



MARINERS WALK MEMBERS PRESENTATION

02 December 2021

Key People

Directors of Mariners Walk Management Co Ltd:

- ▣ Kenneth Wilson
- ▣ Dean Robinson
- ▣ Kingsley Itiveh

PJJS

- ▣ Peter Smith – Director
- ▣ Antony Wilkins – Estates & Lettings Manager
- ▣ Linda Fear – Credit Controller

Director Nominations

Please be reminded that the current Directors welcome any member to apply to join them on the Board

MWMCL Finances 2020

- ▣ MWMCL Income: £8,908 (2019 £4,444)
- ▣ MWMCL Profit: (£2,877) (2019 (£15,021))
- ▣ MWMCL Tax Payable: £0 (2019 £0)
- ▣ MWMCL Net Assets: £9,680 (2019 £12,557)

This loss is as a direct result of defending an Application at the First Tier Tribunal Property Chamber (Residential) case reference:- LON/00AD/LSC/2019/0240 from:

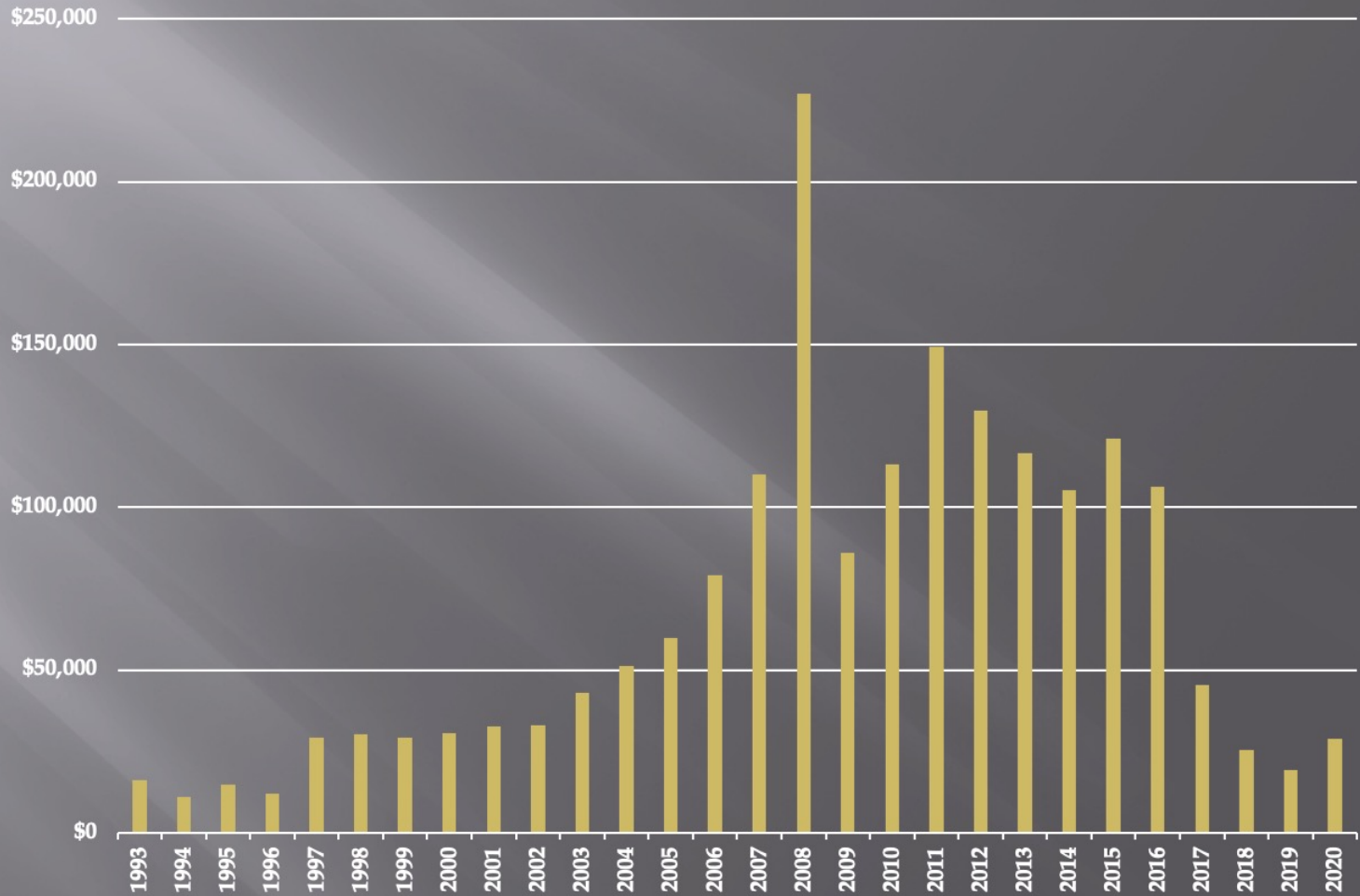
- (1) Raymond Robson And David Robson as executors for Yvonne Robson
- (2) Sawgrass Property Investments Limited
- (3) Raymond Robson
- (4) Richard and Jayne Smith

