

ASHWORTH MANSIONS ANNUAL REPORT 2006

Welcome to the Ashworth Mansions Annual report!

Ashworth Mansions is a much sought after estate in a prime location within the delightful residential area that is Maida Vale. Within the 105 flats we have a diverse range of residents, with ages spanning over eighty years and a myriad of national origins, jobs, recreational interests and backgrounds.

The freehold of the estate is owned by a majority of the leaseholders through Ashworth Management Limited and is managed on behalf of the shareholders by the Directors, with the professional assistance of the managing agents, to provide an environment which all residents can enjoy.

The estate is just over 100 years old and it is a tribute to the original constructors that it is still in such good condition! Thanks to the major works in 2001/2, the roofs and external parts generally have been restored and, with the completion of the refurbishment of the internal parts, the Directors believe that Ashworth Mansions is returning to its position as the most sought after mansion location in Maida Vale.

This report summarises for residents of Ashworth Mansions the many changes and improvements that have taken place recently and to introduce plans for the future.

From The Chairman

I was elected Chairman in late 2005 when Jeffrey Rubinoff resigned due to pressure of work (bad news!) and a new addition to the family (good news!). It was a blow for the Board to lose Jeffrey's talents. As Chairman he steered the Board calmly through the stormy waters of the major works refurbishment, which has so improved the external condition of Ashworth Mansions. Thank you, Jeffrey!

On becoming Chairman it seemed to me that there were several clear priorities:

Internal common parts: To complete the internal refurbishment, which will bring the internal common parts up to a standard that we expect from an estate of this calibre. I'm pleased to say that this is now under way and that the early signs are that a high standard of finish is being achieved.

Mains water: The provision of a newly piped mains water supply has been dogged by problems, not least those of the reducing mains pressure from Thames Water. We are making progress and an update on the present situation is contained in this report.

Long term planning: We are effectively at the start of a new era. The first major works for over 15 years have been completed and the refurbishment of the common parts is underway. Moving into 2006 we have had the benefit of new managing agents, a new caretaker/porter and new gardeners. The Board intends to take a "clean sheet" to establish a plan for the management and upgrade of the buildings over the next ten years, to ensure

that this standard is maintained and, where possible, improved upon. The board has therefore commenced a review as described in this report.

Gardens: We are fortunate in having a central garden which has a unique atmosphere of quiet tranquillity in the area. It suffered from some abuse during the major works and we have been unlucky in the underperformance of the gardening contractors in the recent past. I am please that we now have on board a thoroughly professional team!

Communication: I am conscious of the need for open lines of communication between the Directors, Managing Agents, residents and lessees. This is important for both the long terms questions of the fabric and operation of the estate generally and on the day to day matters which require constant attention and, if not dealt with, can spoil the quality of life we all wish to enjoy.

In this report you will find details of how to contact the board and managing agents about any concerns, suggestions and complaints you may have.

Communication is a two way process, so please keep us informed of your comments and suggestions, problems and solutions, brickbats and praise as appropriate!

May Ashworth Mansions long remain a great place to live!

John Sutcliffe
Chairman

Managing Agents

The day to day management of an estate of 105 flats requires constant and professional property management skills. In 2005 the Board appointed Kinleigh Folkard & Hayward (“kfh”) to perform these services.

Philip King is our current contact. He is the head of kfh’s Residential Estate Management Department and a founding member of the company. We are fortunate to have his services and his experience should prove particularly valuable in the long term planning process we have started.

The Managing Agents should be the first port of call for any resident or lessee in any matters concerning the maintenance and smooth running of Ashworth Mansions.

Kfh has a stated policy of replying to all phone calls, emails and messages within 24 hours. Please let the Board know if the Managing Agents do not respond to your request promptly or the response is unsatisfactory.

Caretaker/Porter

Daron, having completed his probationary period in April, was confirmed as a permanent appointment as our on site caretaker/porter. He came to us from a very well managed central London mansion block similar in size to Ashworth Mansions and has many years experience in this position.

He is employed Monday to Friday, 8am to 4.30pm (one hour lunch taken in the period between 12.00 and 2.00pm). He also works 3 Saturdays in 4 from 8am to 12.00.

