

E-Newsletter – 10th November 2023

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Dear Member,

Please see below the letter that was sent to the Government regarding leaseholds, as mentioned in our previous email today.

Regards

Ron

Dated 20th August 2012

Dear Prime Minister

I wrote to you earlier in the year as Chairman of the Burges Estate Residents Association concerning the antics of our freeholder who is charging extortionate fees to residents for alterations to their properties. Your office replied on the 23rd January 2012.

My letter was passed to the Department for Communities and Local Government who was supposedly best placed to respond to the matters I raised. Although the department is aware of the issues raised it would not be possible for the department to look into the situation relating to my estate. In terms of the freeholders on the estate, my letter was passed over to the Ministry of Justice for their attention.

Although, all the departments have acted correctly in their advice etc, it does not solve the underlining problem of premium fees up to £50,000 and that is being sort and after any administration fees which have cost up to £1400 pounds

Prime Minister, I now write to you as a Local Borough Councillor in desperation to stop the freeholder of the estate continuing to charge extortionate fees even for minor alterations as double glazing and other such items including solar panelling all of which are government policies to green our homes.

I will now give you an example of the latest case which at present is ongoing. A local resident who owns a small leasehold semi-detached bungalow, his wife is severely disabled and has asked the freeholder for permission to alter the front door to his porch from the side to the front, enabling a ramp to be positioned to allow straight access into his home. A simple enough request to improve the quality of life for him and his wife you would suspect.

However, before contacting me he was asked for by the landlord and paid £250 for administration charges, £495 for a surveyor and £695 for legal fees all of which attracted VAT. The freeholder is still withholding consent because he now wants to substantially increase the resident's ground rent and this to be reviewed every 10 years. The extent of which would mean a premium over the lifetime of the lease would be in excess of £100,000 pounds even more with the ground rent review.

Prime Minister, the only thing mentioned in the residents lease is that he seeks permission for alterations; there is no mention of fees or anything else. All your departments quote to me the 1927 landlord and tenant act and state that leaseholders have protection under that act, however there is nothing to stop landlords from charging these fees if residents do not understand or know their rights.

The need to make the asking/demanding fees from leaseholders to become a criminal offence is paramount and I am asking you through this letter in desperation not only of my residents to whom I represent, but the many residents throughout the country who face similar problems.

I cannot express enough the anxieties these tactics of unscrupulous landlords' especially on the elderly and disabled who want to modify their homes in line with government policies in insulation and to aid with staying in their own homes as they get older or disabled and not become a burden on the state.

I would ask that you personally take time out of your extremely busy schedule, take a close look at what is happening to our most vulnerable residents in our society and offer them real protection and not an act of parliament that over time has become diluted in the protection of residents in which is what designed to do.

Yours sincerely

*Councillor Ron Woodley,
Southend-on-Sea Borough Council,
(Thorpe Ward)*

CC Ken Clarke MP, Eric Pickles MP, Bob Neal MP, James Duddridge MP

1) Information Corner



Save the Date!!

Who: **BERA**

What: **Coffee Morning**

Where: **Thorpe Bay Methodist Church** (corner of The Broadway and Johnstone Road).

When: **Thursday 16th November 2023 at 10.00am to midday**

Our next coffee morning is 16th November and please join us for engaging chats and laughter, accompanied by free tea, coffee, homemade cakes and biscuits. We will be bringing stretchy keychains and other devices to keep you safe.

Bring along a friend and we look forward to welcoming you once again.

Leaf Clearance

If you would like to know when the leaves are scheduled to be cleared in your road, please visit the below website for the details of the leaf clearance and the dates for removal:

www.southend.gov.uk/leaffall

Join Southend's gritty band of Snow Wardens and make a difference this winter!

Southend-on-Sea City Council and Veolia are looking for local residents to support their local community by signing the Snow Warden's pledge on Saturday 18 November and committing to grit local pavements and driveways.

In a city with streets stretching over 320km, Veolia concentrate their gritting activities in busy shopping areas and roads with schools, medical facilities or steep hills. For those smaller streets in residential areas, the Council is on the lookout for volunteer Snow Wardens to help keep their pavements safe for their neighbours.

Free gritting equipment is available to Southend residents and the packs which include salt grit, snow shovels and high-visibility jackets, will be available for collection from 8am to 4pm on Saturday 18 November at the Household Waste Recycling Centre at Stock Road (Southend-on-Sea, SS2 5QF).