This concerned the liability to pay and reasonableness of service charges from 2012-2019

Costs were incurred defending this Application. The Application withdrawn in July 2020

Service Charge Arrears

Year	£
1993	£16,230
1994	£10,894
1995	£14,753
1996	£12,023
1997	£29,332
1998	£30,111
1999	£29,235
2000	£30,710
2001	£32,740
2002	£33,102
2003	£43,055
2004	£51,399
2005	£59,819
2006	£79,008
2007	£110,064
2008	£227,047
2009	£86,005
2010	£113,329
2011	£149,278
2012	£129,790
2013	£116,670
2014	£105,281
2015	£121,219
2016	£106,461
2017	£45,476
2018	£25,586
2019	£19,273
2020	£29,025



General Expenditure

	Block Expenditure	Estate Expenditure	Total
2013	£201,774.24	£102,332.00	£304,106.24
2014	£220,235.20	£120,076.00	£340,311.20
2015	£167,738.00	£100,153.00	£267,891.00
2016	£176,723.00	£112,126.00	£288,849.00
2017	£181,160.00	£110,896.00	£292,056.00
2018	£165,897.00	£100,473.00	£266,370.00
2019	£157,020.00	£105,783.00	£264,822.00
2020	£163,212.00	£109,783.00	£272,995.00

General expenditure peaked in 2014 and has NEVER exceeded £300,000 Since

NB Total expenditure has been higher due to the external decoration works on the blocks and the car park resurfacing.

* Block 23 expenditure has been removed as this block is now RTM

Comparable Costs

Estate Service Charge Expenditure	2014	2020
Management Fees	£44,496.00	£42,024.00
Garden Maintenance	£22,066.00	£24,850.00
External Clean & Litter Picking	£20,598.00	£11,439.63
Removal & Collection Of Fly Tipped Waste	£15,589.00	£14,156.17
Caretaker Salary	£7,743.00	£0.00
General Repairs And Maintenance	£4,201.00	£110.00
Accountant's Fees	£2,560.00	£4,000.00
Postage & Stationery	£377.00	£1,602.84
Pest Control	£0.00	£561.60
Drainage Maintenance	£0.00	£998.50
Arborist	£0.00	£660.00
	£117,630.00	£100,402.74

Comparable Costs

Blocks Service Charge Expenditure	2014	2020
General Repairs	£51,118.00	£13,454.43
Buildings & Terrorism Insurance	£50,052.00	£69,408.28
Cleaning – Blocks / Carpets / Gutters	£48,453.00	£36,708.87
Management Fee	£32,640.00	£30,096.00
Health & Safety Works	£14,500.00	£692.70
Electricity	£13,140.00	£5,114.64
Caretaker Salary	£7,949.00	£0.00
Window Cleaning	£5,496.00	£1,250.00
Accountancy	£930.00	£0.00
Bin Store Maintenance & Pest Control	£327.00	£3,358.91
Emergency Lighting Test	£0.00	£1,380.00
Out Of Hours Helpline	£0.00	£1,644.39
	£224,605.00	£163,108.22

Electricity (Blocks)

Electricity Costs

- ▣ 2014 £13,140
- ▣ 2015 £17,900
- ▣ 2016 £9,807
- ▣ 2017 £5,403
- ▣ 2018 £4,261
- ▣ 2019 £4,861
- ▣ 2020 £5,115

From 2016 cost of supplying electricity to the block landlord supplies were actively monitored

The reduction is as a direct result of fixing problems, stopping theft and ensuring Mariners is getting the best tariff as well as organizing the switch to low energy lighting. Cost were fixed in August 2021 avoiding the recent large increases.

