



BICKENHALL MANSIONS MANAGEMENT LIMITED

DECEMBER 2021 NEWSLETTER



Dear Residents & Leaseholders

Welcome to the December edition of the BMML Residents Newsletter. This is our final newsletter of 2021 where we will update you on recent and current events here at Bickenhall Mansions.



As you will have seen, the Bickenhall Christmas Tree is now in the main Reception and the doors are decorated with Christmas Wreaths to help get us into the festive spirit.

The Chairman and Directors of BFL and BMML would like to extend warm greetings to you all.

AGM

The BFL and BMML AGMs were held virtually this year on 22nd November 2021. The sole purpose of the AGM is to deal with statutory requirements of the company.

At both meetings shareholders approved the minutes of the previous AGM, adopted the Financial Statements for the Company year ended March 2021 and voted in favour of reappointing Macalvins as auditors. At the BFL AGM Directors Fiona Corcoran and Jonathan Evans were re-elected to the Board and the appointment of a

new Director, Iyngaran Muniandy, was approved. At the BMML AGM Directors Vedia Johnson and Simon Allford were re-elected to the Board.

Thank you to all of those who participated in voting.

UPDATE FROM OUR LAST RESIDENTS WORKSHOP – 8th December 2021

As a reminder to all Residents and Leaseholders, we hold quarterly workshops to which you are all invited. The Building Manager and Directors are available to answer any of your questions and discuss relevant matters. These forums have proved very successful, ensuring constant and regular dialogue between the Board and Leaseholders/Freeholders/Residents.

Major Refurbishment Project – Site Progress

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

- EKA continue their weekly site inspections
- Minor snagging to be completed in Block 7
- Works ongoing in Block 5. Internal works due to complete before Christmas. External doors, lobby doors and stone steps to be completed after Xmas.
- Block 8 entrance has also been affected by deliveries of stone. The doors are fully operational (continue to use your existing fob) but the steps will be completed after Christmas.
- Soft strip has been completed in Block 3.
- Despite some areas of slippage, the general outline programme remains on track.

Feedback from Residents has been very positive and the Board are considering how works beyond Phase 1 might be further phased into smaller contracts; to prevent further dilapidation, maintain momentum on site and make best use of funds as they become available. One option that



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could be considered is to next undertake the works to the two-storeys terracotta portals around each door and adjoining railings at 1st and street level. All Leaseholders would have an immediate benefit, albeit largely cosmetic, that would create a consistent appearance across all entrances and streetscape to Bickenhall Mansions.

Any proposals on how the Phase 2 works will be undertaken will be subject to a Section 20 Consultation process. There will be further information on this in the New Year, along with an update on Project Financials (expenditure and rolling reserve fund).

Major Refurbishment Project – Block Sequencing & Programme

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>Phase 1 Scope</i>	<i>Start</i>	<i>Finish</i>
<i>Block 7 Externals & Internal</i>	<i>Completed July 2021</i>	
<i>Block 5 Internals</i>	<i>Commenced July 2021</i>	<i>Jan/Feb 2022</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 outside of the scope of Phase 1 above.

Update: Leases of 24a & 24b Management Office

BFL (via BPL) owns 24a and 24b Bickenhall Mansions which are leased to BMML and currently used as the management office. BFL sought a professional valuation for its assets in mid-2021. The combined value of these two properties was provisionally valued at less than £250k. This was much lower than expected, considering the two properties were bought for £280k and £260k, so a combined value of £540k in 2008. The valuer explained that this was due to the non-standard terms of the Leases granted to BMML in 2008 which was back dated to 2006. The rent was a formulaic calculation which was declining, and so in 2018, when BFL paid off the mortgages, the rent went from £14,940 to £5k for the two premises. The leases then stipulated that for 24a, the rent would double after 30 years and then double every 21 years thereafter and for 24b it would remain at £2.5k.

