

## PAVILION COURT LIMITED

### NEWSLETTER JANUARY 1995

Dear fellow shareholder/s,

With the commencement of a new year, and prior to the Annual General meeting, I thought it a suitable time to pass on detail of THE HAPPENINGS OF 1994 to you all.

Unfortunately problems occurred almost on a daily basis throughout the year - culminating in yet another arson incident just prior to Christmas. Once again, the innocent suffered. One of our elderly residents having to be hospitalised. Like most of the other incidents, - no-one saw, or heard anything! The insurance implications are not yet known. What is known however, is that the increases for insurance cover will have to be met by the shareholders of the company!

As the liaison officer for Pavilion Court Ltd, my knowledge of the problems arising here is possibly greater than most owners. Since March 1994 there have been 167 reported incidents. Many more have not been reported. These incidents range from; raids by drug enforcement teams, thefts from corridors of privately owned items; to individuals urinating and defecating in the common areas of the corridors! The list is long, and not commensurate to decent living standards. As more and more properties are sub-let the problems are increasing in regularity and seriousness. We currently only have 20 permanent owner occupiers, 13 weekend or occasional visitors. The remaining 68 are sub-let premises. I am currently discussing a method of attempting to standardise sub-letting agreements in the hope of minimalising risks to individuals and property. To this end I am dependant on your co-operation. In the meantime I would ask that, you who are sub-letting your premises, that you raise the point of behaviour with your tenants - this to include basic lease arrangements particularly with regard to noise levels during the day, late night parties, (ie, those between 2300hrs and 0600hrs) having large numbers of inebriated visitors, and advising tenants of the receptacles provided for the disposal of rubbish which are situated in the car parks of North and South buildings! Your passing on of this information will be greatly appreciated by those already aware. May I remind you that leases have already had to be revoked and serious action will be taken against future offenders, by the managing agents. Please bear in mind that most problems result in some form of damage which must be paid for -- I for one, strongly object to paying for others misdemeanours!

### GENERAL POINTS

#### SECURITY; RESIDENTS AND TENANTS

Please DO NOT ; Wedge doors open and leave them.

Press any buzzer to gain access. (Please advise visitors).

Deposit unwanted furniture in corridors or, in the bin areas, without first liaising

with the caretaker  
to arrange for disposal.  
Smash window glass and panels to gain access!

ELECTRICAL I have been advised that the wiring in these properties is of a high safety standard. Should it have been suggested that re-wiring is necessary - please contact me prior to having the work carried out.

ENTRY SYSTEM The current door operating system is due to be replaced. When access is required, will you please arrange for someone to hold the key to permit the fitters entry.

MAINTENANCE CHARGES The debit balance is currently in excess of £24,000:00. You are advised that non-payment, not only violates the lease agreement, but could also result in forfeiture of the property as a result of default against mortgage agreements.

PAVILION COURT RESIDENTS ASSOCIATION The association is to all intents and purposes defunct. It would be to the residents benefit to resurrect it. I am willing to assist in setting such an association up. Should you wish to be instrumental in the association, please contact me.

ANNUAL GENERAL MEETING As you have already been advised, the next AGM is due to be held on the 31 January. If this is not a convenient time or day for you I am sorry but, I did contact everyone vide my last notes requesting when the best day/time might be and, I received ONE reply!! If you cannot attend in person then please appoint a proxy. Without YOUR support and YOUR views it is extremely difficult for me to have an overall view of all situations. Not to say time consuming.

It only remains for me to wish you all a prosperous new year, and I look forward to seeing as many as possible of you at the AGM.



B P ROGERS  
Liason Offr Pavilion Court Ltd.