Just some of the things he does (seen and unseen) include morning collection of rubbish bags, checking smoke detectors and time clocks, salting entrances on icy days, cleaning common entrances and garden edges, regular drain cleaning and replacement of drain grids, replacing light bulbs, supervising all deliveries to and workmen on site, day to day maintenance of the heating systems, security checks etc! etc!

Internal refurbishment

The small amount of damp proofing required has been completed, electrical work for the installation of new and emergency lighting is substantially completed and work has now commenced on the main decorating contract. Although problems have been encountered in stripping back years of over painted wall coverings and discovery of defective plasterwork, the works are progressing well. The works are being independently supervised on our behalf by Andrew Manook, who is on site each Friday and is constantly in touch with the contractors.

When individual blocks are completed, residents will be informed and it is at this time that you should make known any reservations you may have on the finished works. This can be communicated to Andrew when he is on site or via Philip King.

Please note that the restrictions contained in all leases concerning keeping the common parts clear of all personal belongings will, in future, be strictly enforced and any offending articles removed. Additionally, residents will be liable for any damage caused to the decorations by them or by workmen contracted by them, removal & delivery companies etc. A deposit will be required from residents in such circumstances. The managing agents will shortly be circulating guidelines regarding contractors etc and you are strongly advised to give a copy of those guidelines to any contractors you are contemplating using and, if felt necessary, obtain a deposit from them.

Water

New copper piping to provide a direct mains water feed to each flat was installed during the recent major works programme. This was to replace the roof tank fed system and the old pipe work throughout the buildings where the likelihood of leaks from ageing pipe work is high. Unfortunately, the project has been dogged with problems and with Thames Water dragging its feet with connection to the mains.

You will no doubt be aware of the problems with mains water supplies generally in the London area. Thames Water admits publicly that it has been reducing water pressure gradually in order to try to reduce the amount of water being lost through leaks in their, largely Victorian, mains system.

Thames Water is required by law as a minimum to provide water from the mains at one bar pressure with a flow rate of 10 litres. However, this is inadequate to supply many buildings above the third floor with an adequate water pressure and there are no plans as

far as the Board is aware to provide higher pressure supplies to domestic consumers in the London Area.

The Board has therefore referred the problem to its water consulting engineers for their opinion on the necessity of providing pumps (as is standard in similar new build properties) in order to ensure that all residents in Ashworth Mansions are provided with a mains supply at adequate pressures. In the consultants' opinion, provision of pumps is necessary to provide an adequate pressure to all flats. They were asked to draw up a specification accordingly which includes provision of pumps, installation of a break tank (which is a legal requirement) and connection to the mains. Thames Water has acknowledged that, although legally all new installations (which this is regarded as by them) require metered supplies, they recognise the complexity of installing the equipment to all flats and that there would be difficulty in apportioning usage per flat from a central meter. Accordingly they have expressed their willingness to continue to bill residents on the current basis.

The consultants' scheme will shortly be completed with a budget cost to enable consultation process to begin with residents. It is anticipated that the installation of the water connection will be incorporated in the major works costs forming the long term plan described elsewhere in this report.

Forward planning

The first major works for many years have been completed on the outside of the buildings, the common parts refurbishment will be completed shortly and so the fabric and general condition of the estate will be the best for some time. We also have in place new managing agents, a new porter, new gardeners and are reviewing all other supply contracts and so it should be possible to take a "clean sheet" to establish a plan for the management and upgrade of the buildings over (say) the next ten years.

The objective is to make Ashworth Mansions one of the best blocks to live in from the point of view of ambience & good management and consequently enhance the value of lessees' investment in their flats.

The Board needs to establish a vision of what Lessees want the estate to be like and to set standards to be met both in the day to day management and in the maintenance and improvement of the estate generally by:

- * setting standards, letting contracts and employing staff for the continuing maintenance of the estate on a day to day basis and also covering such items as annual clearance of drains, guttering, servicing of equipment etc;
- * scheduling and costing items arising every few years such as painting, replacement on a planned basis of e.g. pigeon netting, drainpipes, external fittings;
- * identifying and planning for longer term items such as re-pointing and major replacements of main doors, windows, drains, garden lighting, heating boilers etc.;
- * identifying and prioritising desirable new features such as CCTV, bicycle storage, etc.

The Board has commissioned a chartered surveyor who has drawn up an initial condition report and recommendations. This review contains a ten year outline financial projection based on the considerations above. The Board has used this projection as the basis of the service charge major works contribution for the coming year, designed to spread lessees'

contributions over the period such as to ensure that funds are in place to meet the requirements as projected.

