

Chairman's Thoughts

As we welcome Spring 2026, I hope you will all agree that the Estate is looking as good as ever, with the change in season the Estate takes on a whole new look. I am extremely proud of what we achieve in terms



of the physical appearance of our grounds and would like to personally thank my fellow Directors for their time and commitment. We do our absolute best to keep the Estate in good order and to manage the many different expectations of residents, especially the many views of what our role is or is not.

This year will see a quieter year in terms of projects carried out, we face a number of ongoing issues to deal with, for example the introduction of fibre to the Estate. We are working closely with Openreach to minimise disruption and to ensure that works are carried out to an acceptable standard and the Estate left in the same condition as before any works were carried out.

We will see the Sewer lining work, and the follow on road surfacing, happening in the coming months and more detail on this is set out in the later part of this newsletter. Whilst on the subject of drains, we have invested a lot of time and funds to try and improve our surface water drainage throughout the Estate, I hope you will all agree that there was some improvement in the surface water last Winter with less localised flooding (on the Estate) than in previous years, we will continue to review and carry on with our drainage program.

Having grown up and having lived on the Estate for many years now, there has always been issues with parking, sign written vans and caravans. These have been a constant source of irritation for as long as I can remember. As we all know, when we purchase a property on the Estate, our solicitor will make us aware of the rules and covenants, It never ceases to amaze me that people become upset when



we try to enforce rules that each purchaser signs up to, and I would make the point that it is fundamentally part of our role to enforce rules where we can and no matter who is on the board they are responsible for enforcing the rules, so it is never personal, it is our responsibility as it would be with any external management company. We will be seeking advice on how we can enforce the rules in the future, the bigger question is how far we go in enforcing the rules, consistency will be the key here.

We have a meeting scheduled with our local MP, this is scheduled for May 28th, please send an email to

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office@aldwickbaycompany.com with any questions/concerns you have and we will include where appropriate in our agenda. We have extended an invitation to the Directors of The Craigweil Estate to attend. I would like to take the opportunity to welcome our latest member of the board Derek Carter, Derek has a wealth of knowledge and experience in property matters and takes on the role of communications Director. We intend to improve communication with residents. Moving on from our new website we will be exploring using social media as a mechanism to communicate quickly and effectively with residents.

I would like to finish by briefly mentioning our foray into external security providers. We have proven that CCTV is a more cost effective tool than patrols. We were recently able to catch a phantom wine bottle litterer with CCTV, it took us a couple of months but we quite literally caught them in the act.

I wish you all the very best for 2026.

Maintenance

Openreach Super-Fast Broadband Project

The installation of a network of underground plastic ducting throughout every part of the Estate is going to plan, the fibre optic cables will soon be installed into the ducting.

Residents will then be able to place an order with their Telecoms provider e.g.: Vodafone, BT, Sky Telecom and many others to have the super-fast Broadband installed into their homes.

This project is all part of the Government's plans to phase out the old analogue telecoms and bring high speed internet into people's homes and businesses.

The work involved has been free of charge to our Estate but residents will need to check with their Telecoms provider if a small charge may be made to connect the new service to their home.

Southern Water - Re-Lining of the Main Sewer

The board have been working hard over the past two years to ask Southern Water to provide a solution for fixing the main sewer pipe which runs under Manor Way, as we know this pipe has broken many times in the last few years. We are very pleased to inform you work will start on May 7th & 8th to re-line the sewer pipe with a strong plastic lining which will last over 75 years.

This is a major project for Southern Water and at a substantial cost to their annual budget for our area, their tankers will be on the Estate for 12 to 15 days and we will send out an Estate email to ask residents to park their vehicles on their driveways as the tankers will be working day and night including weekends.

Estate Roads Re-Surfacing

Once the work of Openreach and Southern Water has been completed we will carry out re-surfacing works on our roads using Kattenhorn who carry out this essential work.

This year we plan to spend more on the roads because last year we didn't due to Southern Water hoping to re-line the sewer in 2025, their budget for our Estate had to move over to 2026. We can now look forward to improving the surface of some roads and over the next few years bring them back into a better state of repair.

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Electric Gates - New Receiver Installed

We have installed a new Intratone receiver at the electric gates, this is working side by side with the older French Prastel receiver.

We decided this was required due to the limited support our gate maintainer had from the French company. If residents need a new gate remote it will be the Intratone type.

Street Lights

The new street lights have been a big success and many residents have remarked how they like the softer light level after mid-night, we are saving on electric and no more changing light bulbs.

Portsmouth Water - Low Water Pressure

Many residents have to suffer low water pressure throughout the Estate. Some days are better than others, we have complained to Portsmouth Water and they have confirmed they do have a problem with water pressure in the Bognor Regis and Aldwick areas and are working on a solution to improve the flow. They have installed a Bulk water meter at the entrance to A'Becket's Avenue. This will measure the amount of water and flow pressure of water coming into the Estate. We will ask them for updates in the coming months and let's see if we can all enjoy a better shower or bath.

Maintenance of the Estate never stops, our CCTV has proved many times to record both criminal and anti-social behaviour, some projects we are costing out are the final improvement for the inside of the Ridings Roundabout with more attractive flagstones instead of the old concrete and the Anchor Roundabout is in need of re-building due to it being only a single brick which keeps breaking away.

Please report anything which looks old or faulty to the office or if you have a request for improvements, please let us know.

Estate Management

After all the rain over the winter the Estate grounds are now back to normal. It has been another spring with many trees in blossom. All of the new trees planted during last autumn/winter have fared well. This

has been a much better result than when we planted new trees in the January and February of previous years.

It has been a bumper year for the spring flowers particularly our daffodils and blue bells. (Examples on the following page).

This year I noticed for the first time small bunches of Cyclamen managing to grow in the edge of the road in several places along The Fairway.

This year we will be testing a weed suppressant to our gravel path



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weedkiller. The idea is that the suppressant will slow down the growth of weeds for 4 maybe 5 months. If it works then this will reduce the overall amount of weedkiller spraying that Richard and Liz will need to undertake.



Every 5 years we need to have our trees inspected by a qualified arboriculturist consultant. This is to demonstrate that we are maintaining our trees as a condition of our Estate Insurance. Liz, Richard and I will see and deal with visible damage, decay and out of control growth. However, the arboriculturist consultant will provide a record for each of our c.500 trees including any disease, decay, and risk of limb damage. Jonathan Rodwell of Beechdown Consultancy will be undertaking our tree inspection in May. Jonathan's inspection report will also support any tree work that we have to apply for planning permission from Arun District Council.



With Best Wishes from

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

Aldwick Bay Company

Contact information

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