

Formalsecure Property Management Limited

Wolfe Mead, Farnham Road, Bordon GU35 0NH

Newsletter –7 March 2026

Dear Neighbour and Member of Formalsecure Property Management Ltd,

Over the last few months, while working to improve our communication through the website, we've been reaching out to other organisations - the Deadwater Valley Trust, East Hants District Council, Whitehill & Bordon Town Council, the Forestry Commission and the Woodland Trust - to identify the best ways to maintain and enhance the natural beauty and wildlife habitat of our two Amenity Areas for the long-term benefit of all residents at minimum cost. As you might already have seen on the website, the Woodland Trust has responded positively, so we are now taking forward a project for their grant-funded provision of hedgerow and tree saplings, bundles of which we expect to have delivered at some time this month (March). We are now pursuing other sources of grant funding with the aim of completing long overdue remedial groundworks at little or no direct cost to the company and its members.

Last year, the routine maintenance contractors were operating under a verbal agreement established by previous directors. It took us several months to assess and seek to improve their performance but they were not consistently carrying out leaf collection/ blowback or grass cutting. We terminated their contract before Christmas and have now arranged a new contractor who started recently and has cleared much of the backlog of leaf debris in both Amenity Areas. The new contractor seems very attentive, so we do not believe that autumn leaf-fall management will be as much of a problem in the future as it was in the past.

Since Christmas, we have regrettably found it necessary to arrange for the felling of two silver birch trees in Amenity Area B (between Nos. 34 and 44 Monument Chase) and to trim the large chestnut tree adjacent to No.44, which we believed could cause a hazard to that property.

As new directors of Formalsecure Property Management Ltd (FPML) last summer, we carried out due-diligence checks on the company's administration and condition of the Amenity Areas for which we are legally responsible and which we have a legal duty to protect. In that process, we noticed some historical uncertainty about the exact position of the northern boundary line of Amenity Area A (close to the bend in Monument Chase). So - to avoid any potential argument, disagreement in principle or ambiguity, and to ensure clarity and propriety for all parties concerned going forward - we sought tenders and commissioned a chartered boundary surveyor who conducted an independent survey on 9 February. When we have received his report and deliberated upon it, we will communicate with parties concerned and publish the outcome in due course.

Maintenance Fees. We intend to keep the annual maintenance fee at £140 again this year, despite exceptional costs incurred during the company's current financial year ending on 30 April 2026 and forecasting only a small end-of-financial-year reserve of approximately £1K. We will send out invoices for 2026-27 Maintenance Fees on 1 May. Payment will be due within 30 days.

Finally, we asked you in our December 2025 newsletter if anyone has any photographs of scenery, nature, wildlife etc in or around the Chase to contact us with a view of publishing them on the website. Pauline Richards a local lady, has submitted six photographs of an Albino Squirrel that she took in one of our gardens and the Deadwater Valley Nature Reserve. This squirrel is believed to be a female. Thank you, Pauline. The photographs are in our Gallery section of the website **Formalsecure.co.uk**.