



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

This is the final newsletter of 2024, with the Boards of BFL/BMML looking ahead to a busy year in 2025. The Directors will oversee various initiatives aimed at making Bickenhall Mansions an even better place to live.



### AGM

The BFL and BMML AGMs were held on 27th November 2024, focusing on statutory requirements. Shareholders approved the previous AGM minutes, adopted the Financial Statements for the year ending March 2024, and reappointed Macalvins as auditors. Directors Fiona Corcoran and Salim Khoury were reelected to the BFL Board, with newly appointed James Fadel joining them. Vedia Johnson was reelected to the BMML Board. Thanks are extended to all who participated in the 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 the running of the day to day management of the Estate. Key areas of focus for 2025 are:

#### Phase 2 of the Building Project

You will have received the Notice of Intention from Encore, issued on November 1, 2024, as required by law (Section 20 of the Landlord and Tenant Act 1985). The notice outlines the proposed external repair and maintenance works for the facades on Bickenhall Street and Gloucester Place, as well as the two end flanks to Baker Street, plus roofs of the North and South Blocks (blocks 2-8). These works are

anticipated to take place during 2025 and 2026. Note that Block 7 was completed in Phase 1.

Tender documents for Phase 2 will be issued to Contractors in Q1 2025. Residents will be issued with a Statement of Estimates upon receipt of tender returns. With procurement and phasing advice from Contractors we can then determine the best funding and cashflow of these works.

We would also like to remind lessees with aged windows that they can benefit from the scaffolding in place to facilitate replacement windows during Phase 2.

Attention will then turn to the Marylebone Road elevation and remaining roofs and lightwells, which for logistical purposes will coincide with boiler house/heating and hot water renewal works. Subject to funds it is expected that these later works will take place over two further Phases 3 & 4.

### Operational Costs

The Service Charge for the financial year ending March 25, 2025, will remain the same as the previous year, but this is not sustainable long-term. It has only possible to avoid spikes over the last few years by diverting some of the major works fund. Rising operating costs, including inflation, energy, and insurance premiums have been particularly challenging.

A more accurate cost assessment will be available soon and an increase in service charges will be necessary in the future. The Boards remain committed to securing best value for money and scrutiny of costs.

### Communications

Residents are encouraged to stay informed by reading all communications, which will include statutory notices as well as practical details relating to the Phase 2 works. While these works will cause less disruption than the internal works, scaffolding, roofing, and noisy works will still have an impact.

Lessees are reminded that they can raise any concerns with the Building Manager,

**Communications (cont.)**

Managing Agents, or Board members at any time relating to any matters. We value your feedback and this helps us ensure that our communications cover matters of most importance to you.

**Communications and Community Spirit**

Great costumes and face painting was on display for the children's Halloween 'Trick or Treat' evening, thank you to those parents who helped organize.

Bickenhall 'Drinks and Nibbles' evening will be held on Tuesday 12<sup>th</sup> March 2025 at 6.30pm-8.30pm at the Sherlock Holmes Hotel. It is a good opportunity to meet Directors, new neighbours and old friends. Please do join us.

Information boards in the entrance areas are regularly updated to highlight local events that residents may be keen to explore with each other.

**Reception area north block**

It is anticipated there will be Security presence in Block 4 as from 2<sup>nd</sup> January 2025. Hours to be confirmed.

**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 2025 include:

**License to Alter, Lease Extensions, Landlord Regulations**

The Board will continue to regularly review documentation and ensure its implementation. Guidance and forms are on the website but please ensure that you still

communicate with Rachael on all matters. This is particularly important if we are to effectively manage concurrent Phase 2 external works and leaseholder improvement works.

**Neighborhood Liaison** – We've continued strengthening local relationships to help improve the neighborhood, particularly with Baker Street Quarter. Thank you to those residents who comment on local licensing and planning matters that we notify you of. You may also be interested to know that our local Post Office here on Baker Street is under threat of closure. This is a great facility on our doorstep and would be a loss. Our local MP Rachel Blake has started a petition which you can find here

<https://www.rachelblake.org.uk/campaigns>

**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 2025.

The Chairman & Board of Directors