



# PINES AND CHINES

The magazine of the Branksome Park & Canford Cliffs Residents' Association

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**To sign the Highway  
Safety Petition**

See page 13-14





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# Welcome

Well, it is nearly Winter. The clocks go back and the nights draw in.

I trust you have had a good summer and the weather has certainly been kind to us. Perhaps for those of us who like to keep our gardens looking nice (my wife has the green fingers I just like to look at the results of her labour...encouraging from the side-lines I call it) we could have done with some more rain. Looking at the lawn from my chair I was sad to see we seem to have a return of the chaefer bugs which encourages the birds to rip up the lawn. Ah well, I hope the nematodes (expensive) will solve that problem.

Planning has again been near the top of the list of issues that the Association has dealt with and Dugald continues his sterling review of the applications and comments where appropriate on the Association's behalf.

Probably one of the more interesting developments that the Association is involved in at the moment is the work being carried out by Vicky Moss and Helen Schuster-Bruce. Both Vicky and Helen have recently joined the Executive Committee and are keen to engage residents in the plans for the future of Branksome Park. I think it fair so to say they want it to feel like a park with the emphasis on making the

paths and roads more user friendly for pedestrians and cyclists. The issues with Beach Road car park remains unresolved and it was fortunate that we had no illegal encampments this year. However, the problem will recur unless we get additional powers given to the police by central government. I note that this is being actively discussed in parliament (when they are not immersed in an issue that will remain nameless in this article)

We also need to know if and when Tesco is going to move in to Canford Cliffs village as the empty shops detract from the high street.

Another issue that was raised several editions ago was parking on pavements. This has now come up on the national agenda and there are moves to make it illegal but giving Councils the power to make exceptions. I got some interesting letters when I last raised the issue but I think some action needs to be taken.

Can I just welcome Adrian, Jackie, Vicky and Helen to the Exec Committee in their various roles. At the same time can I thank Bob Reid (Chairman), Paul Fearnley (Treasurer)

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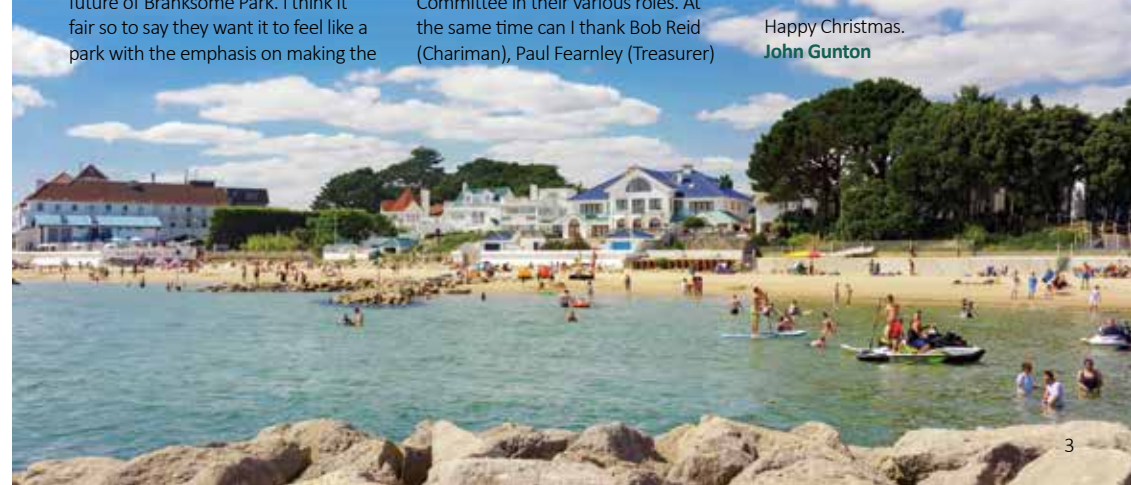
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and Mike Parkin (Membership Secretary) for the time they have spent over many years supporting our organisation. Thank you gentlemen.

Enjoy the read, many thanks to all contributors and if anyone has articles of interest then I am happy to publish providing they are not likely to get the editor arrested.

Happy Christmas.  
**John Gunton**





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## The aim & object of the association

- A) To protect the interests of the residents and, on request, to investigate on their behalf any issues which could be detrimental to private properties or public areas, facilities or services;
- B) To make recommendations for conserving, enhancing and improving the amenities for, and environment of, residents and, where appropriate, implement them;
- C) To maintain good relationships with the local Council and bring to its notice all matters which adversely affect the residents or amenities of the district;
- D) To submit recommendations/representations to the Council concerning any proposals, plans and developments which may affect residents;
- E) To provide a forum for members to discuss issues, exchange information and experience and to draw attention to developments which may affect the quality of life in the area.

## Chairman's Report

### Welcome to my maiden voyage into the mysteries of the Chairman's Report.

Most of you will probably agree that the monumental task of following the previous incumbent, Bob Reid, is not going to be a ride in the (Branksome) park.

Bob did a sterling job during his three years of stewardship, gradually nudging the Association forward into the 21st century, and moving us away from the Dad's Army© BBC image that many perceived us to be. He managed the streamlining of some of our systems to make our ever increasing membership easier to manage and address, as well as introducing some additional

Committee members (Vicky Moss & Helen Schuster-Bruce) to specialise and support the Association with both long term and immediate projects. A warm

welcome to Helen and Vicky who are already making their marks- read their news on our pinesandchines website.

I thank Bob and his wife, Julie, on behalf of us all, and wish him well in pursuing his other interests with the same gusto that he brought to the BPCRA.

Another Committee Member who will be missed this year, is our outgoing Treasurer, Paul Fearnley, who after ten years in the role has decided to hang up his calculator and spreadsheet to concentrate on his family and his hobbies. I discovered that we both share a great interest in wine appreciation. Again, during his tenure, Paul's expertise moved the Association's financial management from abacus to IT, and he leaves us with much

easier accounts systems, as well as streamlining out Membership database. We thank you Paul, and wish you and your family well for the future. As announced at the AGM, Jackie Heap is now our able Treasurer- congratulations Jackie.

Thankfully, both Bob and Paul have offered to assist us 'newbies' in settling in and hopefully maintaining their high standards.

Thank you all for your warm welcome and messages of goodwill regarding my own appointment- I hope not to disappoint you.

Prior to becoming your Chairman, as an ordinary member, I hadn't appreciated just how much effort goes on behind the scenes in running the BPCRA, and have renewed admiration for our small army of volunteer Committee Members who industriously make sure that everything (usually) runs smoothly. As well as their own functions, there are untold hours spent researching, liaising and supporting each other- and me!

John Sprackling, our Hon. President, continues to mentor us all with his invaluable historic insight, research & attendance at BCP Council meetings. Special thanks go to my wingman, our Vice-Chair, Roger Allen who regularly attempts to keep this new boy on the straight and narrow. We also receive valuable help, input and information via our ward councillors May & Mohan in many BCP Council related matters.

We are always on the lookout for new active Members to support the team, so please contact me if you wish to help us with your input.



Since our summer issue, it is apparent that some issues just won't go away and lie down quietly. Speeding still remains very high on the agenda. The good news, is that our core of Community Speedwatch volunteers has increased, ably managed by Roy Pointer and aided by the purchase of new speed monitoring equipment which is more reliable and more accurate. We are always looking for new members to the Speedwatch and Neighbourhood Watch teams.

We had a particular success with throttling back an unofficial supercar meet at Canford Cliffs car park in August. This involved our ward councillors, police, BCP Council and the Echo newspaper generating so much publicity, that the roads were clogged enough to force most attendees to reduce speeds dramatically. There were inevitably some speeders, but not at the previous gathering's levels. Canford Cliffs businesses also benefited from an transient upturn in trade.

Rough sleepers in vehicles on apparently unregistered land, still gnaws away at most monthly meetings, with no solution in sight.

If any of you have some new ideas on tackling this, they would be most welcome.

Planning applications are continually pushing the boundaries of acceptability, both in obnoxious design & bulk and encroachment into our conservation areas.