Light Maintenance

- Between November 2012 and November 2014 770 lamps were supplied to the caretaker at a cost of £3,976.81. In addition between July 2011 and July 2015 £23,117 was spent replacing and fixing lights.
- Despite this in the summer of 2015 a resident counted 46 external lights not working.
- Since the lights were changed to LED in 2016/2017 at a cost of £7,298 only £654.92 has been spent maintaining them.
- In September 2021 a check of the 425 lights inside and outside the blocks found 1 was not working.

Budgets 2022

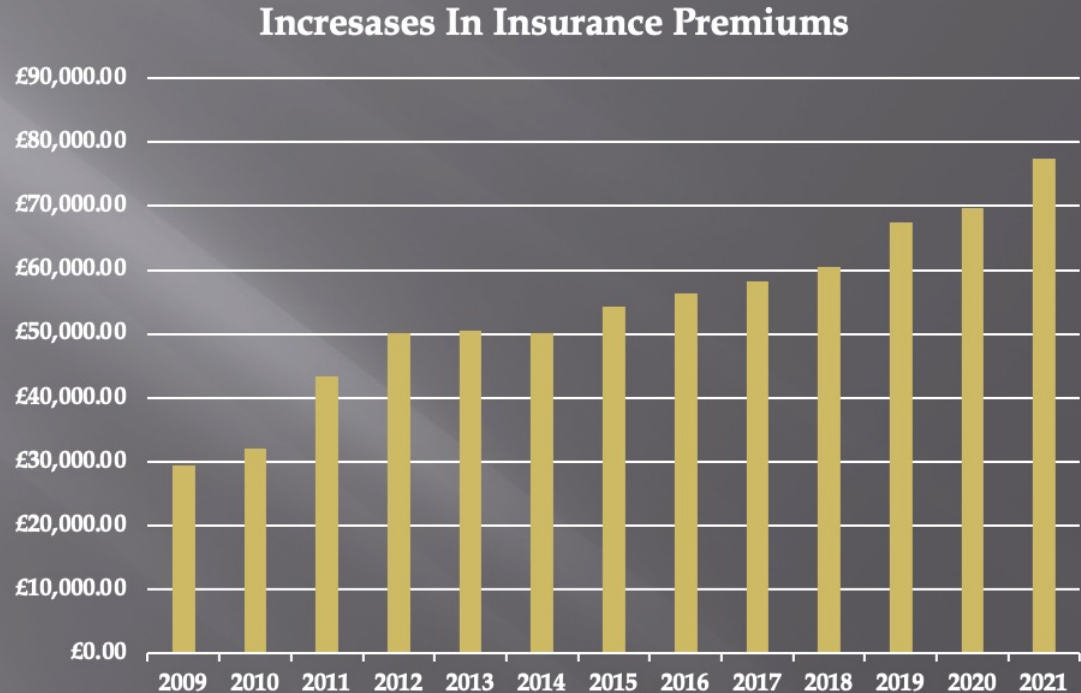
- ▣ Blocks Total £246,016.03 (2021 £228,836.35)
 - Mostly Due To Funds Needed To Complete External Works & Increased Insurance

- ▣ Estate £157,906 (2021 £142,763)
 - 2 Car Parks To Be Resurfaced In 2022

- ▣ NO BUDGET OVERSPENDS 2020 (FOR THE 5th YEAR IN A ROW)

Insurance Costs

Year	Premium	% Increase
2009	£29,383.00	
2010	£32,107.00	9.27%
2011	£43,305.00	34.88%
2012	£50,037.00	15.55%
2013	£50,488.00	0.90%
2014	£50,052.00	-0.86%
2015	£54,357.00	8.60%
2016	£56,274.00	3.53%
2017	£58,185.00	3.40%
2018	£60,427.00	3.85%
2019	£67,390.00	11.52%
2020	£69,646.40	3.35%
2021	£77,500.36	11.28%

