

**Dear Residents & Leaseholders**

We hope that you are keeping safe and well. It's been a busy time at Bickenhall Mansions; in Block 7 where works are all but complete and Block 5 where the internal refurbishment is now underway!

In this 3<sup>rd</sup> BMML/BFL Newsletter of 2021 we will update you on the most recent Residents Workshop, Refurbishment Progress, Upcoming AGM and Other Matters affecting Leaseholders & Residents.

**BMML/BFL Boards**

**RESIDENTS WORKSHOP – 15<sup>th</sup> September 2021**

For the time being, our Residents Workshop remains online and we welcomed a number of residents. Some items raised were very specific to individual owners to whom we will revert individually but we have summarised here the key discussions of wider relevance to most.

**Major Refurbishment Project – Site Progress**

We welcomed Chris Stansell, Managing Director of Earl Kendrick Associates (our appointed Building Surveyors) who summarised progress to date.

- Block 7: Scaffolding to the lightwell is facilitating an additional project to replace corroded pipework. The housing to the external intercom post is to be replaced and there remains general snagging works to be undertaken.
- Block 5: 1<sup>st</sup> fix services are now installed, each floor has been firestopped to provide fire separation and ceilings are commencing. Doors have been ordered but are awaiting delivery. When joinery and panelling commences it will do so from the upper floors down.
- Block 8: The replacement of the mock up doors has been rescheduled and brought forward to minimize further impacts on residents in the block. These works will form part of the Block 5 phase.

- Delivery dates are 'at risk' at present due to significant material shortages which are affecting the entire construction industry.
- The Board are working with the Contractor to try and mitigate any impacts by ordering items further in advance and storing securely on site until needed.

**Major Refurbishment Project – Resident Impact**

EKA wrote to all Residents in Block 7 highlighting 'lessons learnt' from the works undertaken there and identifying actions that would be taken in further blocks. Residents were also invited to advise of any further issues they were aware of but Residents did not raise any further items.

Block 7 residents will be written to one further time to request that they highlight any final issues that may require attention from the Contractor (eg: fireplaces sealed, windows and doors opening/closing correctly).

**Major Refurbishment Project – Block Sequencing & Programme**

Target completion dates are as before but there remain a number of industry wide challenges as a result of Covid and Brexit (longer procurement periods, significant material shortages and restricted availability of labour).

Current Targeted dates are as follows:

<i>Scope</i>	<i>Start</i>	<i>Finish</i>
<i>Block 7 Externals &amp; Internal</i>	<i>Completed July 2021</i>	
<i>Block 5 Internals</i>	<i>Commenced July 2021</i>	<i>Dec 2021</i>
<i>Block 3 Internals</i>	<i>Sept/Oct 2021</i>	<i>Early Spring 2022</i>
<i>Block 8 Internals</i>	<i>End 2021</i>	<i>Summer 2022</i>
<i>Block 6 Internals</i>	<i>Early 2022</i>	<i>Summer 2022</i>
<i>Block 2 Internals</i>	<i>Late Spring 2022</i>	<i>Late Autumn 2022</i>
<i>Block 4 Internals</i>	<i>Summer 2022</i>	<i>End of 2022</i>

External works to all blocks (except Block 7) are scheduled to commence after completion of the Internal works.

## Services - Generally

Recent issues of cross-contamination between hot and cold water supplies have been very disruptive for Residents. The issue has found to be either the absence of non-return valves or faulty non-return valves in certain flats.

We clarify that the BFL Landlords Regulations require all mixer taps and shower controls to be fitted with non-return valves. Furthermore we attach practical guidance for all to read on how to mitigate leaks within and from your property.

With our appointed engineering consultants, the Board are reviewing the longer term services strategy for the estate. Changes to government legislation will impact on our reliance on central gas boilers and recommended electrical intake upgrades may not be compatible with older distribution boards in leasees apartments. We will write separately when a strategy and timeline are agreed.

## Pest Control

We have adopted hawk pest control to reduce nesting activities and deter pigeons; we see this as the long-term solution for Bickenhall Mansions and its ongoing refurbishment and maintenance programme. Pigeon guano is a health hazard and, as it is acidic, it damages the fabric of the building; nest droppings and feathers can build up in gutters and hoppers and netting can not only trap birds but also gathers litter and debris. The plan is to remove the netting as we progress and to hawk the building.

## AGM – BFL & BMML

This years AGM will continue to follow the format of last years and will be held online on the evening of Monday 22<sup>nd</sup> November. Further details will follow in due course.

## REMINDERS FOR RESIDENTS/LEASEHOLDERS

**Bike Racks** These can only be used if you have notified the Building Manager and are paying the appropriate rental fee of £120 per bicycle per annum (under cover) or £80 per bicycle (uncovered). Bikes that have been attached and are not paying the fee will be removed.

**Need Extra Storage Space?** Vaults can be rented for £600 per annum (reducing to £300 per annum for any additional vaults rented).

## Pets

Under the terms of the lease, we remind you that pets are not allowed within Bickenhall Mansions.

**Sub-letting/Letting Agencies** Short lets, Airbnb and the like are not allowed under the provisions of your lease and we have encountered a number of difficulties with flats that have been let under such agreements. This has caused considerable inconvenience and distress to other apartment owners and the on-site staff. For those who do let their apartments in accordance with the terms of their lease, please ensure that you use a reputable letting agency and issue the correct documentation which includes an Assured Shorthold Tenancy Agreement. This is as much to protect you as it is your tenants. A copy of a Notice to Sublet along with a scanned copy of the signed AST is to be submitted to the management office.

**Mailchimp** Our Building Manager, Mike McRoberts, has introduced a Resident Notification system via Mailchimp. This relates to building operational issues that may affect you eg: loss of services, maintenance and enables Mike to quickly notify residents. To subscribe, visit: <http://eepurl.com/hikRpD>

You can unsubscribe at any point. Please note that this will not replace any official communication from Encore relating to legal/financial matters.

**Undertaking works to your Property?** Should you wish to undertake any works to your property you must obtain formal consent and apply for a 'Licence to Alter'. There are various types of Licenses available to cover all types of works, even simple decoration works. Unfortunately there have been recent instances where leaseholders have undertaken works without consents in place, resulting in abortive works and additional costs to leaseholders. Full details are available on our intranet page [www.bickenhallmansions.co.uk](http://www.bickenhallmansions.co.uk). Please do speak to our Building Manager before commencing any works.

The next Residents Workshop will be held on Zoom on 8<sup>th</sup> December 2021, 5.30-6.30pm. For joining instructions, please email 2 days prior to [tim.josh@encoreestates.co.uk](mailto:tim.josh@encoreestates.co.uk)