Misleading statements in support of an application seem to be de rigueur nowadays, as does constructors' cavalier interpretations of planning constraints and conditions. Read Dugald Eadie's planning report on these issues.

The proposed closure of Canford Cliffs branch of Lloyds Bank, elicited a very high attendance at our July monthly meeting with many representations and petitions. Despite intensive efforts by our Vice-Chair, and our member Chris Harrington, it appears to be a fait accompli, and the inevitable will happen, brought on, no doubt, by increased online banking, online shopping, and the reduced use of cash transactions.

Tesco still continues to prevaricate upon the opening date of their Canford Cliffs premises, but

they appear to have covered the windows over with a more acceptable vinyl. Thanks go to Neil Endicott for intensive research and continuing input into this.

As reported, at our July meeting, the Beach Road Car Park saga seems to have been put on the back burner by the BCP Council. Meanwhile, after extensive efforts on our behalf by Graham Jones, our claim for legal costs invoiced by Trethowan's has regrettably been disallowed.

Our newly co-opted Committee Members, Helen Schuster-Bruce and Vicky Moss, as well as bringing a newer & younger perspective to the Association, are making strides in assessing the viability of the adoption of our own BPCRA Neighbourhood Plan.

This is a very long and arduous process, involving extensive authority meetings, jumping through legal hoops and policy creation, etcetera. It will be a continuing process, to be reported on for many meetings to come.

They are also snapping at the heels of BCP Council regarding speeding, traffic surveys, hazardous junctions, etcetera.

## Membership Report

'Membership of the Association continues to be strong but we are always looking at ways to ensure that all newcomers to our area know about the Association and have the opportunity to join. As always thanks go to the our wardens for both delivering our magazine and being a focal point

Read the meeting minutes for June & July, on our pinesandchines website, for more detail.

Don't forget that our regular monthly meetings, which are held on the second Wednesday of each month at The Branksome St Aldhelms Centre, 401 Poole Road, BH12 1AD, have the added attraction of free tea or coffee AND biscuits, together with access (usually) to one of your ward councillors.

So come and meet the team, get involved, and maybe make some new friends.

Our next AGM is on Saturday 18th April 2020 at the Canford Cliffs Village Hall, 17 Ravine Road BH13 7HT, as usual- see you there. Watch out for details in the email newsletters- if you still don't receive one, contact our Vice-Chair at [vc.bpcra@gmail.com](mailto:vc.bpcra@gmail.com) to get added to the list.

Julie Reid has kindly agreed to once again bring her special high quality touch to the AGM catering.

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Twitter: [twitter.com/BpCcra](https://twitter.com/BpCcra)

for feedback at our monthly meetings.

(Please note we now have a vacancy for the post of Membership Secretary and if anyone would like to take on that role can they please contact our Chairman-Editor)

## DON'T MISS

Christmas drinks and mince pies on Wednesday 11th December.

## Treasurer's Report

Just like your Chairman this is my first venture into the land of the Pines and Chines magazine.

As many of you will know Paul Fearnley has handed over the fun and excitement of the treasurer's role to me.

I would like to thank Paul for all of the help he has provided over the recent months as the handover has taken place and for his continued support as I settle in.

The association's finances continue to be in good order. At the 31st August we have a surplus for the year of £2,800 with a bank balance of £36,171.

Thanks to the excellent work done by Roger Allen selling advertising space the magazine should continue to make a contribution to the association's funds this year.

We continue to support local initiatives including the maintenance of the Pinecliff Gardens for which we have recently approved an initial budget of £200 for new plants.

Jacqueline Heap  
Honorary Treasurer



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# Planning Report

Over the last 6 months the pressure on our area has increased even more. As well as blocks of flats to replace single houses, there are now three “5 for 1” site-splitting proposals. There is strong evidence that this has been encouraged by the approval of the McCarthy & Stone development in Lindsay Road (as expected).

The Branksome Park Conservation Area is supposed to have individual houses on large sites, not obvious from the road, and in sylvan settings. Replacing a bungalow with 5 separate houses is a blatant breach of this principle, and “common sense” should mean instant rejection. Instead, we have to read detailed documents quoting bureaucratic rules and claiming that the extra houses will benefit the community. There were already several controversial proposals for blocks of flats, but now we also have three separate proposals for multiple dwellings (see list below).

There is a serious issue with certain developers and planning consultants who do their best to “game” the system. Quite often an application is refused permission, having had extensive objections from neighbours and from our Association and other local groups. The applicant then starts a process of small changes, and possibly an appeal, and the amount of local objection tends to reduce. This is partly because people “lose faith”, and are also confused by the changes in the documents.

Our Residents’ Association has to keep trying to deal with this, while also accepting and encouraging the continuous process of improvements in the local area.

## SIGNIFICANT DECISIONS

### 4 Western Road.

**APP/19/00009/P REFUSE**

**14 March 2019**

Demolish existing bungalow and replace with a 4 storey block of 6 flats. This proposal is very complicated, as the existing bungalow has two “rights of way” along the edges of the site, to allow residents in the flats behind to walk to the bus stop, the village and the library.

There is also a high density of trees, to the extent that most people passing the site would not even notice the bungalow.

Although this application has been refused, there is still an issue with clearing work that has been done in the entrance to the site. An ugly pile of garden waste remains near the pavement.

### 9 Martello Road South.

**APP 19/00214/F GRANT**

**25 June 2019**

In the last 2 years, there have been four different attempts to gain approval to develop this site.

Finally, the developer has been granted permission to build three houses – one will have access from The Oratory, and two semi-detached houses will have access from Martello Road South.

At least this is less damaging than the previous plan for a block of 8 flats!



### 19 Wilderton Road.

**APP/18/01671/P REFUSE**

**28 June 2019**

Despite the attempt by planning consultants to ignore the Conservation Area guidelines, this plan for a block of 6 flats has again been refused. In May 2017 permission was granted for an individual house, but there is no indication that that will be implemented.

### 20 Leicester Road.

**APP/18/01330/F APPEAL**

**DISMISSED 19 July 2019**

This was a site-splitting proposal which was clearly not permitted in the Conservation Area. On this occasion, the Inspector was quite firm in recognising that site-splitting should not be permitted, and also noted that the proposed dwelling would not give a very pleasant living experience.

## ISSUES STILL OUTSTANDING

### 6 Burton Road.

**APP/18/01273/P**

**15 October 2018**

This is an outline application to demolish the existing bungalow and erect a block of 12 flats. This site is on the edge of the Conservation Area, and next to a listed building. The proposed building would have a particularly damaging impact on properties in Dover Road, and the parking and traffic issues are a major concern.

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**18, 18a, 20, 20a, 20b  
Balcombe Road.  
APP/18/01616/P  
8 January 2019**

Demolish the 5 brand new houses and replace with a block of 30 flats. This is one of the most ridiculous applications that I have ever seen, and it has been strongly criticised by lots of neighbours (and by BPCRA).

There has also been press coverage in the Bournemouth Echo. Apparently the developer has been unable to sell the five houses, which presumably means they are too expensive, given the density of the site and the awkward location.

**43 Western Road.  
APP/19/00252/F  
13 March 2019**

The previous plan for three blocks of flats was refused by the Planning Committee, but this is yet another proposal, this time for three separate houses.

The third house at the back of the site is particularly contentious, as it involves demolishing an old Victorian wall. The planning consultants continue to argue that the new buildings will be "hidden", which is simply not true.

Residents in Burton Road and Dover Road would be particularly affected.

**8A Lindsay Road.  
APP/19/00676/F  
28 May 2019**

Demolish the existing detached house and build a block of 11 2-bed flats, including basement parking. This is another controversial application on the edge of the Branksome Park Conservation area. The point of

access is a particular issue, as it is on a sloping curve where the traffic goes down the hill to the traffic lights at Penn Hill.

There is a sense that this is going to be affected by the "precedent" of the McCarthy & Stone development just down the road.

