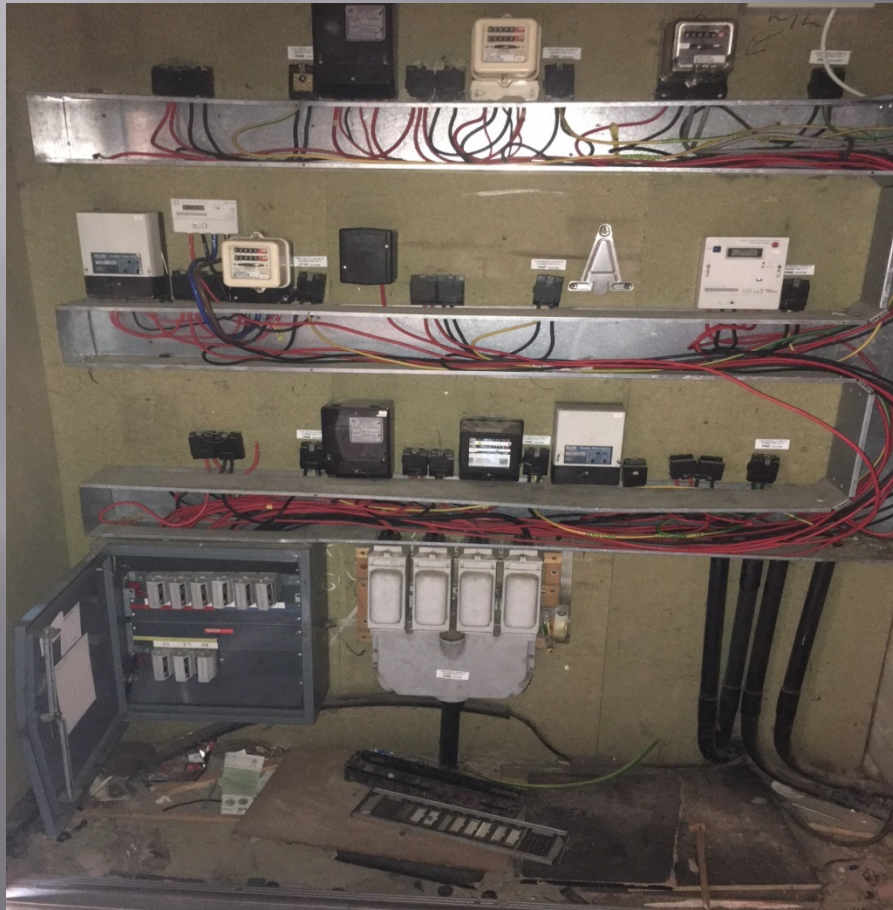


# Trunking

Various trunking was missing, exposing cables, so the trunking was replaced and renewed, where necessary and rubbish cleared out:

