

## A view from Chesterton Humberts

As head of the Petersfield branch of Chesterton Humberts, I was flattered to be asked to contribute to the Ramshill Resident Tri-annual Newsletter.

Earlier this year we completed on two house sales on Ramshill and this highlights the popularity of this delightful and colourful area. Not only are the properties individual, but they are in a highly convenient position and there is a play area for children and great community spirit.

As a market town office, we deal with properties ranging from £250,000 to well over £1m. If we reflect on where we were in 2008 and where we are now, we are hugely encouraged. This March in particular, has proved to be the strongest month for sales for some time.

As selling agents we would always recommend that before putting your house on the market make sure that your property is well presented, and in a good state of repair. It doesn't matter if the kitchens and bathrooms are a bit tired, it will all come down to the first impressions at the end of the day that will differentiate yours from another property.

Petersfield and the surrounding villages have always been lovely places to live in, and with the opening of the Hindhead Tunnel, we believe they will continue to increase in popularity.

Barbara Loweth  
Associate Director

## Does Ramshill have the Happiness factor?

From April, as part of David Cameron's "happiness index" the Office for National Statistics will be seeking to establish the key areas that matter most to people's wellbeing. Well I think that those officials would do well to visit the Ramshill Estate.



It is always a pleasure entering the estate with its variety of attractive house designs and colours. The children liken it to 'Balamory'. The residents seemingly love their homes and have taken much pride in their gardens. Every turn in the road gives you a view of yet another well planned

and delightful frontage. We have yet to choose a winner in this unofficial garden competition. It seems like the birds love it too as they chirp away from dawn to dusk. Some homeowners have added attic extensions and conservatories in a bid to gain more space rather than move away from the area. The dogs bark happily and the cats stretch lazily from one fence to the other. It certainly seems to be the ideal location to live.



The estate has the added benefit of having a lovely mix of ages. With the arrival of spring the children have been enjoying the play area and they have been whizzing around on their bicycles. As evenings approach, the scent of flowers and the smell of BBQs waft from one garden to the next.

In addition to the nature of the estate we are lucky to be in walking distance to Petersfield Historic Market Town and the Railway Station. What more could we ask for?

## Residents' Group AGM – 7 December 2010

Thank you to those who braved the cold weather, and the slippery pavements, to attend the AGM on 7<sup>th</sup> December 2010. I am sure that you will agree it was well worth it. It was a fairly well attended meeting considering the inclement weather and we managed to achieve a great deal over a very short space of time. Afterwards some of the gathering headed to the GI pub to continue socialising further! As a newcomer to the estate, despite being a Ramshill Estate homeowner for several years, it was a great opportunity to meet some neighbours and find out how the Residents' Group had dealt with previous issues. The Group has in the past made substantial progress on all of our behalf and we are indebted to them for their efforts. The new committee hopes to represent your views and deal with issues as they arise with similar efficiency and effectiveness. As a resident on the estate you are automatically a member of the Residents' Group. Please come along and join us. It would be a pleasure to meet you.

## Useful Numbers

Community Support	101
Taylor Wimpey	01256 745 224
Greenbelt	0800 0281749

## Ram's Residents' Group

April 2011 - Spring Edition



A hello from the new chairperson....

Dear Residents,

The time has finally come for me to take my turn at the helm of our jolly band of like-minded residents.

Firstly, a big thank you to Chris Burgess, our outgoing chairperson, for all his hard work and strong leadership during 2009/10. Chris remains involved in the resident's group and is committed to supporting our internet presence.

The committee elections held at our November meeting also resulted in some other changes. Danny Owens has stepped down from the editor post to be replaced by Sylvia Sanguinetti. We all owe Danny a huge debt for ensuring the consistent quality of our previous newsletters, but I'm sure you'll agree that Sylvia has stepped up to the mark with this issue! Sue McBean moves from treasurer to secretary, and is replaced as treasurer by Louise Jones.

We continue to support anything which contributes positively to the estate, and to provide a forum for raising and discussing particular issues residents may be experiencing. We can't promise to be able to sort every problem but we may know who to ask for further help, and certainly our meetings allow the opportunity to get an estate-wide perspective on any issues that are raised.

...continued overleaf.....