**2 Wilderton Road.  
APP/19/00744/F  
17 June 2019**

The original application for 25 flats was refused in January 2019. As expected, the developer has made a new proposal, this time for 21 flats, and one storey less. It is difficult to see how this is any less damaging, but we still have the issue of how to preserve the existing building.

The current status of this application is unclear – most participants accept that the building needs to be replaced, but the key issue is the scale and density of the new block of flats. Three storeys might be better.

**4 Burton Road.  
APP/19/00763/F  
12 July 2019**

Demolish the existing single house and replace with 5 houses, with very little space for parking, and built quite close to the boundaries.

This plot is in the Branksome Park Conservation Area, and the proposal is quite ridiculous. There have been over 45 objections, and the Conservation Officer has confirmed that it breaches the Conservation Area guidelines.

Given the failure of the set of 5 houses just round the corner in Balcombe Road, this application seems particularly strange.

*There is a serious issue with certain developers and planning consultants who do their best to "game" the system. Quite often an application is refused permission, having had extensive objections from neighbours and from our Association and other local groups.*

**7 & 9 Lindsay Road.  
APP/19/00957/F  
6 August 2019**

Demolish the two existing bungalows and replace with a collection of 10 individual houses. Once more, this should be impossible in the Conservation Area, but of course the McCarthy & Stone development next door is being used as a precedent. This proposal is not a surprise, and it is very difficult to know how to react.

**OTHER PLANNING APPLICATIONS**

This magazine report has concentrated on the most controversial issues. It is worth noting that there are also quite a few perfectly reasonable applications, including improvements to houses and also sensible replacements.

The Residents' Association will continue to do our best to monitor and, if possible, influence the development plans. We also recognise the professional work done by the Planning Department of Poole Council, and we hope that this will continue under the new BCP Council structure.  
**Dugald Eadie, Planning Officer**



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# Community Speed Watch

## comes to Pines and Chines

### Why Community Speed Watch?

Members have been worried for some time that there has been a growth in the number of vehicles speeding through the main roads in the Ward. This has in turn led to more accidents, some involving pedestrians. There has also been concern about high-end performance cars, delivery vans etc. ignoring the speed limit in this normally quiet residential area. The Association has responded by sponsoring a Community Speed Watch (CSW) to monitor vehicle movements in the most dangerous roads. The key role of the CSW is to develop awareness of the need for drivers to keep to speed limits rather than simply trying to record as many errant drivers as possible.

The chief areas of activity are the main routes through the Ward – The Avenue, Western Road and Canford Cliffs Road where long straight stretches are crossed by minor roads, sometimes at odd angles, causing potential for danger to other road users and pedestrians.

### Who controls this activity?

Community Speed Watch is closely controlled and supervised by the Dorset Police who vet and train team members. They also assess the monitoring locations for safety of road users as well as the Speed Watch teams. Speed Watch is used nationally and in Dorset alone there are over 80 teams operating.

### How does it work?

The project is led by a Coordinator; the single point of contact with the Police team at Dorset Road Safe. Volunteers are recruited, vetted and trained by the Police to carry out monitoring sessions using an approved speed radar detection gun. Sorties typically run for an hour. The number of vehicles passing the monitoring point is collected together with details of any vehicles exceeding the speed limit. Vehicles are not photographed. Registration numbers, make, model and colour of speeding vehicles are collected and this information is passed to the Dorset Road Safe team for action.

After checking the information with the nationally held vehicle database, a letter is sent from the Police to remind the owner that speed limits should be respected.

Monitoring is carried out by teams of four wearing special hi-viz CSW jackets and they are easily seen at the roadside. In fact, high visibility of the team is a cornerstone of the activity to ensure that drivers gain awareness of the operation.

### Can I be prosecuted by Speed Watch?

NO! CSW purpose is AWARENESS not prosecution. The idea is that a reminder letter will encourage drivers to be more aware of the location of their journey and the need to respect speed limits in the area. This is also important in an area where thousands of visitors come each year and are not always as familiar as locals on the dangers of some of our urban routes.

Nevertheless, the Dorset Road Safe team can join a CSW team from time to time using their enforcement cameras; a speeding driver picked up in this way is likely to receive a penalty notice and fine in the usual way – so be warned!

### What if I am logged again?

The first infringement results in a reminder letter from the Police. A



second transgression at any of the Dorset CSW locations will result in another reminder; a third occurrence will result in a visit from the Police team and a personal discussion with the driver on improving driving skill.

Obviously, if a vehicle is logged by a Police enforcement camera, this is likely to result in a fine.

### Isn't this just a few local busybodies with nothing better to do?

No. CSW is a response to valid local concern by residents for the safety of their neighbourhood. It is an opportunity for citizens to act where Police resources are scarce.

We hope it will make the Ward safer. Statistics show that there are fewer accidents after a CSW starts operating; we hope that will be the case in this Ward. The watchword is awareness, not enforcement and most people seem to support the endeavour.

### Can I join in?

The next phase of recruitment will begin shortly; if you are interested in supporting the CSW, please contact Pines and Chines through the web site and leave contact information.

**Roy Pointer**  
Project Leader

## Save Lives and Sign the Petition!

Calling for Highways Safety Improvements to our Roads, Footpaths and Bridleways in Branksome Park & Canford Cliffs

If you have ever walked along the beautiful footpaths that go through the woods from Lindsay Road, through the Chine to the Beach, or walked along Western Rd to Westbourne or cycled on the roads, you'll know what I mean when I say "you're risking life and limb by doing it". For visitors and new comers take note: the beautiful leafy surroundings of the roads, footpaths and bridleways are not quite as charming as they seem and you could be lulled in to a false sense of security.

There are a growing number of pedestrians and cyclists who say they've had a near miss with a speeding vehicle in this area and they feel the incident could have resulted in their death or serious injury.

The Highway Hazards Map for Branksome Park and Canford Cliffs highlights specific locations, brought to our attention by members of the community. Numerous complaints have been made to the authorities about some of these locations over

the years, and very little has been done. Some locations are more dangerous than others, however they are inter-related and need to be addressed together.

The bottom line is, many of us don't feel safe on the roads, footpaths and bridleways and we don't think it's right that it takes a death or serious injury before the Council takes reasonable measures to protect the public whilst using them.

The hot topic of high performance cars and superbikes got highlighted this summer as the controversial, Super Car Sunday was held at Ravine Road, Canford Cliffs Carpark in August and was (perhaps innocently) organised by a 16yr old on social media. Although the event went ahead without incident, there were reports of cars speeding near the event. Whilst an event like this brings much needed custom to the declining Canford Cliffs Village, it also inadvertently endorses speeding on these roads and improved safety measures need to be put in place if it goes ahead again.

What's going on in the mind of an individual with a pathological need for speed...? is it the mid life crisis?... the thrill of the new toy?...the sex appeal?...the boy racer?...the anger issues?... or simply the fact the wide, open, curvy roads, resemble a race track and there's nothing and no one to stop them speeding.

A Community Speedwatch session on Western Road this September recorded a van going at 55mph at 6:30pm and a child was cycling just a few seconds ahead of the vehicle... In May a child, cycling on his way to school at 8am, narrowly escaped getting hit by a speeding car outside All Saints' Church ...worse still the driver had the audacity to yell at the poor kid for not being more careful!!!

At another Speedwatch session conducted at 11 am on a quiet Tuesday morning in late August, approximately 13% of cars were travelling between 36-45 mph near the triangular junction of Western and Leicester Roads. Astoundingly, as pedestrians walk through the woods to and from the beach, they contend with four way traffic, two blind bends, speeding traffic....and no safe pedestrian crossing point.

Equally there is no Pelican Crossing

at The Avenue(B3065) /Western Rd traffic lights so pedestrians going to and from Westbourne have to guess when it's safe to cross and run for it.