The Boards are seeking to address this legacy issue and a number of key factors including:

- i) the unique relationship between BFL and BMML
- ii) the intention of BFL and BMML for the management office to remain on site
- iii) the avoidance of a detrimental valuation of the office units (24a and 24b)
- iv) the correct reflection for the commercial use of the properties
- v) compliance with licensing from Westminster Council Planning for commercial usage

Detailed written advice which was applicable to both BFL and BMML was sought by the Boards. The advice was to issue new commercial leases, increase the rent payable by BMML to approx 50% of the market rent and require BFL to pay BMML service charges. The result of doing so would be a net increase in yearly cost to BMML of circa £12k. With market standard leases in place, the BFL surveyor would be able to value the assets at figures closer to fair market value. BFL could then potentially utilise this



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greater asset value to assist cashflow for BMML in procuring the refurbishment works.

Accounts for BFL and BMML were audited by Colin Ford at Macalvins and discussed at the AGMs. Colin Ford prepared and delivered a statement at the AGM. The key point to note is that UK accounting legislation requires the accounts to be audited in the best interests of shareholders. At the BMML AGM, Colin Ford stated in his final paragraph of page 4: *"when the leases were put in place, there was no transfer of value from Bickenhall Freehold Limited to Bickenhall Mansions Management Limited (correctly reflected in last 15 years of accounts) and correspondingly, there is no transfer of value from Bickenhall Mansions Management Limited to Bickenhall Freehold Limited when the new leases are put in place."*

Both BFL and BMML Boards are continuing dialogue with surveyors, lawyers and accountants to resolve the finer details in the best interests of all.

BICKENHALL STREET – CLEANLINESS & SAFETY

A zoom meeting was held on the 9th December, attended by Directors of BFL, BMML and WCC. The Board advised that the scheduled Monday to Friday sweeping of our streets had not been happening and that the current rota failed to deal with the increased litter at the weekends. In addition rubbish was often not collected from our bin store on scheduled days. Previous commitments from KFC & McDonalds to remove their rubbish had also not been honoured.

WCC advised that they have initiated a Clean City Program which is being rolled out across Westminster and they will prioritise the Bickenhall Street area. In addition they will add a monthly 'street wash' to the rota and WCC will write to all the fast food outlets on Baker Street to ask them to prepare a rota to clean up the waste rubbish on Bickenhall Street on an hourly basis. WCC have

said they can and will use their current powers to ensure this takes place. A further meeting has been scheduled for February when we will discuss progress made.

INTRANET

We've had had some legacy issues with the Bickenhall Mansions intranet site which have prevented us from updating it recently. We will update it as soon as these issues are resolved.

The date for the next Residents Workshop will be confirmed in the New Year.

MANAGEMENT OFFICE – CHRISTMAS/NEW YEAR

The Management office will be closed from 24th December 2021 to 3rd January 2022 inclusive. Any emergencies on these days should be reported to the Security team who will respond to them.

BUILDING WORKS OVER THE FESTIVE PERIOD

No Contractors will be allowed on site between 24th December 2021 and 3rd January 2022 inclusive. This relates to works carried out under a License to Alter and the main refurbishment project

AWAY OVER THE FESTIVE SEASON?

If you are leaving your flat unattended for an extended period of time, please take a few sensible precautions to protect yourself and your neighbours from potential leaks; turn off your water and stop cock if you can and please ensure that taps are closed/off. It is also sensible for a key to be left with Security in the event that emergency access is needed whilst you are away.



THANK YOU



Finally, we would like to take this opportunity to thank all of the hard-working individuals who support the residents of Bickenhall Mansions – cleaning staff, the security team, the Encore team and our Building Manager Mike McRoberts.

We would like to wish them, and all of you, very Happy Holidays and good wishes for 2022.

The Chairman and Board of Directors
BFL/BMML

GENERAL 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 'License 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. Please do speak to our Building Manager before commencing any works.