

Pavilion Court RTM Company Limited

All Leaseholders

Date: 14 January 2014
Your reference:
Our reference: 2012-2013 surcharge
File reference 2014-01-14, 2012-2013 surcharge.docx

Fellow leaseholders,

Surcharge for 2012-2013

In mid 2013 it was necessary, as an emergency procedure, to repair the structure of the centre block. The steelwork under the bay windows had deteriorated to such an extent that it was in danger of collapsing. You may recall that the bays had been propped with steel props for many decades and the building was rapidly deteriorating to the extent that further props had to be added as an emergency measure.

The remedial work costing circa £20,000 covered renewal of steelwork, scaffolding, several weeks labour, making good, etc. and was outside the scope of the budget for 2012-2013 so it is necessary to impose a surcharge for the year, the bill for which accompanies this letter. In accord with your lease this is payable within 28 days of receiving the audited accounts which are included with this mailing. Additionally the accounts are available to download from our website www.pavilion-court.co.uk under the finance section of Pavilion Court RTM Co Ltd.

Last year we concentrated on the outside of the building in an effort to remove one of the major sources of dampness as a prelude to cladding the building with insulation. There has been some measure of success in the north block but less so in the south. Work will continue in the summer should funds permit.

Four new security doors were fitted at a cost of circa £3,000 each, the cost is the main reason why we have not had all the doors replaced.

Cladding the building has been delayed by changes in government energy policies, a change which in some ways is to our advantage as it gives us more time to prepare the building.

Pavilion Court RTM Company Limited

Full details of how to pay are in the accompanying surcharge demand. Please note that this it is payable to Pavilion Court RTM Co. Ltd.

Repairing the bays has revealed further deficiencies, largely to the pointing and the brickwork which in turn has revealed the need for a new gutter and some roof refurbishment. All this will have to be addressed while the scaffolding is in place and this will likely result in a surcharge for the current service charge year, which runs from September 30th 2013 – September 29th 2014.

Works taking place this year include the installation of individual water meters, and rebuilding the encasements which were removed because of their asbestos content. It was hoped to renew the four remaining old security doors but it is now likely that his will have to wait until the next financial year.

In addition the plastic windows installed in the north and south blocks over ten years ago are now in urgent need of substantial refurbishment or replacement; gradual deterioration has led to many of the mechanisms rusting solid. The glass does not conform to legal requirements for toughened or laminated glass.

Those of you who let your property in Pavilion Court should note that the LHA rate for the forthcoming year from April 2014 is predicted to be £378.75 per month (£87.40 per week), based on current rate plus 1%. Should you wish to increase the rent now is the time to take action and inform your tenants using a form 4B. Section 13(2) of the Housing Act 1988 gives you the details.

Finally I have uploaded Energy Performance Certificates for 60 flats onto the website (<http://www.pavilion-court.co.uk/index.php?id=75>). Should you wish to have your EPC included please email me a copy, you will find it useful to have the EPC on line when you let your flat.