The All Saints' Church Community have been concerned for years about the speeding on Western Road (and we're talking 40-60+mph). There's a daily Nursery School, the Cubs, Beavers, Brownies, Guides etc and numerous older people and those with impaired physical mobility attending the various functions going on in the Church Hall & Church throughout the week from 8am until 10pm – that's over 300 people of all ages every week.

Elsewhere, there are numerous accounts of pedestrians nearly getting knocked over crossing the roads and as cars mount the pavement on the blind bends. Walkers have reported nearly being hit by cyclists in Branksome Chine (where cycling is not permitted) and boundary walls keep getting knocked down.

Our objective is to get the BCP Council to implement Highway safety measures that meet their objects of 'communities feeling safe', 'active independent and healthy lives' and 'environmental sustainability'. A comprehensive highways survey needs to be carried out and we will apply for CIL Funding to cover the costs of the works.

The Community Infrastructure Levy (CIL) is a charge that developers pay when new developments go up, to spend on improving infrastructure in the local area (we're getting an increasing number of new developments too). Developers round here pay premium rates on CIL contributions, and whilst these contributions are used to help improve the infrastructure of the wider BCP area, investment in improving highway safety in



Branksome Park and Canford Cliffs has lagged behind the increased volume of vehicles and new developments being approved.

So, by signing the Petition to make the roads, footpaths and bridleways safer for all users of the Highways here, you could save a life and increase the chances of getting CIL funding for the Branksome Park and Canford Cliffs area.

If you have any comments/ experiences about the highways or would like to help with promoting this campaign in Branksome Park and Canford Cliffs, please get in touch. We're aiming to get 1000 signatures on the petition.

To sign the petition online, please refer to the Association website: [www.pinesandchines.co.uk](http://www.pinesandchines.co.uk)

Paper petitions will also be available to sign in October, November and December at the BPCCRA meetings at St Aldhelm's Church Meeting rooms on the 2nd Wednesday of the month as well as campaigners circulating the petition around the area.

**Vicky Moss**  
Vickymoss.bpcra@gmail.com

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## Thoughts from St Aldhelm's

Two years have passed since my arrival as Vicar of St Aldhelm's. I offer my huge thanks to your Association for reminding us that Branksome, Branksome Park and Canford Cliffs are not just an address we have in common but also a community for whose well being we share responsibility.

St Aldhelm's Church recently marked its 125th anniversary. We began in 1894 as an offshoot of All Saints' Church and were intended to serve the growing population dependent on work provided by the industrial potteries (situated where the retail park is now), the gas works and the railway.

Our celebrations this summer included a fair, several remarkable concerts- and a very memorable evening with the delightful actor Frank Williams, that other 'Vicar of St Aldhelm's' (Walmington-on-Sea) in Dad's Army!

In addition, an artist among our congregation, Ruth Oaks, led us in creating an extraordinary art installation called A Peace of Heaven, evoking beautifully the diversity, wonder and fragility of the natural world, and our

responsibility towards it. This will remain in church until shortly before our annual (and always amazing) Christmas Tree Festival.

I hope very much that in today's very different world St Aldhelm's continues to be outward looking and community-minded. For this reason we now leave the church building open throughout each day for peace and prayer, available to all.

We hosted a packed meeting with candidates during the EU elections, when people on all sides of the fraught debate remarked on the welcome opportunity to discuss their differences amid the Church's inclusive and respectful atmosphere (I will seek to host a similar meeting when a General Election is called.) Free music recitals on Tuesdays have



resumed for an autumn season - these also attract a diverse, appreciative audience. I am reluctant, being averse to systems-speak, to call it a 'strap line', but we have evolved a summary of our hopes and intentions: St Aldhelm's: Open Doors...Open Minds...Open to God.

Whatever our individual beliefs, I believe that St Aldhelm's, along with other churches, businesses, councillors and voluntary groups, must work together for the benefit of this community. More power to our collective elbow!

**Pip Martin**  
Vicar of St Aldehims



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## Human beings are amazing

My Montreal based daughter expressed this view to me last year. A little later as I was sitting in the airport watching all the activities of the myriad variety of human beings, I thought she was absolutely spot on.

We are incredibly varied as individuals doing so many different things, speaking numerous languages and dialects, so yes, I agree our species is truly amazing. Which brings me to our quite remarkable volunteers who tend and till the Pinecliff Sunken Garden perched on the cliff top. They are an amazing group of people too and their numbers keep increasing. We are now twelve and rising.

The spring saw lots of bulbs throwing up a profusion of colours before the many flowering shrubs and perennials provided a continuous lovely display to please the eye through May, June and July. As August progressed, we started to cull some of the grasses that had taken over the eastern end of the rockery and both sunken beds. We also removed two of the huge

phormiums from the western sunken bed. This has given us more space for new planting and a better balance to the two beds.

We are now embarking on a very ambitious planting programme during early October. The Association executive agreed a budget of £500.00 for new plants, shrubs and much needed compost. To process the deliveries and expedite the planting of over 160 plants at the last count, will undoubtedly be a challenge. Luckily our volunteer army has recently benefited from new members Omur and Ellen. Omur is half our average age or less and very strong which has been a supercharger to the clearing of ground and preparation for the arrival of the new plants. Ellen is simply a bundle of energy to add to our collective strength and expertise.

Whilst all the gardening and the associated planning continues volunteer Alan Smith works on his "Forth Bridge" project which is the treatment of the benches with teak oil.

Sadly, over the last two years two of these memorial benches have been stolen. We have asked the council to review the security in the car park as these big heavy benches would need to be taken away in a van or a truck.

To conclude on a positive note, we will be arranging our pre-Christmas lunch to take place in late November so if anyone is thinking of joining our illustrious crew and would like to join us please get in touch.

### **Roger and the Pinecliff Volunteers**

*Our remarkable volunteers who tend and till the Pinecliff Sunken Garden perched on the cliff top, are an amazing group of people and their numbers keep increasing. We are now twelve and rising.*



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## Pinecliff Garden: Interesting plants and Wildlife

Summer is seemingly over and this Thursday morning I had little enthusiasm for getting up, let alone gardening. It was dark and raining at the time, but I needed to call in at the Poole Maritime Office over the Library so I gathered my gardening tools and set out after breakfast under threatening clouds, but at least no rain.



attractive evergreen plant native to parts of Western Europe. It can be grown as a shrub and pruned to limit its size or left to grow into a small tree, reaching up to 10 metres in 20 to 40 years.

The leaves are dark green and glossy. It is suitable for evergreen screening and coastal areas. Examples can be seen in the gardens of Branksome Court, Stoneleigh and elsewhere locally.

It is unusual in that both flowers and fruit are produced in autumn, the fruit taking twelve months to ripen from the previous year's flowers. This image shows the flowers and fruit of last year's flowers appearing simultaneously.

Whilst the fruits resemble strawberries and are edible, the taste is quite different and politely



few weeks earlier it had been the creeping rosemary. Chatting with Ian he told me that he had recently seen a rare hummingbird hawk moth.

He also drew my attention to a strawberry tree which had a good collection of berries. We agreed that the Pinecliff garden was an interesting and delightful place to be.

After lunch the weather was perfect, so I went back to the garden with a camera and the intention of sharing the pleasures of the garden with those unable to visit and enjoy the garden themselves.

The Strawberry tree is an

Arriving at the Pinecliff garden a little after 10, it was so good to be welcomed by both Ian (who had earlier sent a text message suggesting that he too had doubts) and John.

I started with my usual task of sweeping the steps and path, which today were nastily wet. That done I looked around and realised that the sun had come out: what a difference!

I started trimming back a lavender bush that needed dead-heading and recalled that two or three weeks ago, dozens of bees and butterflies had been attracted to it. Last week the hardy plumbago (ceratostigma) was the star attraction and a

*He also drew my attention to a strawberry tree which had a good collection of berries. We agreed that the Pinecliff garden was an interesting and delightful place to be.*

described as insipid.

The official name is *arbutus unedo*. The second part of the name is understood to mean "*I eat (only) one*" implying that nobody takes a second.