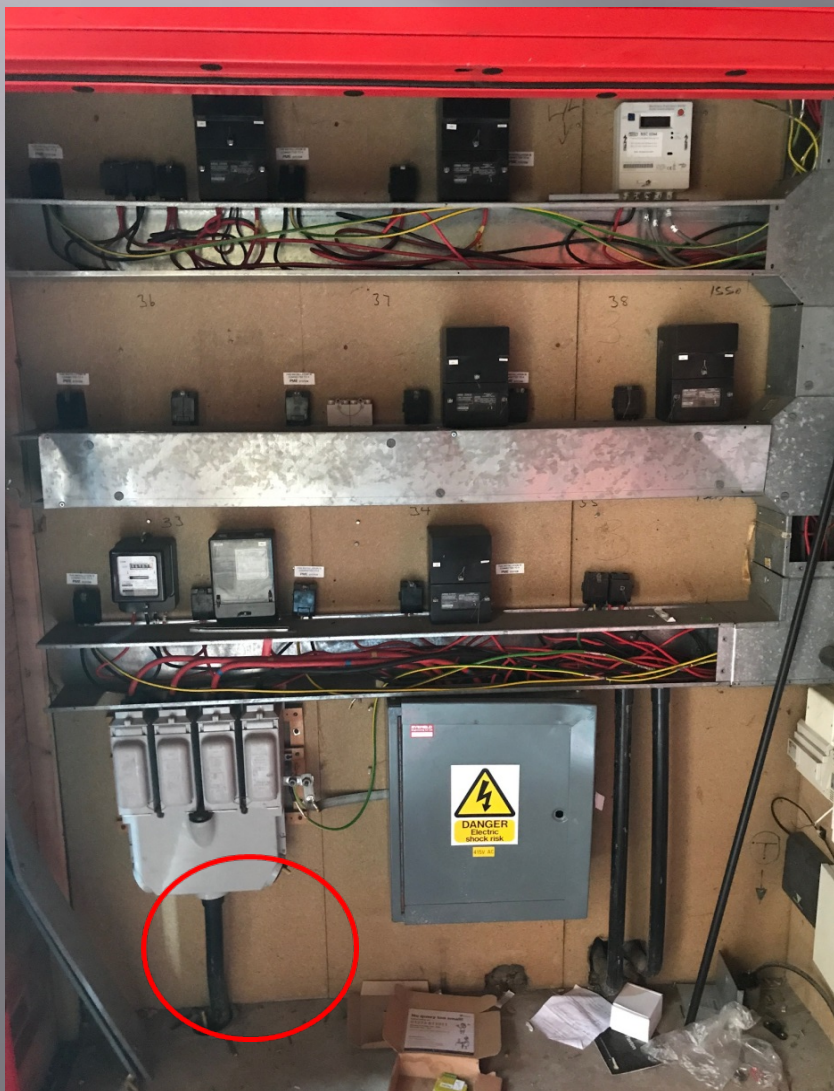
Block 16 Before



Block 16 After



# Block 23 Trunking & Earth Cable



# Ryefield Boxes

Ryefield boxes are where the main fuses are to each flat within each block. Historically these were maintained by UK Power Networks but this has now passed over to the freeholder/management company. We have therefore repaired all Ryefield Boxes by replacing the doors, supplying and fitting new locks, applying warning stickers and ensuring we have keys for all Ryefield Boxes.

# Block 3 Ryefield Before/After



# Block 24 Ryefield Before/After



# Major Works

Repairs and over capping or replacement of the Fascias, Soffits, and Cladding with UPVC and the replacement of the guttering with UPVC deep flow guttering.

Works have started at Blocks 1 & 15.

Blocks 2, 5, 9, 12, 14, 19, 20 and 24 have all been served a Stage 3 Reasons for Awarding Contract and has recently been issued with an invoice for settlement. Start dates TBC.

Blocks 3, 4, 6, 7, 8, 10, 11, 13, 16, 17, 18, 21, 22, 23, 25, 26, 27, 28, 29, 30 and 31 are to be served Notices early in 2018.

Blocks 6, 7, 8, 13, 17, 18, 21, 23, 25 and 27 have sufficient reserves to cover the works.

The remaining blocks being Blocks 3, 4, 10, 11, 16, 22, 26 and 28 will be sent invoices in early 2018 for payment and once all funds are paid, start dates will be obtained.

# Block 1 Progress



# Block 1 Progress





# Block 1 Progress



# What are the prices?

Contractors/ Block Type	12 x Corner Blocks	9 x 2 Storey Blocks	6 x Bedsit Blocks
Sean O'Shea	£11,557.68	£10,536.00	£13,557.93
Betterhomes	£18,228.07	£13,547.73	£11,299.94
Hilton Abbey	£14,427.36	£17,660.04	£32,067.84

Please Note: The above prices are inclusive of all contractors costs, fees and VAT. Some Blocks are being completed in its entirety and others are being completed in Two Phases. This has and will be made clear on the Notices already served or to be issued. Blocks 11, 12, 29 and 31 were not included in this current program so prices for these will be obtained in the New Year.

