

TAVISTOCK COURT RIGHT TO MANAGE COMPANY

Newsletter of Tavistock Court Right to Manage Company

Issue One, March 2017



▪ RIGHT TO MANAGE ▪

From the Chair of the Board, Dr James Thornhill

The Tavistock Court Right To Manage Company took over the management of Tavistock Court on 2 January 2017 and we held our first board meeting on 31 January. As you will have seen from the notices and letters, Walton and Allen are now the managing agent for Tavistock Court. One of their directors, Simon Temporal, was at our first board meeting. I have been elected Chair of the Board with general responsibility and also a particular brief for the building, maintenance and health and safety.

Our priority is to make sure that the management of Tavistock Court complies with legal regulations, and in particular Fire Regulations. There is a question about the emergency escape routes from the ground floor garage and for this reason the security gate outside the South entrance is not being locked at the moment. Walton and Allen have obtained quotations from two companies for undertaking a complete fire safety survey of the building, and they are still negotiating to get the best price. As soon as that is done we shall instruct the chosen company to go ahead and provide us with a fire safety report.

We also think that it is essential that we undertake a full structural building survey. There are questions about the state of the flat roof. Once we have both these surveys we will be in a better position to draw up short-term, mid-term and long-term priorities. We shall of course keep you informed.

We have a long list of works which we want to undertake, including general redecoration, refurbishing the inside of the lift cars, repainting the front of the building and replacing the very dated "Tavistock Court" sign, and removing dead trees and replanting new ones. But we cannot start any improvement works until we know how much money we have and what our likely commitments will be over the next five years. The handover of information and of cash from Keith Perry has gone smoothly but there is still a lot to clarify yet before we know how much we have in the reserve funds.

Our next Board Meeting is scheduled for Wednesday 29th March. Please let us have your ideas, comments, and items for possible discussion. Please contact us at any time if you have any questions or issues to raise. You can contact us by emailing me at jamesattavistock@gmail.com

We will do all we can to make Tavistock Court a safe and pleasant place to live. And we will keep you informed as the process unfolds.

Best wishes,
James Thornhill

▪ UPDATE ON FINANCES ▪

From Claire Smith

Welcome to the first newsletter from **TAVISTOCK COURT RTM COMPANY LIMITED** the new company managing Tavistock Court which means that we have control over whom we appoint as

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managing agents, we can take benefit of reduced insurance premiums and perhaps most importantly we can directly influence decisions on the maintenance of Tavistock Court for the benefit of us all - whether we are tenants or landlords.

TAVISTOCK COURT RTM COMPANY LIMITED has 3 directors - all of whom have previously been part of the unofficial Tavistock Steering Group (which was instrumental in obtaining Right to Manage). We are:

Dr James Thornhill (chair)

Gary Clarke

and myself, **Claire Smith**

From a financial perspective I can update you on the following which directly affects owners:

1. Insurance premiums for the building have reduced; the full effect of this won't take place until 1st January 2018 but should be nearly 50% cheaper than previously.
2. Outstanding service charge - the vast majority of owners are up-to-date with their service charge for which we thank you, working with Walton and Allen we will be following up on outstanding service charges.
3. Payment of service charges - we are looking to implement monthly payment plans from 1st January 2018 (earlier if possible) to make budgeting easier.

I will keep you posted in future newsletters.

Thanks,
Claire

• WALTON AND ALLEN •

Walton and Allen were founded in 2004 originally as letting agents and took over their first building as Block Managers in 2010.

Seven years later and W&A now manage just over 40 buildings across the Midlands of all shapes and sizes. W&A have helped buildings collect historic arrears of up to £210k, resolve

major health and safety issues, and inherent defects. We believe with a strong working relationship with the Board of the Tavistock RTM we can help bring Tavistock Court back up to an excellent standard of living through putting together structured reserves and forward maintenance plans.

We appreciate buildings surveys, major re-decoration and health and safety improvements cost you as leaseholders (and your landlords) a lot of money so we will be working with the Directors of the RTM to get the best value for money from your service charges.

We would like to thank Keith Perry for the way in which they have eased the pressure of the handover but as mentioned previously in this newsletter there are still issues to iron out which may take some time, so please be patient while ourselves and the RTM Board get to grips with the history of the building.

We are confident with the support of leaseholders paying their service charges on time and helping residents understand the benefits of taking pride in the communal areas of the place they live, the funds can become available to make real aesthetic improvements to the building.

Simon Temporal
Walton and Allen



WALTON & ALLEN