ones. Thank you also to our Area Reps, all of whom do a great job and are a pleasure to work with.



Maintenance

The new street lights have been a real success. No more changing bulbs - which used to get quite costly with the need for electrical contractors - and no more dark roads when a bulb fails. Lots of residents have commented how much they like the lights dimming after midnight, and having the posts painted black really finishes off the project nicely.

The Estate can soon look forward to super-fast broadband using fibre cables instead of the slower copper cables. Residents will see several vans and engineers from Openreach, part of the BT Group working their way around

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the Estate over the next few months, they are surveying where the new fibre cables need to be installed. Residents will have the choice of having the fibre broadband installed into their home from around Spring of next year. All the work to bring full fibre to the Estate is being done by Openreach and is completely free of charge, however, it will be important for residents to check if there are costs in getting the fibre connection into their home.

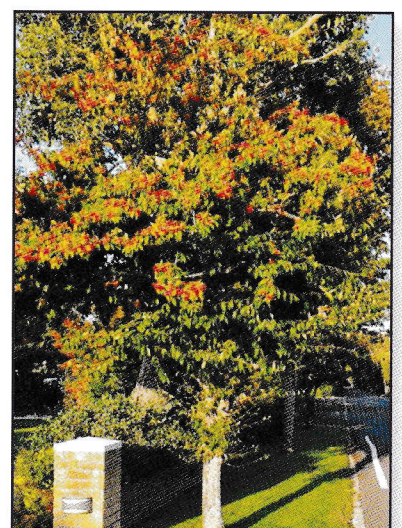


We're also keeping in regular contact with Southern Water to find out when they'll start relining the main sewer along Manor Way. They've confirmed that the budget is now in place, but we're still waiting on a confirmed start date. We'll continue to follow up and push for progress.

Estate Management

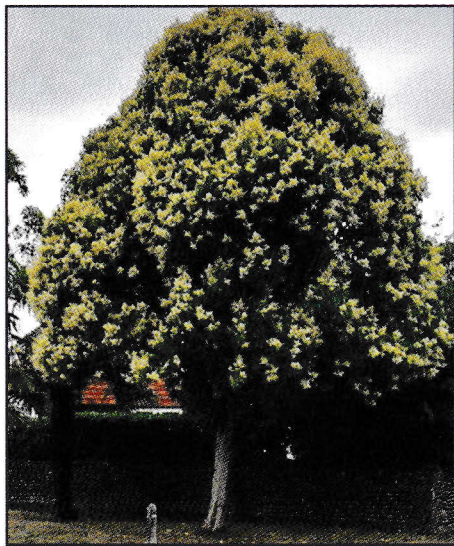
The long dry summer forced many of our trees into survival mode, leading to premature leaf drop. The established trees appear to have survived but we can see some of the younger one's have struggled with leaves dropping early. I would like to thank all the residents that have watered the newer trees during the summer but unfortunately, the baked hard top soil has made it difficult to get water into the roots. Fingers crossed they recover over the winter. Leaves have started to fall early and pine needles are falling by the bucket load along with acorns and chestnuts.

On the plus side we have had some wonderful displays of trees like our rowans, mimosa, crab apples and cotoneasters.



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Then there are the stunning Privet tree and the Paulownia Foxglove tree on corner of the Fairway and Tithe Barn Close



This has been another busy year for tree work with over 120 trees requiring attention. Sadly, it includes 7-8 that had to be felled or will be felled. The rest of the tree work ranges from trimming overhanging branches through to the more difficult, for example pollarding the two, approximately 20 metre, Lombardy poplars in Bay Walk. We will also be planting replacement trees before the end of the year.

I have to thank Richard and Liz for maintaining the Estate including the grass, gravel verges, shrub beds and the Estate entrances as well as our trees.

Finally, I wanted to remind residents they are responsible for maintaining their trees and bushes where they overgrow across the Estate gravel and grass paths. We have had instances reported to the office of brambles growing over gravel paths that were potentially dangerous to their young children.

Pagham Twitten Gate

Please note that the gate code will change on the Pagham Twitten to [REDACTED]. This will change on November 16th at 10am. This code is for the use of Estate residents only, so please do not share this more widely with non-residents.

With Best Wishes from

Dave, Doug, Graham, Nicola, Mark, Graham and Peter

Aldwick Bay Company

Contact information

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