The few remaining flowers of a nearby *ceratostigma* were attracting some bees and butterflies. My attention was drawn to one insect that appeared to be hovering and I was fortunate to take this photograph.

It shows a long proboscis, and white-spotted dark abdomen, but the brown and orange wings were a blur and I could not confirm the audible note that the fast beating wings produce. I do, however, believe that this was the rare hummingbird hawk moth.

**Graham Jones**



## Tanners and Bobs

Back in the days of tanners and bobs,  
When Mothers had patience and Fathers had jobs.  
When football team families wore hand me down shoes,  
And T.V gave only two channels to chose.

Back in the days of threepenny bits,  
when schools employed nurses to search for your nits.  
When snowballs were harmless; ice slides were permitted  
and all of your jumpers were warm and hand knitted.

Back in the days of hot ginger beers,  
when children remained so for more than six years.  
When children respected what older folks said,  
and pot was a thing you kept under your bed.

Back in the days of Listen with Mother,  
when neighbours were friendly and talked to each other.  
When cars were so rare you could play in the street.  
When Doctors made house calls; Police walked the beat.

Back in the days of Milligan's Goons,  
when butter was butter and songs all had tunes.  
It was dumplings for dinner and trifle for tea,  
and your annual break was a day by the sea.

Back in the days of Dixon's Dock Green,  
Crackerjack pens and Lyons ice cream.  
When children could freely wear National Health glasses,  
and teachers all stood at the FRONT of their classes

Back in the days of rocking and reeling,  
when mobiles were things that you hung from the ceiling.  
When woodwork and pottery got taught in schools,  
and everyone dreamed of a win on the pools.

Back in the days when I was a lad,  
I can't help but smile for the fun that I had.  
Hopscotch and roller skates; snowballs to lob.  
Back in the days of tanners and bobs.



# Cycling in Holland – ideas for our area?

We were lucky enough to travel to Medemblik on the IJsselmeer in the Netherlands this summer where our son competed in the Topper sailing world championships.

An idyllic week staying in a 'bungalowpark' complete with canal access from the garden and cycle paths everywhere – we didn't use the car all week – made me think that a lot of the cycling ideas could translate fairly easily to the UK and our own area.

The first impression is that literally everyone cycles – young and old. They have the advantage of terrain – it's obviously completely flat and the only hill you encounter is a short 'up' to the top of the dike which protects the below sea level terrain from flooding; a third of the Netherlands is below sea level! Often the roads run along the top of the dike and the cycle paths are down below, everyone happily separated. However, a lot of the road layout



and cycling ideas involve shared road use and I thought could fairly easily and, possibly relatively cheaply, be adopted here.



On my first day I went for a run and was rather bemused by some metal fences by the beach. What were they for? The week was one of the summer heatwaves of 2019 and it soon became apparent – beach cycling parks.

These were soon put in perspective on a train trip to Amsterdam the cycle parks at the stations were huge!

Meeting some Dutch relatives of friends, they explained that the most important thing to realise is that cyclists always have priority in law. A car driver must always give way and this creates a safe environment where cyclists feel confident.

There are dedicated cycle paths with crossings but in fact a lot of the cycling is really a matter of road layout. For example at the sailing club I was surprised that there was a red tarmac path in the middle of the car park. How on earth would that work?

It is actually very sensible as it means that the cyclists show up for the motorists and it slows everyone down. Not that difficult to implement when designing or



refurbishing car parks. On small town roads they have cycle paths (again contrasting colour tarmac) at either side of the road and the cars must share the middle space (essentially a single track road), giving way to each other as necessary. This is wonderful traffic calming. The end result was that a trip to the local pancake shop, windmill museum or ice cream parlour was a pleasure and you felt safe letting your teenager lose to explore on their own – what lovely freedom.

It's also much more sociable, people can call out to each other and stop to chat – rather than being sealed into their metal boxes. I even witnessed a most genteel bike crash between an elderly couple – they picked themselves up and laughed! All good family fun for all generations.

The UK has a long way to go, despite good work by Sustrans and other charities to create a joined up cycling network in the UK. See these interesting maps comparing cycling routes (shown in purple) in the two countries.

We are a crowded country – though not as much as the Netherlands – and we do, of course, have hills. However, the advent of the electric bicycle is going to change this, as they allow those of all ages to maintain a reasonable speed uphill and the days of arriving hot and sweaty at



your destination are numbered. A local friend who just bought an electric bike described it as 'feeling like a seven year old again'! The price of these bicycles is already coming down as battery technology develops. I really think that the environmentally friendly personal electric transport system is going to change the way we live as we face up to global warming and the place we live will be much more pleasant and sociable as a result, not to mention the health benefits physical and psychological.

With the cheery Beryl bikes up and running in our area, we just need to press the council to follow up on their environmental pledges and prioritise safe cycle routes for all.

If you are lucky enough to be able to cycle please try it, I almost guarantee you will be quicker cycling than by car on local trips because of traffic congestion and it's so easy to park! Do please share any ideas you have.

**Helen Schuster-Bruce**  
helensb.bpcra@gmail.com





# Membership Application

## BRANKSOME PARK & CANFORD CLIFFS RESIDENTS' ASSOCIATION

### The Aims and Objectives of the Association

The aim of the Association is to protect the interests of the residents and to investigate on their behalf any aspects which could be detrimental to private properties or public services. The Association endeavours at all times to maintain good relationships with Poole Borough Council and brings to their notice all matters which adversely affect the amenities of the whole of the District. It makes appropriate recommendations for improvements. It also submits recommendations to the Council concerning any plans and developments which relate to the District.

The Association is a member of the National Organisation of Residents' Associations and the Council for the Protection of Rural England.

Members receive two magazines – our Summer and Winter editions. These cover much of our ongoing work and highlight our aims.

Name.....

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Email.....

We much prefer to receive applications for membership under a Standing Order arrangement and would appreciate it if all new applicants kindly use this method of payment. We will accept a cheque if this is not possible.

☐ I wish to become a member of the Association (please tick)

☐ I wish to renew my membership of the Association (please tick)

I enclose the completed standing order mandate.

Alternatively I enclose a cheque for £..... to cover the subscription for the current year. (The annual subscription is £3 per member or £5 per couple. Cheques should be made payable to BPC CRA.)

Please return this application together with your standing order mandate or subscription to:

Jackie Heap,  
The Parish Office,  
The Branksome St Aldhelm Centre  
401, Poole Road, Poole, BH12 1AD

We would appreciate it if all new members would be kind enough to provide a phone number and email address if possible with, of course, their address. Contact will only be made by members of the committee and all information provided on the Application Form is restricted to use within the Residents Association and is not shared with anyone or any organisation outside of the Association. It will be assumed by the Association that we have your approval to use these means of communication to contact you on Association matters, unless you specifically opt out.

## Standing Order Mandate

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Sort code	20-11-39

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Account number	
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Amount in figures	
Amount in words	
Payable on following date	
<b><u>Reference: insert membership no. if known</u></b>	

Name	
Address	

Signature	
Date	

## ‘Watching the waves break into spray over the rocks beyond the old wreck’: The Lifeboat Stations of Dorset

Dorset is renowned for being a place of natural beauty and a source of inspiration for many, from Enid Blyton to Coldplay. It is also a place of particular significance to the Royal National Lifeboat Institution. The RNLI has been a staple of Dorset life since 1865, with lifeguards patrolling beaches across the county from Highcliff Beach to Lyme Regis. There are also five active lifeboat stations in Dorset. Each station has a rich history that has played a vital role in the charity’s mission to save lives at sea.

Poole RNLI is the oldest local station, founded in 1865. Every time the first Poole lifeboat was launched the crew had to travel by coach from the High Street to Sandbanks, where the lifeboat house had been built. In 1882 it was moved to its new site by the Poole Quay, where it remains today; the old boathouse is now a museum and a floating boathouse also opened last year. It currently has a B-Class Atlantic 85 inshore lifeboat and a D-Class inshore lifeboat. One of the former Poole lifeboats, the Thomas Kirk Wright, was the first lifeboat to reach the beaches of Dunkirk during the evacuations on 30th May 1940.