The surveyor's report was circulated recently with the service charge budget for the coming year. We would welcome now any comments, recommendations, suggestions and requests that lessees may have so that they can be incorporated in the plan to be circulated for further consultation and comment.

Garden

Joseph Jones, our new gardening contractors came to us in March with glowing recommendations from their West London clients, where they have maintained a number of residential gardens, in some cases for over 15 years. Terry and his team have been working through the beds, weeding and mulching with compost to enrich the soil and to retain moisture in the face of the dry weather. Unfortunately, the hosepipe ban has led us to postpone our plans to plant new shrubs and to renew the hedge at the Ashworth Road end of the central garden.

You'll probably have noticed that in April the gardeners machine "scarified" the grass in the central garden. This removed a lot of matted material, mosses etc and aerated the grass. It looked a little sad for a while, sprung back to life, survived the summer drought and will benefit considerably from this long overdue treatment.

Additional furniture has been placed in the garden for everyone's use and the summer weather has brought out lots of residents for daytime picnics and lunches and evening dinners - even a few birthday parties! A gas barbeque was purchased for communal use and this too has proved popular.

Any suggestions regarding the planting and use of the garden can be addressed via the managing agents or to garden@ashworthmansions.com.

Communication

Managing agents

As noted earlier in this report, lessees' initial contact for matters connected with running the estate is the managing agent.

The managing agents are responsible under the contract for regular attendance on site, supervision of gardening, cleaning and maintenance contractors, negotiating maintenance contracts, advising the Board on statutory requirements and consultations, advising on forward planning, supervision of employees, dealing with lessee enquiries, complaints or requirements, arranging insurance, advising on health and safety, maintaining individual lessee records, collecting service charges, preparing budgets and reporting to the Board regularly on all matters concerning both financial and estate management.

Ashworth Mansions Board

The company's regulations provide for a minimum of 3 and a maximum of 9 directors. There are currently 7 directors. The directors are unpaid.

The board always welcomes approaches from residents who are interested in contributing to the work of the Board and who have skills that would be of particular value to the better management of Ashworth Mansions

The Board meets regularly to receive formal reports from the Managing Agents and to discuss matters affecting Ashworth Mansions. These range from community issues to building repairs and improvements affecting the whole estate. The Board also discusses items affecting individual lessees, including subletting and licences for works carried out to individual flats.

If residents have representations to the Board or would like to raise specific issues to be considered at a board meeting, then these should be addressed to the managing agents or to the Company Secretary (at the company's registered office) for inclusion on the agenda of the next board meeting.

Website

Unfortunately, the website has not been operational for much of the year due to work commitments of the Lessees who had set up and maintained the site. The Board is now in the process of migrating the site to a third party server and the content will then be brought up to date and details of the site circulated to residents. If there are residents with the necessary computer skills who would be interested in helping with the website, we should be delighted to hear from you!

Important note.

This report is issue for the information of residents of Ashworth Mansions only and should not be relied on by third parties. The opinions, descriptions and proposals contained herein are not legally binding upon Ashworth Mansions Limited, its agents or employees.

Ashworth Mansions – Useful contacts

MANAGING AGENTS

Kinleigh Folkard & Hayward, 4th Floor, Carlton Plaza, 111 Upper Richmond Road,
London SW15 2TJ.

Main Switchboard telephone 020 8780 6500; Fax 020 8780 6599.

Direct contacts:

Philip King Direct dial: 020 8780 6501 email: pjking@kfh.co.uk

PA Joan Green Direct dial: 020 8780 6514 email: jgreen@kfh.co.uk

Office hours are from Monday to Friday, 9am to 6 pm.

CARETAKER/PORTER

Daron Tyas Flat 47a Ashworth Mansions

Tel: 020 7286 6849 Mobile: 07946 589322

Daron is employed Monday to Friday, 8am to 4.30pm (one hour lunch taken between 12.00 and 2.00pm). He also works 3 Saturdays in 4 from 8am to 12.00.

ASHWORTH MANSIONS LIMITED

Directors: John Sutcliffe (Chairman); David Abdo; Geoffrey Barraclough, Martin Clements; Michael Elliot (Company Secretary); Roy Singh; Keith Williams

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