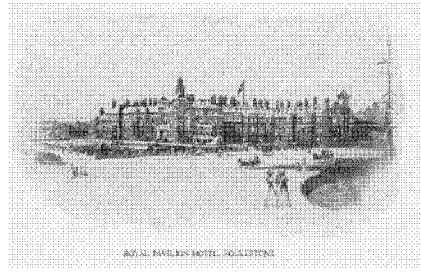


Pavilion Court

Newsletter – December 2008



Criminal Damage and CCTV

Some three months ago the directors of your company replaced the antiquated tape recorders with a state of the art digital recorder with sufficient capacity to record a full two months of video images from our CCTV cameras. This equipment has two advantages in that it obviates the need for continual tape changing and provides high quality images from the existing CCTV cameras. Thus it was that when the glass in the front door to the South block was vandalised, Mac was able to identify the culprit to the police and a crime report ref no FY/20649/08 was made.

PC 11985, Laura Ash, was able to confront the person concerned who after a little persuasion admitted to the act of vandalism. The culprit being under age the parents were persuaded that it was in their best interests to offer to pay for the repair.

This is a major coup for Pavilion Court and the police, the first crime of criminal damage ever to be solved in the block and the first time an image of sufficiently good quality has been retrieved for a positive identification to be made. We would like to thank PC Ash for her efforts in assisting in solving the crime and in particular her skills in effecting a cost free solution for the leaseholders. Now everybody knows that the CCTV works and is being recorded and perhaps behaviour amongst the residents in general will improve.

It is hoped that this will convince some of the dissenters amongst the leaseholders that high quality CCTV is an asset to the block and can actually save the leaseholders some of the costs of vandalism.

Building Manager

A small number of leaseholders have challenged the need for on site management and in particular holiday cover. Since it is possible that the LVT will disallow any of the costs which have been challenged we are in a position where we cannot commit to paying a third party to cover for periods of leave. As a result there will be no holiday cover for the period when Mac is on leave from 20th December 2008 to 8th January 2009. This means that there will be no keys issued, no fire alarm tests, no cleaning and no routine maintenance for this period. If there is an emergency it is suggested that you telephone the police on 01303 850055.

LVT Pre Trial Review

You are reminded that the Pre Trial Review for the LVT is on the 18th December at 10:00. The venue is Worship Hall 75-79 Canterbury Road, Folkestone, Kent. For SatNav users the postcode is CT19 5NL.

Amongst other charges the water and sewage cost has been challenged as to its reasonableness and necessity. I will leave it to you to decide whether water or sewage is necessary, but issue the warning that, because of the lack of records, the cost was underestimated by a factor of two and there will be a surcharge of some £15,000 at the end of the financial year. The combined cost of water and sewage seems to be heading for a total of £30,000 or maybe a little more.