

Bickenhall Mansions Management Limited

Bickenhall Mansions Freehold Limited

SUMMARY OF RESIDENTS WORKSHOP – 9 DECEMBER 2020

Due to current social distancing restrictions our Residents Workshop was moved from the Management Office to online and we welcomed a number of residents to a Zoom meeting. Some items raised were very specific to individual owners but we have summarised here the key discussions of wider relevance to most.

Major Refurbishment Project - Progress

Matthew Missenden of EKA summarised the progress to date in Block 7.

- There has been good progress to date on both internal and external works.
- External walls are being cleaned, repaired and repointed and damaged chimney pots replaced. Rainwater goods are also being repaired/replaced as deemed necessary.
- Internal panelling has been stripped off, unused service cupboards removed and minor asbestos remedial works undertaken. 1st fix electrical works will soon start.

It was confirmed by the Board that the Contractor has established direct communication with Residents within Block 7 and that it would be helpful if all Residents could respond to such communication in a timely manner to maintain momentum on the project. This will also best ensure protection of their own property whilst works are being undertaken. If owners are based overseas, leaving keys with Security to deal with such matters would greatly assist.

Block sequencing dates remain as per previous correspondence. It was also clarified to Residents that the Phase 1 works that have commenced on site includes the external and internal works to Block 7 and the internal works only to all other blocks. The flat doors are sequenced to be replaced at the same time as the internal refurbishment works within in each block.

Phase 2 will be subject to a new Section 20 Consultation process and will comprise the external works to all blocks (*except block 7 which is being completed within Phase 1*).

Flat 24a Bickenhall Mansions (Management Office)

A Resident queried if there were any intentions to sell the property and the Board confirmed that there were not. It is currently let on a long lease to BMML. Post-covid we can revert to using the space for face-to-face meetings, Bickenhall community gatherings etc.

Leaks and Obligations on Leaseholders to Keep their Premises in Good State of Repair

Following on from the September workshop, this topic was raised again with regard to an update from BMML/Encore on how to deal with this matter.

BMML responded to say consideration has been given to the matter and legal advice sought. BMML/Encore are planning to introduce a regime of biannual inspections of all properties at Bickenhall Mansions, financed by the Service Charge, to determine their State of Repair. This will be of benefit to all leaseholders and should help BMML/Encore in negotiating the Buildings Insurance Policy Renewal Premium. A further, more detailed update of the proposal and leaseholders' responsibilities will be sent out in the New Year.

BMML would like to remind all leaseholders, under the terms of their lease it is their responsibility to maintain their property in a Good State of Repair.

Other matters

Encore/The Board will revert to Residents on two matters raised- 1) a query regarding ethernet cabling and 2) a request for a recommended tradesman.

The next Residents Workshop will be held on 23rd March 2021 at 5.30pm.