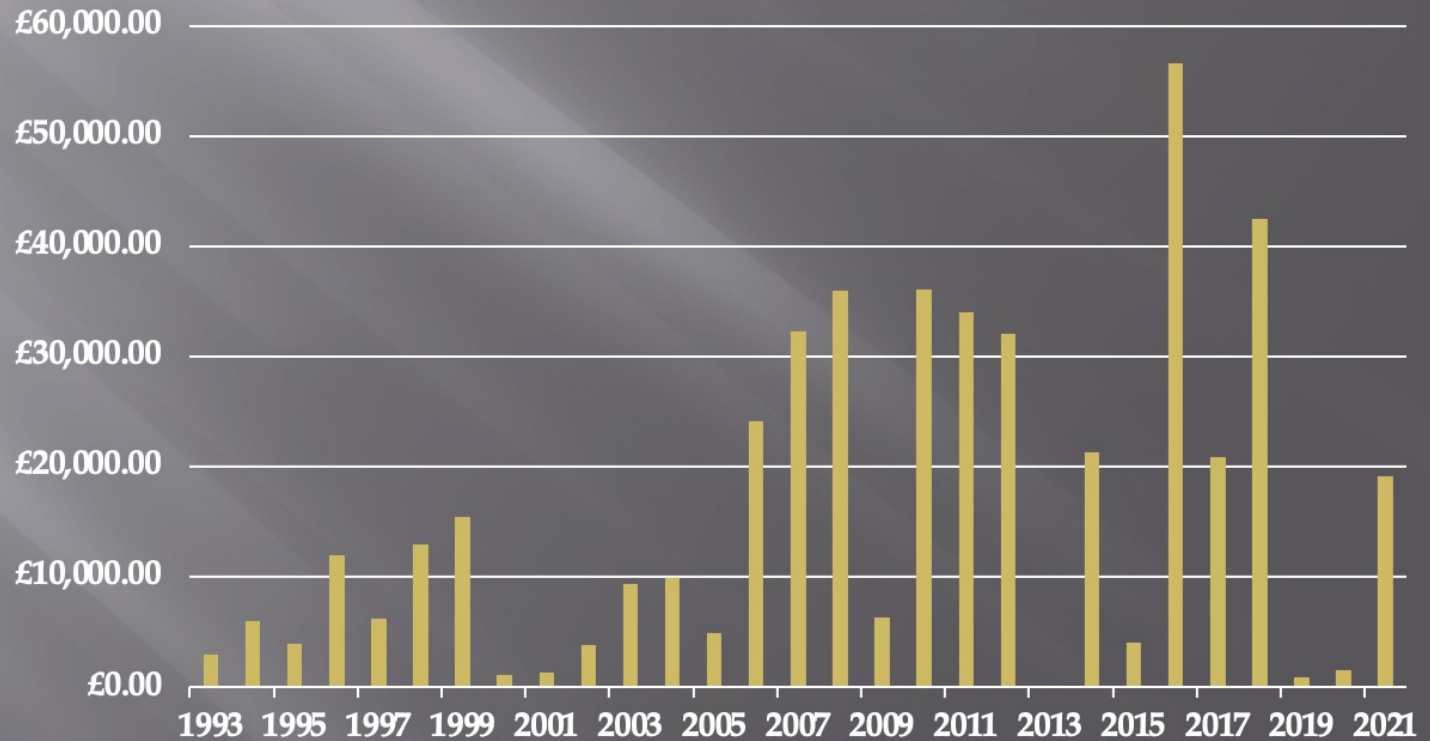


It is regrettable MWMCL have no control over the insurance despite what Sinclair Gardens Investments claim

Insurance Claims

Year	Total (£)
1993	£2,919.63
1994	£6,049.60
1995	£3,990.99
1996	£12,013.74
1997	£6,262.63
1998	£12,903.50
1999	£15,501.43
2000	£1,115.00
2001	£1,284.52
2002	£3,881.95
2003	£9,315.89
2004	£9,862.79
2005	£4,953.20
2006	£24,121.13
2007	£32,244.50
2008	£35,988.12
2009	£6,280.00
2010	£36,079.68
2011	£34,010.00
2012	£32,030.40
2013	£0.00
2014	£21,276.28
2015	£4,032.00
2016	£56,559.60
2017	£20,850.60
2018	£42,519.48
2019	£898.00
2020	£1,505.00
2021	£19,144.09
	£457,593.75