Mudford RNLI, which has been operating since 1963 (although a new boathouse was opened in

2003), is the current home of a B Class Atlantic 85 lifeboat, which is one of the fastest in the RNLI fleet, operating at 35 knots. The station has approximately sixty rescues a year.

The Weymouth RNLI station houses two lifeboats: a Severn class all-weather boat called Ernest and Mabel and Phyl Clare 3, a B class Atlantic 75 inshore lifeboat. Fourteen medals have been awarded to the station since its foundation in 1869, and throughout World War Two the lifeboat rescued twenty-two lives.

Swanage RNLI was established in 1875 at the request of local residents, after the Brig Wild Wave was wrecked on 23rd January 1875. The Dyke family are particularly well renowned amongst the local community, with the family consistently serving as crew since 1889. Ten medals have been awarded to the station throughout its run, with the last being voted in 1996.

Lyme Regis RNLI was established in 1998 and stands on the historic Cobb. Since 2002, it has been home to the Atlantic 85 class lifeboat, Spirit of Loch Fyne. Last year the crews aided 230 people, and since the station’s establishment its crews have

been presented with twenty awards for gallantry.

When it comes to beach safety, RNLI lifeguards are trained to just as high a standard as our lifeboat crews, with first aid knowledge on par with that of firefighters. In 2018, they assisted 32,207 people and saved 118 lives across the UK, with Dorset lifeguards saving 13. However, 95% of a lifeguard’s work is preventative, and our lifeguards – who patrol from 10am-6pm throughout summer – monitor the sea conditions, provide safety advice both at the beach and in classrooms, and ensure the safety of those on the beach.

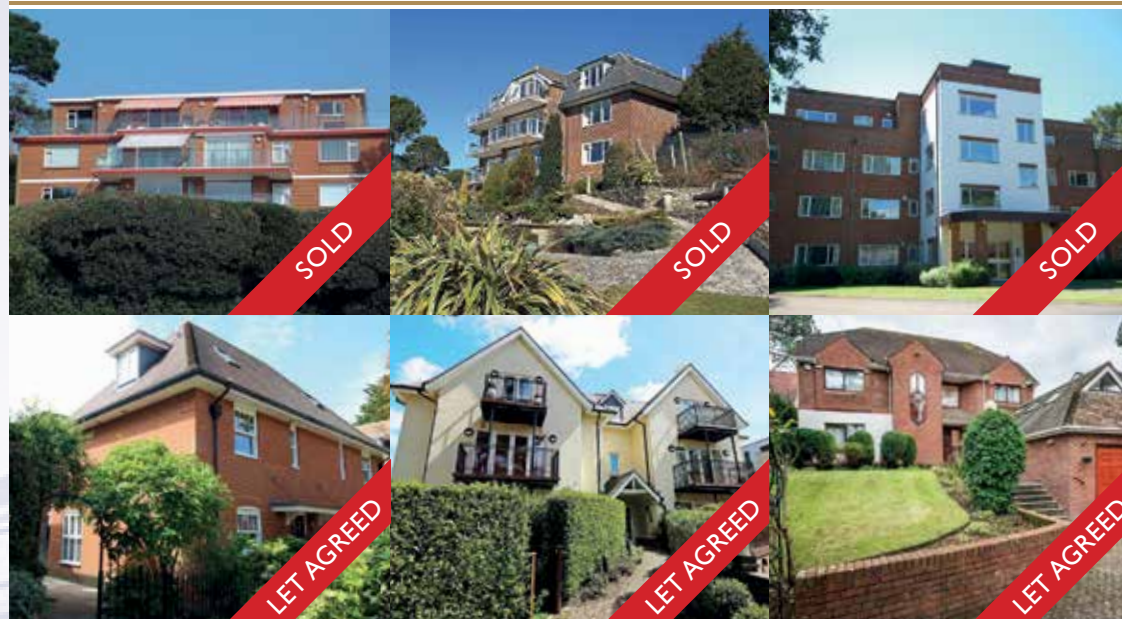
Every crewmember and many lifeguards undergo world-class training at the RNLI College in Poole in order to help them to efficiently and effectively continue their mission to save lives at sea. The College is not only the heart of the RNLI, but it is also a functioning hotel that is open to the public, including a souvenir shop and the fantastic Riggers Restaurant. It is also possible to book tours of the All-weather Lifeboat Centre, where we build our Shannon class lifeboats in house. The best part of staying at the College – aside from the beautiful nautical accommodation and the opportunity to live alongside our lifesavers – is that every £1 spent there goes towards the RNLI. To plan your visit, visit [rnli.org/rnli-college](http://rnli.org/rnli-college) or call 0300 300 7654. For RNLI crew and family discount, please ring for more information.

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## Perhaps a little smile?



A ham sandwich walks into a bar and orders a beer, bartender says "sorry, we don't serve food here."

**Q:** What do you call a fish without eyes?

**A:** Fsh

The past, present, and future walked into a bar. It was tense.

**Q:** Why should you never date an apostrophe?

**A:** They're too possessive.

Did you hear the one about the pregnant woman who went into labour and started shouting, "Couldn't! Wouldn't! Shouldn't! Didn't! Can't!"?

She was having contractions.

**Q:** Why did Shakespeare only write in ink?

**A:** Pencils confused him — 2B or not 2B?

When I was young there was only 25 letters in the Alphabet? Nobody knew why.

I before e... except when you run a feisty heist on a weird beige foreign neighbour

My wife always prefers the stairs, whereas I always like to take the lift.

I guess we are raised differently.

*A husband and wife were golfing when suddenly the wife asked, "Honey, if I died would you get married again?"*

*The husband said, "No sweetie."*

*The woman said, "I'm sure you would." So the man said, "Okay, I would"*

*Then the woman asked, "Would you let her sleep in our bed?" And the man replied, "Ya, I guess so." Then the wife asked, "Would you let her use my golf clubs?"*

*And the husband replied: "No, she's left handed."*

Today at the bank, an old lady asked me to help check her balance. So I pushed her over.

I bought some shoes from a drug dealer. I don't know what he laced them with, but I've been tripping all day.

I told my girlfriend she drew her eyebrows too high. She seemed surprised.

My dog used to chase people on a bike a lot. It got so bad, finally I had to take his bike away.

I'm so good at sleeping. I can do it with my eyes closed.

Blame them on me.....**Editor**



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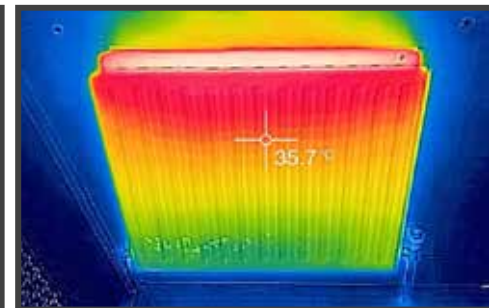
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## Another trip down Memory Lane-Lilliput

The boundaries of Lilliput are difficult to define. The harbour side is definite enough from the Blue Lagoon to the Luscombe Falley but the other boundaries blur into Whitecliff, Parkstone, Canford Cliffs and Sandbanks. However, it is Parkstone from which it derives its roots.

Previously within the Tithing of Parkstone, which prior to 1833 was itself part of the larger parish of Kinson and Great Canford, Lilliput did not become a parish in its own right until the 1960s. The Chapel of the Holy Angels in Lilliput Road was built in 1874 as a Chapel-of-Ease to St Peter's in Ashley Cross. Although negotiations took place with the Ecclesiastical Commissioners in the early 1900s it was not until 1962 that the Reverend Sergeant became the first Vicar of the parish, as opposed to Priest-in-Charge.

Looking further back it was clear that industry had existed in the area for a long time. A saltpan is mentioned on the Canford Manor Shore as early as 1142 and Lord Mountjoy established the alum and copperas mines in the 1820s. We know that in the latter part of the 1800s and early 1900s there was extensive agriculture particularly on the landward side of Sandbanks Road. Lilliput began to be developed in the 1930s and can now be described as an elegant residential area with every available space being used for dwellings.