Veolia staff will be on hand to distribute the supplies to residents, who must bring proof of an address within the City. Existing Snow Wardens can also come down and refill their stock.

Snow wardens pledge to:

- Use their supplies for the benefit of the wider community
- Adhere to the council's advisory information sheet 'The Snow Code'
- Provide their email address to receive council updates and provide confirmation of community activity they have undertaken
- Check and report on local salt grit bins that need refilling

Further information is available on the council's website including a map of grit bins in the city.

Southend and partners to get new Transport Safety Officers

Southend-on-Sea City Council is pleased to announce the introduction of Transport Safety Officers (TSOs) as part of a pioneering pilot initiative across Southend-on-Sea and other parts of Essex aimed at enhancing safety on our city's transport networks.

Starting on trains in Southend, the new TSOs will combat antisocial behaviour and ensure a safer travel experience for all passengers. TSOs will patrol targeted routes and locations in close collaboration with local stakeholders. TSOs can also be deployed on buses if the data suggests it.

Their primary focus will be on engagement and education to foster a safer travel environment. However, they will also have the authority to issue fixed penalty notices in response to specific antisocial behaviours.

The successful implementation of a TSO scheme by Transport for West Midlands has paved the way for this initiative. A generous £2.5 million in funding from the Department for Transport (DfT) will support the deployment of TSOs in four English authorities: Thurrock (in collaboration with Essex County Council and Southend-on-Sea City Council), Bournemouth, Christchurch and Poole, Lancashire and Stoke-on-Trent.

The pilot programme will enable local authorities to develop tailored approaches that directly address the unique needs of their local area.

Recycling doesn't have to be confusing

Following a recent study, Veolia, Southend-on-Sea City Council's environmental partner, discovered that a staggering 58% of what residents are putting in their rubbish bins should have been recycled.

To help residents better understand what they can recycle and reduce this unnecessary waste, Veolia is launching a campaign to raise awareness.

By focusing on commonly missed items such as food waste, empty aerosol cans, plastic pots and trays, Veolia wants to help clear up some of the confusion for Southend residents.

By empowering residents with the knowledge and tools they need to recycle as much as possible, Veolia and the Council are aiming to deliver ecological transformation and reduce waste across the City.

So, what do residents need to know?

- Southend residents can recycle a wide range of clean and empty packaging items in the pink recycling sack: cans, tins and foils, glass bottles and jars, food and drink cartons, plastic packaging such as bottles, pots, tubs and trays.
- The pink recycling sacks collected locally are taken to a sorting facility operated by Veolia in Southwark, where they are split and the materials sorted into their different types. These are then sent on to different reprocessors where they are made into new things.
- In Southend, residents can also recycle any cooked or uncooked food, vegetable and fruit peelings, tea bags, bones, egg shells and plate scrapings in the food waste caddy. No amount of food waste is too small!
- Food waste is then sent to an Anaerobic Digestion plant where it is turned into organic fertilisers that farmers use to grow more crops. The gases produced in this process are captured and used to drive a turbine which generates electricity too.
- Pink recycling sacks and food waste liners are delivered to every household twice a year. Additional rolls can be collected from the Civic Centre, libraries across the City or requested via the MySouthend portal. Residents missing a kitchen or kerbside caddy can request a new one via the MySouthend portal. The new container will be delivered for free to their doorstep by a dedicated crew.

Keep an eye on your social media feeds too to catch Veolia's and the council's colourful and easy to understand gifs that will help you identify commonly missed items that we should be saving from our bins in Southend.

Recycling doesn't have to be confusing. More information on the service is available on the council's website.

2) National Corner

Dozens of children under 10 hospitalised for vaping

Figures show a big increase in hospital admissions linked to vaping for children under the age of 10 since the start of last year. NHS hospital admissions for "vaping-related disorders" have tripled in two years across all age groups, with over 1,000 admissions since the start of 2020.

Takeaway culture puts those in 50s at greatest risk of high cholesterol

Experts are warning a diet of takeaways and ready meals means those in their 50s are now the generation most likely to have high cholesterol. A national programme to improve detection and prevention of diseases shows those in midlife are now the most likely to have the problem.

