



QUBE PROPERTY
MANAGEMENT

Stuart Tower,
105 Maida Vale,
London,
W9 1UB

Date

28th May 2026

Dear Residents,

I would like to take this opportunity to formally introduce Qube Property Management; following a review of the building management services, Qube was successfully appointed as your managing agent and our instruction to commence management will be effective from 24th June 2026.

Our London team operate from our Theobalds Road office in Clerkenwell, and our administration and accounting functions are based in Hitchin, Hertfordshire. Qube has been operating for 18 years, and our core business is Block Management.

Your Property Manager will be Dugald Kirkpatrick. Dugald's email address is dugald@qubemanagement.co.uk and he can be contacted by phone on the main office number. Dugald will visit on a regular basis to undertake site inspections, assess maintenance issues, and deal with any specific leaseholder requests or service charge queries.

I would like to introduce Siobhan Beech who is our Associate Director based at our Hitchin office, Siobhan helps with setting up new schemes and is a key lynchpin between Qube and our Clients and is happy to help with general or account enquires and will be able to signpost you to the right team member.

Regardless of whether your issue is urgent or indeed minor, we are contactable by phone, email or post as follows:

Main Line:	0333 014 3330
London Office Address:	12-18 Theobalds Road, London, WC1X 8SL
Administration Office:	15a Hallworth Drive, Stotfold, Herts, SG5 4HP
General office Email:	info@qubemanagement.co.uk
Accounts Team:	accounts@qubemanagement.co.uk

If you would like to receive correspondence by email only, please could you sign the attached disclaimer document which waives your rights to receive hard copy documents by post. Please can you sign and return either by email to the accounts email or post to us at the Hitchin address.

We look forward to managing Stuart Tower and meeting residents in due course.

Yours Sincerely,

Andrew Harding (Mr) DMS MCI MTPI AssocRICS
Managing Director

Correspondence address

15A Hallworth Drive (off Hitchin Road)
Stotfold, Hitchin, Herts SG5 4HP

0333 014 3330 | www.qubemanagement.co.uk



PRS Property
Redress
Scheme





Welcome to Stuart Tower

**This property is managed by Strangford
Management Limited**

Your Property Management team is:

Property Manager – Charlotte Doogal

Junior Property Manager – Maira Shahid

Client Accountant – Cyrus Sabzi

Head of Block Management – Matthew Wheeler-Wade

Telephone – 0203 651 5870

Email – Guildhall@strangfordmanagement.com

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Our office hours are 9am – 5.30pm, Monday to Friday.

**In the event of an emergency outside these hours,
please contact our emergency out of hours line by
dialling the above number, and you will be redirected
accordingly.**





RECYCLING REMINDER

Please follow these simple guidelines when using the recycling bins:

- ✓ Only place recyclable items in the correct bins (paper, plastic etc)
- ✓ Flatten boxes before placing them in the bin
- ✓ Rinse containers to avoid odours and contamination
- ⊘ Do NOT overfill the bins – if a bin is full, please use the next available one or wait until collection
- ⊘ No general waste in recycling bins

Overflowing bins create mess, attract pests, and make recycling less effective.

Thank you for helping keep Stuart Tower a clean, responsible, and environmentally friendly place to live!

Strangford Management
Guildhall@strangfordmanagement.com
02036515870



STUART TOWER LTD



2 June 2025

Shareholder
Stuart Tower
105 Maida Vale
London
W9

Dear Shareholder,

Re: Stuart Tower Limited

After over 20 years as the Chairperson and many more years as a director of Stuart Tower Limited, Christine Ohlenschlager has sadly decided to retire as Chairperson. However, she has very kindly agreed to stay on as a board director until at least the end of the year.

I will be replacing Christine as Chairperson and as you may be aware I have been a Board member of STL for over 15 years.

I am sure you will all join me in thanking Christine for her diligence and commitment to Stuart Tower, and for making it a better place for all residents. She has overseen extensive major works at the building, along with assembling an independent professional team of advisors for STL. She is our longest serving director.

We hope you will come to say goodbye to Christine in person at the AGM later this year, when we will have the opportunity to formally thank her for her hard work.

Yours faithfully

Dr Chris Blakeley

Stuart Tower Limited
Registered Office: 50 Seymour Street, London, W1H 7JG
Registered in England No. 01587237



Safety Consulting Partnership Limited

20th May 2025

All Leaseholders / Residents

Stuart Tower
105 Maida Vale
London
W9 1UB

Annual - Fire Safety Audit of Flat Front Doors – Please respond to this notice!

Dear Sir or Madam,

Stuart Tower Limited have instructed Safety Consulting Partnership Ltd to undertake the annual inspection of the flat front, rear doors and hatches.

This is a legal requirement for compliance with the Regulatory Reform (Fire Safety) Order 2005, and The Fire Safety (England) Regulations 2022, which requires any building with two or more flats to have the flat doors located between domestic premises and the common parts risk assessed annually, to ensure compartmentation between domestic areas and communal areas is adequately fire rated, for the protection of the fire escape routes.

The audit is to ensure all the flat doors comply to a nominal 30-minute fire rating so that the flats and the communal fire escape routes are protected against fire and / or smoke passing from a flat to the escape route. In the event a fire was to occur within the building, the doors should provide sufficient protection for 30 minutes so residents could either wait within the flat or escape from the building.

To enable the assessment, **the surveyor will need to access to your flat** for approximately 15 minutes to examine and photograph the flat front, second door and hatches, internally and externally.

The audit is scheduled to be undertaken on Monday 16th, Tuesday 17th and Wednesday 18th June 2025 between 9am – 4.30pm.

We are therefore requesting if you could please provide access via one of the following routes:

1. Could either yourself, or your tenant, make yourself available to provide access for surveyors to inspect the internal of the flat door.
2. If you are unable to be present, can you consider leaving a key with the reception desk, who can be contacted on 0207 266 4505 to provide access to the surveyor in your absence.

Please see the associated schedule below for your time slot.

If you are unavailable to provide access at the scheduled date and time, please contact us to arrange an alternative appointment. Our consultant will be on site on Thursday, 19th June, and we will be able to reschedule your booking for that day.

We would appreciate it if you could please confirm your availability to have your door inspected, by contacting us by **Friday 13th June 2025** by either emailing stuart.tower@safeconsult.co.uk or by calling **07565 581 757** **between 9am to 4.20pm Monday to Friday** and confirm access arrangements for your flat.

Regards

Safety Consulting Partnership Ltd

Professional Memberships of Company and Consultants include.



Office Address: 1st & 2nd Floor, 8-12 Bromham Road (Rear Entrance off Brace Street), