



Welcome to the December edition of the BFL/BMML Residents Newsletter.

Hopefully you will have read the detailed newsletter from our Building Manager which cover lots of relevant matters: do make sure you take a read.

This is the final newsletter of 2023 from the Boards of BFL/BMML. It's been a busy 12 months here at Bickenhall and we have (almost!) reached the end of Phase 1 of the refurbishment project.

The next 12 months are set to be busy too with the Directors of both Boards overseeing a number of matters that will continue to make Bickenhall Mansions a better place to live.



AGM

The BFL and BMML AGMs were held on 29th November 2023. The sole purpose of the AGMs is to deal with statutory requirements of the company.

Shareholders voted to approve the minutes of the previous AGM, to adopt the Financial Statements for the Company year ended March 2023 and to reappoint Macalvins as auditors.

Directors Sudhir Tanna, Asif Ali and Jonathan Evans were reelected to the BFL Board. Tony Gaskell was reelected to the BMML Board.

Thank you to all of those who participated in voting.

BOARD FOCUS FOR THE NEXT 12 MONTHS – BMML

Bickenhall Mansions Management Limited's (BMML) purpose is to maintain and manage the Estate on behalf of the 'Landlord' (BFL). BMML's scope is wide ranging and we employ Encore Estate Management to aid with running of the day to day management of the Estate. Just some of the areas that we will be focusing on in 2024 include:

Phase 1 of the Building Project: Complete any snagging items, finish paneling to penthouse communal areas, complete railings, lighting and tread details to entrance steps throughout. Ensure maintenance contracts are in place to keep Bickenhall Mansions in good order. See BMML letter dated 2nd Nov 23.

Phase 2 of the Building Project: Review the costs/phasing and test cashflow against an appropriate, efficient and economic sequencing of works. Once a proposed cost and programme is in place, update and consult through a Section 20 process.

Upgrade of Electrical Intakes: The main intake boards will require upgrading to meet current regs allowing individual meters to be isolated. These works will be complex and so next year we will begin the investigative works by appointing M&E specialists to advise on recommendations on how we may proceed at a future date.

Phase 3 North Block Boilers: We plan to appoint consultants to offer preliminary advice on how their replacement may be undertaken in the future. Again this is a complex area of works to be undertaken at a later date.

Service Charge: Operating costs remain under severe pressure from inflation, utility cost increases and rising insurance premiums. The Board will continue to pursue best market prices through competitive tender.

Security: Having completed a review of security and concierge services, and having entered into a consultation period with lessees, the Board's ambition is to enter into a contract with a new provider for security and



concierge services in 2024. Any new provider must be experienced in the residential sector and the services will be aligned to the survey responses that we gathered in 2023. See Encore letter dated 22nd Nov 23.

Communications and Community Spirit: The Bickenhall 'Drinks and Nibbles' evening proved very popular in 2023 and will be held again on 28th February 2024 at 6.30pm-8.30pm at the Sherlock Holmes Hotel. It is a good opportunity to meet new neighbours and say hello to old friends.

Our information boards in the entrance areas will continue to be regularly updated to highlight local events that residents may be keen to explore with each other. The new website has received very positive feedback and is the 'first point of call' for many administrative matters. The ongoing challenge in 2024 will be to keep it updated!

Package Deliveries: The Board are investigating solutions to deal with delivery drivers 'dumping' packages rather than delivering them to residents' doors. Additional directional signage will also be installed.

Reception area north block: Desk/seating arrangements will be communicated once the views and suggestions of security providers are taken on board.

BOARD FOCUS FOR THE NEXT 12 MONTHS – BFL

BFL owns the Bickenhall building and estate. Our main roles are to protect the building and estate, identify opportunities for development and income generation, facilitate the Bickenhall Mansions freehold and lease extensions and monitor how effectively the management company carries out the day-to-day running of Bickenhall Mansions on behalf of BFL. Just some of the areas that we will be focusing on in 2024 include:

License to Alter, Lease Extensions, Landlord Regulations

The website has been a useful source of information for those requiring further information. The Board will continue to regularly review documentation and ensure its implementation.

Neighborhood Liaison – Maintain dialogue with WCC, Baker Street Quarter, local Councillors and Metropolitan Police.

Litter on Bickenhall Street – Maintain regular pressure on Westminster Council/Veolia to ensure that they attend as frequently as they are supposed to.



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, maintenance, the Encore team and our Building Manager. We would like to wish them, and all of you, very Happy Holidays and good wishes for 2024. The Chairman & Board of Directors