# Future & Planned Works Budget Explanations

## Resurfacing –The plan for the future is as follows:

- ▣ 2018 - Columbus Square Pathways & Car Park outside Block 28.  
(Cost £12,571.20 & £14,839.20 = £27,410.40)
- ▣ 2019 - Cook Square Pathways & Car Park outside Block 29.  
(Cost £12,431 & £14,890 = £27,321)
- ▣ 2020 - Mariners Walk Pathways & Car Park outside Block 7.  
(Cost £7,881 & £16,457 = £24,338)
- ▣ 2021 - Car Parks outside Blocks 3 and 4.  
(Cost, £5,864 & £17,813 = £23,677)
- ▣ 2022 - Car Parks outside Blocks 1 & 8.  
(Cost £17,007 & £16,166 = £33,173)
- ▣ 2023 - Car Parks outside Blocks 11 & 12.  
(Cost £16,401 & £15,828 = £32,229)

NB: Prices may be subject to change due to increased material costs. Program subject to change depending on the deterioration of each carpark.

Workmanship Guarantee for 12 months. All work laid in accordance with EN13108 (BS 4987)

Cladding Works – To continue as explained previously.

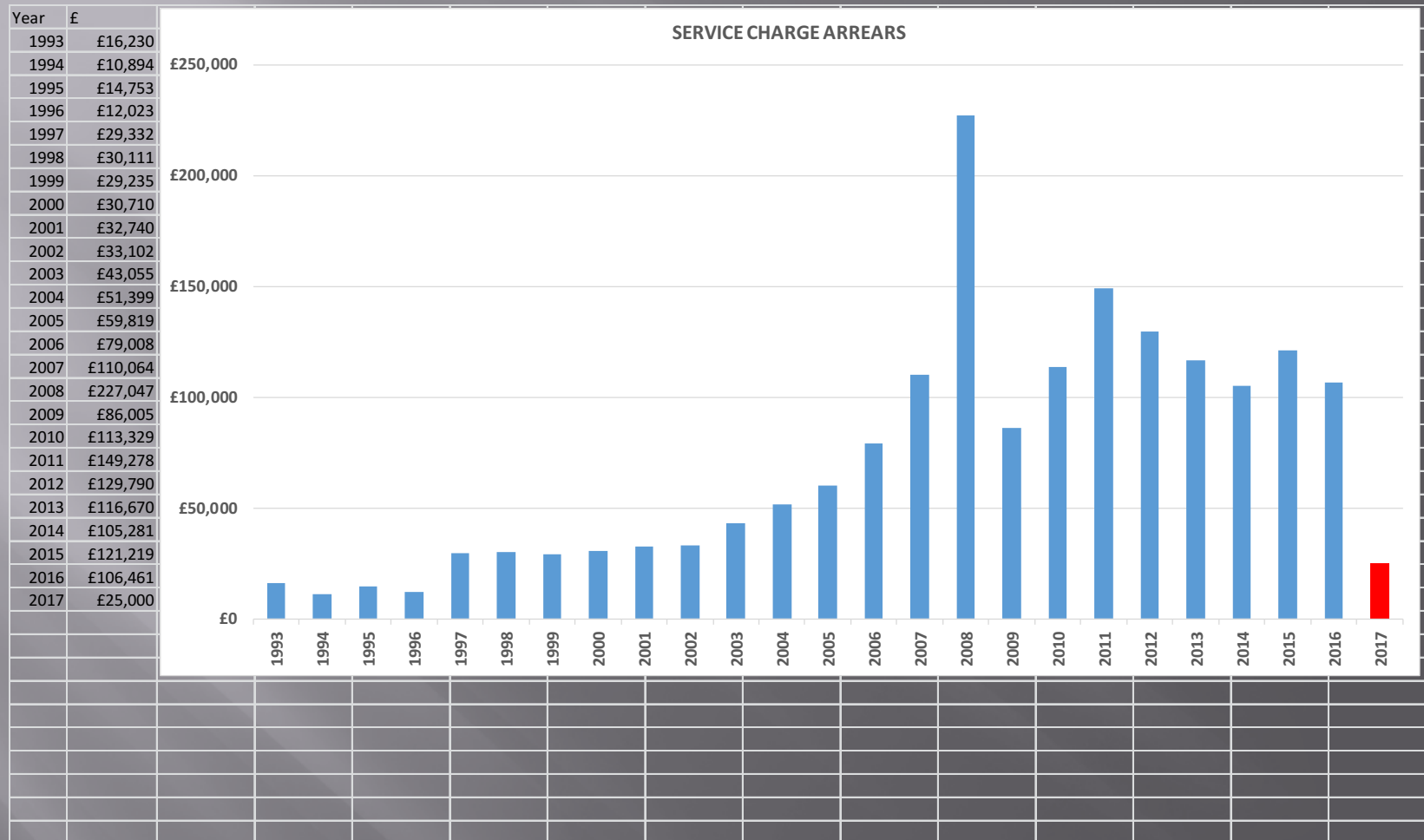
Bin Room Lights – To be upgraded to LED, movement sensors.