Train strikes

Around 40 per cent of rail services will run during strikes under planned minimum service rules for train operators in Great Britain, the Government has said. It will also specify minimum service levels for ambulance workers in England and border security staff in England, Wales and Scotland.

Breast cancer prevention drug

Tens of thousands of women in England could benefit from a drug that helps prevent breast cancer. Anastrozole, used for many years to treat the disease, has now been licensed as a preventative option.

Smoking ban

The Prime Minister officially unveiled his plan to extinguish smoking in Britain through the King's Speech. Under the proposal anyone born after 2009 will be banned from ever buying cigarettes. If passed, it would annually raise the age at which people can purchase tobacco by one year, putting legal smoking out of reach of anyone aged under 14 today.

Laughing gas becomes illegal

Possession of nitrous oxide, also known as NOS, has become a criminal offence in the UK. Now categorised as a class C drug, possession of laughing gas for its "psychoactive effects" will carry a sentence of up to two years in prison. The Government says the ban will combat anti-social behaviour and reduce damage to users' health.

Job market slows

The jobs market continued to slow last month as companies laid off staff and scaled back recruitment, suggesting that the Bank of England will tread carefully with future interest rate decisions.

Housing market to pick up

Britain's housing market is past "peak pain" with prices expected to bottom out next year and then begin to rise, according to property experts. Savills said that the average UK price would fall by 3 per cent in 2024 to reach £246,950 after a 7 per cent fall between the mini-budget in September last year and the end of this year.

NHS England waiting list hits record 6.5m high

The number of people in England waiting to start routine hospital treatment has reached a record high. An estimated 6.5 million people were waiting to start treatment at the end of September, up from 6.47 million in August.

3) Temporary Road Closures

1) Burges Road - 08:00 on the 13th of November 2023 until 17:00 on 12th December 2023 - Gas mains are replaced

The Effect of the order will be to prohibit any vehicle from entering & exiting Burges Road at its junction with Maplin Way.

The closure is scheduled to commence from 08:00 on the 13th of November 2023 until 17:00 on 12th December 2023 or where appropriate signs are showing and weather permitting.

The alternative route will be via Maplin Way, Johnstone Road & Dungannon Drive and vice versa.

The closure is required for the safety of the public and workforce whilst Gas mains are replaced.

Access for emergency vehicles, residents and pedestrians will be maintained at all times during the closure.

2) Ambleside Drive – 9th November 2023 and it is anticipated that the works will last for 9 days - Emergency Gas Repairs

To facilitate emergency gas repairs; they have imposed a Prohibition of Traffic in Ambleside Drive Southend-on-Sea.

Whilst this notice is in operation, all vehicles will be prohibited from:

Proceeding on Ambleside Drive from its junction with Victoria Road to its junction with Kensington Road.

These prohibitions or restrictions came into effect on 9th November 2023. This notice will remain in force for a period of 21 days or the duration of the works whichever is the earliest. It is anticipated that the works will last for 9 days.

Whilst this section of Ambleside Drive is closed, an alternative route for traffic will be marked on site and resident's access will be maintained where possible.

4) Three Scam Alerts

Online scams increase ahead of Black Friday and Christmas

Purchase fraud, where you are deceived into paying for an item or service that doesn't exist, is up by 35%, according to data from TSB. Scammers create fake social media listings and websites that offer fake bargain deals to defraud unsuspecting online shoppers.

Stay vigilant when shopping online ahead of the Black Friday sales.

Fake Currys websites con bargain hunters

In anticipation of Black Friday, a time when we all hope to find great deals, scammers have been using Facebook to promote fake Currys websites with attractive but unrealistic offers.

If a deal seems too good to be true, it probably is.

Dodgy deals - A fake film reviewer job has lost me nearly £8k'

Which? helped a scam victim who had been offered a fake Cineworld film reviewer job.

The victim initially received small payments, but was soon persuaded to make payments themselves, including taking a loan out to release their earnings. Santander only reimbursed the victim £919 and a further £900 after Which? intervened, but there is still a way to go for the victim to recover all the money they lost. Be aware.

5) Crime Report 30th October to 5th November 2023

Ward	Southchurch
Crime Reference Number	42/194387/23
Offence Description	Interference with a motor vehicle
Reported Date and Time	29/10/2023 01:47
Committed Date (From)	29/10/2023 01:47
Street partial postcode	BARNSTAPLE ROAD SS1 3
Offence Details (MO)	SUSPECTS UNIDENTIFIED HAVE INTERFERRED WITH THE VICTIMS BLUE ROVER RANGE ROVER BY TRYING THE DOOR HANDLE.