The origins of the name, Lilliput, are unclear. A D Mills mentions Lillypute in 1783 and Lilliput in 1811. On the register of voters for 1885-6 the district is shown as Lilliput.

The two people who have been named as having some connection with the appellation are Jonathan Swift and Isaac Gulliver.



Jonathan Swift (1667-1745), later Dean Swift of Saint Patrick's Cathedral in Dublin was born in that city. He was an Anglo-Irish satirist and has been described as one of the greatest masters of English prose. His masterpiece 'Travels Into Remote Nations of the World' more popularly titled 'Gullivers Travels' was published anonymously in 1726. It has been suggested he wrote the book in Poole but this cannot be confirmed and seems unlikely. Three names though still serve to remind us of his book-Gulliver Close, Dean Swift Crescent and Lagado Close.

A famous wealthy smuggler who was granted a pardon (probably in 1782) and progressed to a second career as a banker, may also have

some connection with the name Lilliput. Isaac Gulliver was born in Wiltshire in 1745 and died in 1822. He had associations with a number of Dorset villages—Kinson, West Moors, Corfe Mullen, Long Criche and Sixpenny Handley. He lived at Flag Farm (once called Lilliput Farm) adjacent to the Luscombe Valley for a few years. There is a suggestion there might have been a tunnel linking his property with Brownsea Island which would have been very handy for his smuggling. Heathland then covered most of the surrounding area and this too would have been useful in moving the contraband.

*Reproduced from 'Looking Back at Lilliput' by Iris Morris with the kind permission of the author.*



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**Anon, Sept 2019**

"We have sent both our children to Nemo's and wouldn't hesitate to recommend it – in fact we have recommended it to many friends! The atmosphere is nurturing and fun, the children are so happy there."  
**Estelle & Bex, Sept 2019**

"We are so happy that we chose Nemo's for our son. He has settled in so well and all the team have been absolutely brilliant. We highly recommend Nemo's!"  
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# Open: All Ours

I have been writing for this magazine, man and OAP, for nigh on thirteen years come Michaelmas. Avid readers of this column will know my love of Branksome Park in general, and my own little plot in particular.

I have shared this with my readership, and Fay and I shared our enthusiasm for the garden more widely in other ways. Notably, by the 'Open Garden' technique. Initially, we opened three in a row: the elderly next door neighbour, happy to extend his hospitality to all and sundry (though Saturday was the day we opened), and next to him, the present President, though then he was just a Chair (the two-legged, rather than the four-legged variety). Since then we had opened our own garden a couple of times, the last event being the Queen's Jubilee (and still have the faded red white and blue on the retired wheelbarrows converted into plant containers).

By 2018, I decided I ought to have another go. Not up to National Garden Scheme standards, but I was happy to earn a few bob for St Aldhelm's, just up the road. Organising my first solo event, for the catering I called upon the ladies of the church to come forth, and lo, they came forth, and possibly even fifth. Consequently cream teas and home-made cakes were the big attraction. Description of the garden is either tedious or tautologous, (possibly both) depending on whether you've read my earlier columns. Suffice to say there's a couple of ponds linked

by rill and waterfall, rock garden, Mediterranean garden and a woodland garden with enough paths for the children to get lost in (with any kind of luck).

The opening of a garden is a bit like having your house on the market: everywhere is unnaturally tidy. Though I work on the basis that if the lawn's mowed and the edges cut, it looks tidy. And, in 2018 the tawny lawn had long since given up growing. As reported last year, the eight week drought meant that for the event, I wasn't gardening, merely watering.

The weather broke, of course, and the day itself was lovely weather for spring: March winds, combined with April showers. I have 'insurance' against bad weather. Not the Lloyd's of London sort, but providing shelter by converting the garage to a 'pop-up Art Gallery'. Over 20 of my paintings. The 'Ideal Gnome Exhibition' got another outing. Plastic gnomes in various poses: clinging to a castle ('The Stately Gnomes of England'), holding a paintbrush with self portrait ('Gnome is where the 'art is' ) and so on. A brief shower ensured full attendance in 'the gallery', and, much to my amazement, I sold four paintings for the funds. A total of

£600 raised, and more importantly a hundred people, friends old and new, enjoyed the garden.

The effort involved meant I had no immediate plans to open again. However, the spring garden in 2019 looked so appealing that I weakened, and made a June date. This time, instead of drought, the heavens opened that morning. However, it had stopped by one o'clock, and sunshine throughout the afternoon. Though the wet morning had put some people off, I was glad to welcome around 50 people, and considering the numbers halved, was pleased to be able to pass on £350 to the local church. The pop-up art gallery had mostly new paintings, the Gnomes back again (despite popular request) and a new selection of visual puns. The one that sold was four golf balls, mounted on a plinth, discovered in the woodland whence they had been driven by my predecessor. One had a substantial hole in it, presumably gnawed by Sammy Squirrel. Hence the doubly punning title; "Four (Fore!) golf balls and a hole in one". Art achieving a sort of immortality, thus proving the old saying, 'Old golfers do not die...' well, you know the rest.

**David Reeves, Lindsay Road**



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# W E Jones Builders

About 30 years ago my husband bought a well established local building company, W E Jones & Sons, based in Westbourne, Bournemouth.

Established in 1867, W E Jones & Sons were builders of many of the fine properties we see around us today in Bournemouth and Poole, with about 38 or so in the Poole area, especially in the Canford Cliffs and Branksome Park neighbourhoods.

As well as the builder's yard, equipment, staff and goodwill of the company he also inherited an archive of architects' drawings and plans (about 150 in all), many of which have survived to this day, in varying states of condition. To think that some of them have survived two world wars is quite something.

Some crumble in your hands as soon as you touch them but some look as though they have just come off the architects' drawing board, with incredible attention to detail, many in colour, many a pure work of art.

Varying from "House at Canford Cliffs" (1920s) with frustratingly no road name to give a clue as to where the property might have



been built, to very recognisable properties still standing today, it's going to take a lot of detective work to establish exactly where these properties are. Over the years some road names have been changed as well as house numbering — all adding to the mystery.

Of course many of the original properties have been flattened and a block of flats have been put up in its place, but wouldn't it be wonderful if I could reunite the

original plans and drawings with the property site so that they could be framed and hung in the main entrance way for all to admire.

That's where you, dear reader, come in - at a future exhibition of these gems (date and venue to be decided) it would be great if we could track down who lives in these properties/addresses now - whether you want to keep the original plans with your property file or display them in your home - I need all the help I can get to make this happen.

From a cottage in Branksome Park (1906) to repairs to a bomb damaged property due to enemy action (1946), all of these plans drawings have a story to tell about our heritage and past in this beautiful part of the world we live. Should you wish to contact me to see if I hold one of your plans, please e mail me on [sdwilton@gmail.com](mailto:sdwilton@gmail.com) when I would be more than happy to investigate for you.  
Sarah Wilton



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# What does a Managing Agent actually do?

There is a common misconception that a Managing Agent takes a huge fee and does relatively little for the properties they manage.

Leaseholders can view the service charge they pay to their Managing Agent and the Managing Agent's fee as being one and the same. I can assure you that this is not the case!

Your Managing Agent's fee is a relatively small proportion of the overall service charge for the property and this should be clearly detailed within any budget provided to you by your Agent. It usually equates to a cup of Costa Coffee a week per flat.

## So, what do we do for this fee?

For every property a Managing Agent looks after, they have a multitude of responsibilities to their Client, the leaseholders, and to comply with legislation and any regulation they are signed up to (such as the Association of Residential Managing Agents - ARMA). A lot of this work may

be invisible to leaseholders, but it certainly keeps us busy!