Damaged Screens/Panels – Some Blocks have scratched panels to the main and fixed doors, the worst of these are planned for replacement in the new year.

Smoke Detector Upgrades – To be fitted with automatic opening of communal door if alarms are sounded.

Access Panels – Remaining access panels to be replaced to meet current fire regulations.

# Service Charge Arrears



Interest was charged as per the lease @ 20% and the total amount of interest charged amounts to £12,507.06 , currently £6,941.96 of this interest remains outstanding.  
 Current Debt to date stands at £27,380.20 of which £6,941.96 is outstanding interest reducing the debt down to £20,438.24.

# Buildings Insurance

- ▣ Revaluation Reports were carried out in 2017 for each block type. These figures were provided to Sinclair Gardens ensuring the blocks on the estate are insured correctly.
- ▣ The Directors of Mariners Walk are looking into taking over the insurance aspect from Sinclair Gardens so in future they will have more control over the placement of the insurances for all Blocks. Communications have been opened with solicitors in this regard.

# Bexley Councils “Rent it Right” Scheme

- ▣ Proposing Selective Licensing for postcodes DA8 and SE28.
- ▣ Benefits to Landlords? Increased support including:
  - Dedicated Staff to Deal with ASB.
  - Assistance with housing benefit enquiries
  - Information readily at hand for landlord including property standards
- ▣ Benefits to Tenants?
  - Higher Standard of accommodation.
  - A reduction in ASB.
  - Safer Rented Properties.

# Rent it Right Scheme

- ▣ All Mariners Walk properties are in the Manor Road Selective Licencing Area, maps are available on their website for exact areas.
- ▣ Landlords will have to be accredited.
- ▣ License Cost will be £371 for early applicants then £690 thereafter.
- ▣ Licenses last 5 years.
- ▣ Properties must have an Electrical Installation Condition Report which should be renewed every 5 years.
- ▣ Where applicable a gas safety check must be carried out annually.
- ▣ There are other conditions detailed on the website such as displaying contact details and providing details for refuse handling.
- ▣ The consultation process started on 20<sup>th</sup> November 2017 and is running until 31<sup>st</sup> January 2018.
- ▣ Owner Landlords should visit:  
<https://www.bexley.gov.uk/services/housing/rent-it-right-licensing-scheme-bexley> and complete the survey. The results will determine if the scheme is implemented.
- ▣ The document you will need is “Rent it Right Proposal to Introduce Discretionary Licensing Schemes – Consultation.”
- ▣ Forum & Road Show details are on their website for anyone interested.



# Lease Extensions

Recent leases extensions that have completed have seen premiums paid as follows:

- ▣ £13,844 – 2 Bedroom
- ▣ £10,750 – 1 Bedroom
- ▣ £12,360 – Studio
- ▣ £10,558 – Studio

If you wish to extend your lease you must appoint a surveyor to carry out a valuation and also a solicitor and ask them to serve a Section 42 Notice on the freeholders advising of the premium that you are willing to pay.

# Director Nominations

Please be reminded that the current Board of Directors welcome any member to come forward and join them on the Board of Directors .

# Mariners Walk Website

The Mariners Walk website is available and provides financial information & updates on the Estate and Blocks such as:

- ▣ Accounts
- ▣ AGM Minutes
- ▣ Insurance Documents
- ▣ Financial Information – Expenditure Reports & Budgets
- ▣ Regular Updates
- ▣ Twitter Feed

[www.marinerswalk.co.uk](http://www.marinerswalk.co.uk)

**Any Other Business**