Ward	Southchurch
Crime Reference Number	42/195092/23
Offence Description	Other criminal damage, other (Under £5,000)
Reported Date and Time	31/10/2023 12:48
Committed Date (From)	31/10/2023 12:47
Street partial postcode	ASHURST AVENUE SS2 4
Offence Details (MO)	SUSPECT UNKNOWN HAS CAUSED DAMAGE TO THE VICTIM ELECTRICAL WIRES BY CUTTING THEM. THIS HAS BEEN CONFIRMED BY VIRGIN TECHNICIAN. THE BOX IS OUTSIDE HER PROPERTY.

Ward	Southchurch
Crime Reference Number	42/197368/23
Offence Description	Theft from a motor vehicle
Reported Date and Time	04/11/2023 13:49
Committed Date (From)	04/11/2023
Street partial postcode	SOUTHCHURCH BOULEVARD SS2 4
Offence Details (MO)	

SUSPECT UNKNOWN BY MEANS UNKNOWN HAS REMOVED THE VICTIMS FRONT AND REAR NUMBER PLATES FROM THE BLACK FORD S-MAX 140 TDCI.

Ward **Southchurch**
Crime Reference Number 42/198022/23
Offence Description Theft of a motor vehicle
Reported Date and Time 05/11/2023 10:33
Committed Date (From) 04/11/2023 22:00
Street partial postcode **FORTESCUE CHASE SS1 3**
Offence Details (MO)
SUSPECT UNKNOWN HAS REMOVED THE VICTIMS WHITE AUDI A1, INDEX HG65KXW, FROM THE ROAD BY MEANS UNKNOWN.

Ward **Thorpe**
Crime Reference Number 42/196229/23
Offence Description Other criminal damage to a vehicle (Under £5,000)
Reported Date and Time 02/11/2023 09:57
Committed Date (From) 02/11/2023 09:56
Street partial postcode **CHELSEA AVENUE SS1 2**
Offence Details (MO)
SUSPECT UNKNOWN HAS BROKEN INTO THE VICTIMS FORD FOCUS BY UNKNOWN MEANS CAUSING UNKNOWN DAMAGE.

Ward **Thorpe**
Crime Reference Number 42/196783/23
Offence Description Residential Burglary of Unconnected Building (Non-Dwelling)
Reported Date and Time 02/11/2023 15:28
Committed Date (From) 30/10/2023
Street partial postcode **THORPE ESPLANADE SS1 3**
Offence Details (MO)
SUSPECT UNKNOWN HAS BROKEN INTO VICTIMS BEACH HUT BY BREAKING THE LOCKS AND HAS GAINED ENTRY AND STOLEN A JAR OF COFFEE. NOTHING ELSE HAS BEEN TOUCHED OR TAKEN.

Ward **West Shoebury**
Crime Reference Number 42/195019/23
Offence Description Interference with a motor vehicle
Reported Date and Time 31/10/2023 10:37
Committed Date (From) 30/10/2023 19:00
Street partial postcode **NESS ROAD SS3 9**
Offence Details (MO)
SUSPECT UNKNOWN HAS ATTEMPTED TO GAIN ACCESS TO THE VICTIMS ORANGE METALLIC FORD FIESTA ST. NO ACCESS HAS BEEN GAINED BUT DAMAGE CAUSED TO METAL AND PAINTWORK SURROUNDING LOCK.

6) List of Applications Registered Week Ending 10th November 2023

Application Number: 23/01741/TPO

Ward: Southchurch

Officer: Hayley Thompson

Reduce crown in height and lateral spread by 3.0m to one Oak Tree (Quercus-T1), making cuts at previous pruning points or at a suitable growth point and crown clean by removing dysfunctional internal material and removing deadwood in crown over 40mm including any diseased or storm damaged branches (Application for works to a trees covered by a tree preservation order)

3 Vaughan Avenue Southend-on-sea Essex

Application Number: 23/01708/FUL

Ward: Thorpe

Officer: Hayley Thompson

Erect two storey detached dwellinghouse on land adjacent 29 Parkanaur Avenue with garage to side and vehicular access onto Parkanaur Avenue (amended proposal)