ARMA has produced a very helpful booklet about what a Managing Agent does, and it sets out nearly 30 broad bullet points of an Agent's responsibilities for a general block of flats. The majority of each of these bullet points takes up a number of hours for the property management team and these are repeated for each property under management, whether it be a small block of 3 flats or a large estate of hundreds of flats.

These financial obligations and works to ensure compliance with legislation and regulation can easily add up to over 40 hours of work a year per property, before any owner or resident has even made a phone call or sent an e-mail to the office and before any leaks have occurred or works need arranging.

In any given day a Property Manager can be called on to advise on accounting issues, legal compliance and process, building pathology, and risk management.

In addition, more and more we are finding that we need to navigate the difficulties of neighbourly disputes, dealing with vulnerable individuals and treading the fine line between providing great customer service and complying with the restrictions of legislation.

ARMA has also published a White Paper giving an overview of the industry which highlights the difficulties faced by a property management business. Both the white paper and the leaflet mentioned above are worth a read and can be found under Leaseholder Publications on the ARMA website – [www.arma.org.uk](http://www.arma.org.uk)

**Emily Ormer**

*Your Managing Agent's fee is a relatively small proportion of the overall service charge for the property and this should be clearly detailed within any budget provided to you by your Agent.*



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## Parkstone Library hosts Home Library Service Tea Party

Volunteers and clients from Parkstone Home Library Service attended a special afternoon tea at Parkstone Library recently. Refreshments and a delicious homemade cake were provided by the library, and Prama Care assisted with transport. Moira Kopanycia-Reynolds, Community Support Worker from Dorset Blind Association, gave a very interesting presentation on equipment and services they can provide for people with visual impairment. The event was enjoyed by all, and we are looking forward to doing it all again next year!

The Home Library Service is available free of charge to anybody who cannot easily get to their local library. Individually chosen



books and talking books are delivered every three weeks by Royal Voluntary Service volunteers, providing new reading materials as well as a regular visit by a trusted volunteer.

For further information please contact Maria Jacobson, Service Manager, on 01305 236666 or maria.jacobson@royalvoluntaryservice.org.uk, or speak to staff at your local library.

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## Mutual Wills and Mirror Image Wills close cousins or complete strangers?

Andrew Carswell is a partner specialising in civil litigation at Trethowans Solicitors. He explains some issues encountered in the context of Mutual Wills and their close cousin Mirror Image Wills.

The subject of Mutual Wills is not one that attracts much public interest, or for that matter, much discussion amongst lawyers. However, it is something of potentially great importance for individuals and their families.

Many couples (married or otherwise) will make so called "mirror image" Wills. Typically they will leave a substantial part, or the whole of their estate, to the survivor and thereafter on the second death, to surviving beneficiaries such as children. Each Will is the mirror of the other, leading to a clear expectation that the final outcome will be the same, whoever dies first.

This works out in most cases, although difficulties can arise where there is re-marriage. The act of marriage normally revokes any previous Will, but even if a person subsequently makes a Will to honour previous commitments, there can be difficulties if the second surviving spouse claims against the deceased person's estate on the grounds that reasonable financial provision has not been made. But that's another story.

The main difficulty with Mirror Image Wills is that whilst most people realise that a Will can be changed, they assume the survivor will not do so and will honour previous commitments. This does not always happen and by then it

is too late. What if the relationship between step children and the survivor fades and he / she changes their Will?

In my experience most married couples just accept this as a risk. Often things just work out. Sometimes, however, they do not and the problem with Mirror Image Wills is that generally they are not binding on the survivor. The principle of English law that allows a person to change their Will is considered paramount, regardless of the outcome, unfair or otherwise. One answer is to consider Trusts, but that isn't always viable.

One of the little known and seldom used methods of meeting expectations is for both parties to make Mutual Wills. These are not the same as Mirror Image Wills and provide for irrevocability. A Mutual Will is essentially a contract between two people. The Wills they make will be irrevocable and remain unaltered.

Mutual Wills can be the subject of an express declaration in the Will itself, which is advisable as that then removes any doubt. However, sometimes this will not happen, possibly because the subject was not properly raised with the solicitor, or because both parties simply believed that they were in fact binding themselves. It is possible to establish a Mutual Will in the absence of express



terms where it can be shown that there was an agreement between them that amounts to a contract not to revoke. As ever the search will be for the parties' intentions, one of whom will have died. All the evidence, verbal and documentary has to be gathered to consider this.

It is a difficult area. The similarity of the Wills and the fact that they were made simultaneously, by themselves is not sufficient to establish an agreement. Case law has shown that it is not easy to establish Mutual Wills in all but the clearest cases.

It seems to me that Mutual Wills ought to be considered more often, particularly in second marriages. There are drawbacks, because one never knows what the future holds and there can be very good reason for changing Wills. It is something that ought to be discussed between couples and with their solicitor at the time, taking into account the pros and cons of both arrangements. This can save a lot of disappointment and legal expense later.

Andrew Carswell  
Trethowans LLP, Solicitors.

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## Message from All Saints-A Family Friendly Church

All Saints Church, nestling in the woods of Branksome Park has held a family service for over 64 years now.

There are only 650 Anglican Churches that have more than 25 children on average each Sunday and we are one of them! We try hard to be a welcoming and friendly church to all who attend, particularly those with young children. We understand that, nowadays, little people find it hard to stay seated in a pew for too long a period, so in term time we have a great Sunday school in the Church hall. Downstairs in the hall are the little ones from babies to year 2 pupils and upstairs are the year 3's and above.



The All Saints Cub pack are wonderfully part of the team, who distribute the parcels into the community. On Remembrance Sunday, November 10th we host another family friendly Parade Service, with the uniformed groups again parade, as we remember all those who lost their lives in our world wars.

Christmas time is a highlight in our diary, as we celebrate the birth of our Lord Jesus Christ! On 22nd December we have an interactive Nativity Service where everyone is invited to attend dressed up as a nativity character of their choice.

Be sure not to miss out on the magical Christingle services held at 3pm and 5pm on Christmas Eve, where each child leaves with their very own orange decorated with delicious sweets and a glow stick. It's always an enjoyable service filled with traditional carols and followed by mulled wine and mince pies.

Throughout the year during term time we also hold a mothers (& carers) baby and toddler group called "Teddiess" from 2.30 pm to 4 pm in the church hall. This term we will also be running a Parenting Children Course simultaneously in the small hall which starts on 23rd September. We have an outstanding Nursery ([allsaintsnursery.com](http://allsaintsnursery.com)) which runs in the hall each day during term time for children from 2-5 years old. Please pick up one of our Church Life leaflets from the back of church for more details about any of these events or visit our website [www.allsaintsbh13.church](http://www.allsaintsbh13.church)

**Sarah Boyle**  
Children and Families Worker



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Branksome Towers	Ms. Luci Greenwood, 11 Branksome Towers BH13 6JT
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Canford Cliffs Road ( <i>Odd Nos. 3-67</i> )	Mr V. Dunn, 112 Canford Cliffs Road, BH13 7AE
Canford Cliffs Road ( <i>Odd Nos. 69-99</i> )	Vacant
Cassel Ave	Mrs C.N. Norman, 13 Pinewood Road BH13 6JP
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Chesterfield Close	Mr K. G. Jackson, 18 Martello Road BH13 7DH
Dalkeith Road	Mrs S. Holt, 14 Ettrick Road BH13 6LG
Dover Road/Close	Mr J. Mills, Bay Tree House, 4 Dover Close BH13 6EA
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Bodley Road	Mrs C. Parkin, 10 Moorfields Road, BH13 7HA
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## Councillors

### Canford Cliffs Ward (which includes Branksome Park).

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Mohan Iyengar	c/o Civic Centre, Poole BH15 2RU Tel: 07887 684 174 Email: <a href="mailto:mohan.iyengar@bcpcouncil.gov.uk">mohan.iyengar@bcpcouncil.gov.uk</a>

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#### Liberal Democrats

Martin Horwood	<a href="mailto:martin.horwood@europarl.europa.eu">martin.horwood@europarl.europa.eu</a>
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