Insurance Paid Out By Year All Blocks
Total 1993 - 2021 £457,593.75
Average Claims £15,779.09 Per Year
2022 Premiums £77,500.36



Cleaning Services

- Each block cleaned weekly, with sign in sheet provided on notice boards.
- Estate litter picked daily
- Fly tipping removed weekly (excluding Council adopted areas)
- Window cleaning continued in 2020 and 2021 for communal windows only. Cost is £412.
- Bins jet washed twice a year. Cost £928.20 (£3.50 + VAT per bin)
- Bin Stores cleaned weekly as part of cleaning contract.
- Extra cleaning was carried out during the first Covid-19 lockdown

Fly Tipping

- ▣ 2016 Costs = £16,931
- ▣ 2017 Costs = £13,003
- ▣ 2018 Costs = £11,907
- ▣ 2019 Costs = £12,742
- ▣ 2020 Costs = £14,156



This is an ongoing problem and a thankless task. JCS Cleaning deserve a medal.

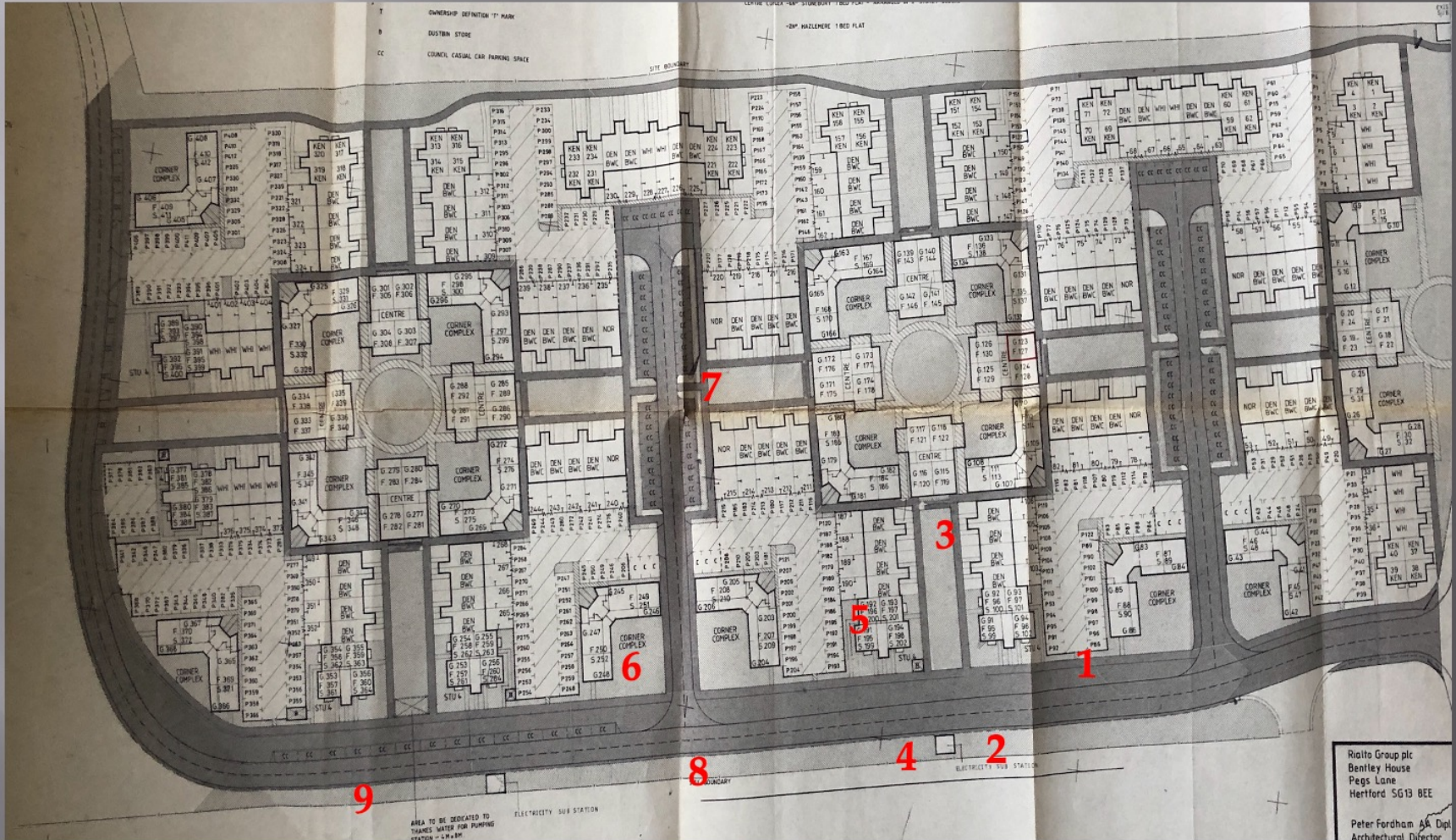
Internal Decoration

- Walls painted
- Window sills & handrails painted
- Fire doors painted
 - All Blocks £270ea

Gardening Services

- Regular grass cutting
- Pruning of shrubs and trees
- Weed removal from carparks

Tree Works Frobisher Road



Tree Works Frobisher Road

1



Beach Tree Between
Blocks 10/11

2



4 Trees Frobisher Road To Left Of
Sub Station

3



2 Trees Near Block 25



Tree Works Frobisher Road

4



5 Trees Frobisher Road To Right Of Sub Station

5



Tree/Shrub Ivy 96 Frobisher Road

6



Tree Near Block 7



Tree Works Frobisher Road

7



Tree Near 20 Raleigh Close

8



2 Trees Near Junction Frobisher Road / Raleigh Close

9



2 Trees Opposite Block 5



Other Pruning



All shrubs in Cook & Columbus Squares lowered to window sill level

Car Park Gullies



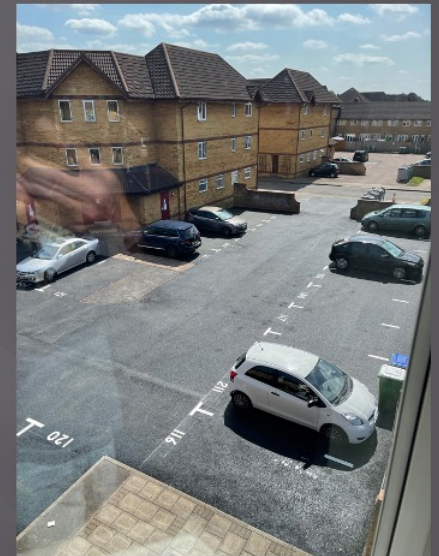
56 of 57 gullies cleared – Cost £4,038

Car Park Gullies



Car parks and Walkways