## A hello from the new Chairperson.....continued

Our primary objective remains to make progress on the adoption of the estate by the local councils (see separate article for details). This issue continues to revolve in ever-so-slightly decreasing circles but we are committed to keeping up the pressure on the councils and developer.



Our next meeting is at Churchers College at 7:30pm on the 3<sup>rd</sup> May. I look forward to seeing you all there!

Dean Leverett

## Adoption of the estate

The current situation regarding adoption of the estate is as follows.

The County Council wish to complete a 228 adoption notice on the estate as soon as possible. Because the adoption has taken so long this approach is being taken as it is apparently a much faster route compared with the usual 38a notice. Once in force, this will mean that the County Council will adopt the roads and paths on the estate.

This cannot be completed, however, until the County Council receive the formal notifications from Taylor Wimpey that the water supply and drainage companies have adopted the supply and sewage systems. Taylor Wimpey have assured the council that this has all been agreed and that formal notification is imminent. We have of course heard this before and we previously involved our local MP Damien Hinds in an attempt to speed up this process. This resulted in some verbal assurances from the water companies to both developer and Mr.Hinds that they would adopt but no formal notification appears to have followed as of yet.

There also remain some issues concerning the walls along Skinner's Lane but this is being dealt with as a completely separate issue to adoption of the roads and paths by the County Council, but may further delay overall adoption of the estate by East Hampshire District Council.

## Neighbourhood Watch



Just a reminder to you all that Neighbourhood Watch can help to reduce your insurance premiums and of course increase the security of your property. Have a chat with your neighbours and if they agree it can be easily organised. Contact Barry

Kempster 263712, who can provide you with all the information you will need to set up Neighbourhood Watch within your part of the estate. Prevention is better than cure.

## Kids Corner

Names are very important forms of identity. Your parents probably thought long and hard before naming you. Petersfield was founded in the 12<sup>th</sup> century. Have you ever wondered how Petersfield got its name? Also why is there a statue of William III in the centre of the Market Square? Find out the answers at the web pages below:

<http://www.localhistories.org/petersfield.html>

<http://www.petersfieldmuseum.hampshire.org.uk/ht/ml/history/18C.html>

I wonder if any of you know the significance of any of the Ramshill Estate street names. Email the editor with your ideas.

## Look out Children

Not all car drivers and dog owners on the estate are residents and therefore may not act as responsibly. Please have fun on the estate but watch out for cars are you cycle or scooter past drive ways and corners. Also let you parents know of any dog mess so that they can remove the hazard for you. We want you to play safely.

You might want to ask your parents about "bikeability". Certificates and shiny badges can be obtained as you learn to cycle safely. For more

information look up:

<http://www.dft.gov.uk/bikeability/>



## Residents' Ads

Jazz Bass Guitar  
Johnny Brook  
Tobacco Sunburst  
VGC - £60  
With bag and lead  
Ring 710271

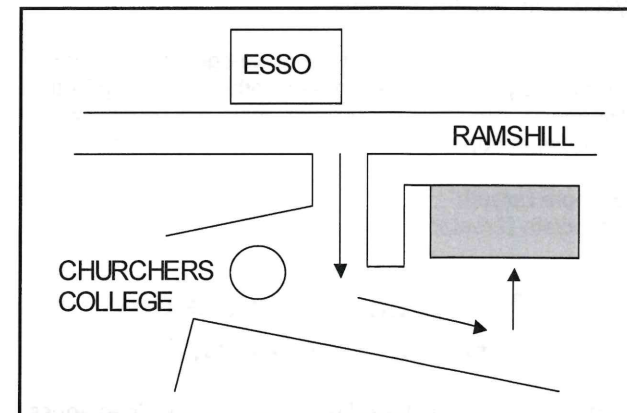
Set of 3 pre-cast stones  
to create garden waterfall feature  
Cost £200  
Sell £45  
Ring 233589

Private Ads - £2 Business Ads - £10

## Next Group Meeting

Residents Meeting  
Tuesday 3 MAY 2011

7.30 pm at Churchers College



## Elected Officials

Dean Leverett – Chairperson...

Sue McBean – Secretary...

Louise Jones – Treasurer...

Sylvia Sanguinetti – Editor...

...@ramsresidentsgroup.co.uk