29 Parkanaur Avenue Thorpe Bay Essex

Application Number: 23/01733/CLP

Ward: Thorpe

Officer: Gabriella Fairley

Dormer to rear with Juliette balcony to form habitable accommodation in the loftspace (certificate of lawful development - proposed)

20 Elizabeth Road Southend-on-sea Essex

Application Number: 23/01756/AMDT

Ward: Thorpe

Officer: Hayley Thompson

Application to vary condition 02 (Approved Plans)-amendments to the rear first floor doors and windows and extended balcony and ground floor extension - plan numbers P1000 Revision B, P1001 Revision D (Minor Material Amendment to Planning Permission 23/00887/FULH dated 28.07.2023)

168 Burges Road Thorpe Bay Essex

7) List of Decisions Issued Week Ending 5th November 2023

APPLN. NO: 23/01437/FULH

Ward. Southchurch

Officer: Gabriella Fairley

ERECT SINGLE STOREY SIDE/REAR EXTENSION AND FIRST FLOOR SIDE EXTENSION, ERECT PORCH TO FRONT, EXTEND GARAGE TO FRONT AND CONVERT REAR PART OF GARAGE INTO HABITABLE ACCOMMODATION (AMENDED PROPOSAL)

184 BARNSTAPLE ROAD THORPE BAY ESSEX

Decision: Refuse Permission

APPLN. NO: 23/01321/FUL

Ward. Thorpe

Officer: Hayley Thompson

ERECT BRICK BOUNDARY WALL AND FENCING TO FRONT WITH SECURE METAL GATES, INSTALL LIGHTING TO FRONT PILLARS, LAYOUT NEW DRIVEWAY AND FORM NEW VEHICLE CROSSOVER ONTO THORPE HALL AVENUE

THORPE HALL GOLF CLUB THORPE HALL AVENUE THORPE BAY

Decision: Grant Conditional Permission

APPLN. NO: 23/01323/FULH

Ward. Thorpe

Officer: Hayley Thompson

HIP TO GABLE ROOF EXTENSIONS TO FRONT AND REAR AND DORMER TO FRONT TO FORM HABITABLE ACCOMMODATION IN THE LOFTSPACE, ERECT PART SINGLE/PART TWO STOREY REAR EXTENSION AND TWO STOREY FRONT EXTENSION, FORM BALCONY TO SECOND STOREY FRONT, FORM AND EXTEND FIRST FLOOR BALCONIES AND ALTER ELEVATIONS

65 THORPE BAY GARDENS THORPE BAY ESSEX

Decision: Refuse Permission

APPLN. NO: 23/01369/FUL

Ward. Thorpe

Officer: James Benn

DEMOLISH EXISTING GARAGE, ERECT NEW TWO STOREY DWELLINGHOUSE WITH ASSOCIATED AMENITY SPACE, PARKING AND BIN STORE (AMENDED PROPOSAL)

GARAGES AT THE REAR OF 11 - 12 NORTHUMBERLAND CRESCENT

SOUTHEND-ON-SEA

Decision: Refuse Permission

APPLN. NO: 23/01544/DEM

Ward. Thorpe

Officer: Hayley Thompson

DEMOLISH CRICKET PAVILION (APPLICATION FOR PRIOR APPROVAL FOR DEMOLITION)

CRICKET PAVILION SOUTHCHURCH PARK SHAFTESBURY AVENUE

Decision: Prior Approval Is Required/Grant

Date Decision Issued: 2nd November 2023

Decision Type: Development Control Committee

DC Committee Date (if applicable): 1st November 2023

APPLN. NO: 23/01432/FULH

Ward. West Shoebury

Officer: James Benn

ERECT TIMBER GAZEBO WITH PITCHED ROOF TO REAR (PART RETROSPECTIVE)

2 HOLSWORTHY SHOEBURYNES SOUTHEND-ON-SEA

Decision: Grant Conditional Permission

APPLN. NO: 23/01479/CLE

Ward. West Shoebury

Officer: Hayley Thompson

SINGLE STOREY GARDEN ROOM/OFFICE TO REAR (CERTIFICATE OF LAWFUL DEVELOPMENT - EXISTING)

58 TUDOR GARDENS SHOEBURYNES SOUTHEND-ON-SEA

Decision: Grant Lawful Dev Certificate (Existing)

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