The car park outside Blocks 8 and 24 was resurfaced in August 2021. The cost was £18,924.



Car parks and Walkways

● Complete

● Planned 2022

● Future Plan



Dumped & Non-Roadworthy Vehicles

We continue to identify vehicles that do not comply with the car park terms and conditions set out in the lease and, with the assistance of JCS cleaning and PJJS, gets them removed.

Around 80 vehicles have either removed by their owners or a contractor since 2017.

Some residents are still laying claim to multiple parking spaces, fixing vehicles or using the car parks to store unroadworthy vehicles. Should this continue it will be necessary to introduce permits and fines

Major Works Update

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. This will continue in 2021

Phase 1 works are complete to Blocks 1, 4, 7, 8, 11, 12, 13, 15, 18, 20, 22, 24, 26, 28, 29, and 31

Blocks 2, 3, 5, 6, 9, 10, 14, 16, 17, 19, 21, 25, 27 and 30 works are complete.

Cost to date: £356,478. The total for all works is estimated at £541,827

In 2014 2 quotes for £1.2m and £1.07m were received for the same works.

Hamilton Walk Fence



£4,120 is being put into the reserves to enable the boundary fence along Hamilton Walk to be repaired/replaced

Lease Extensions

2021 lease extensions that have completed have seen premiums paid as follows:

- ▣ £19,500 to £23,241 – 2 Bedroom (2020)
- ▣ £17,400 to £21,000 – 1 Bedroom
- ▣ £13,000 – Studio

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

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
- ▣ Health & Safety Documents
- ▣ Regular Updates
- ▣ Twitter Feed

www.marinerswalk.co.uk

2022 Plans

Survey trees along Hamilton and cut back and remove as necessary

Continue with car park and walkway resurfacing program

Address remaining Health & Safety Issues

Any Other Business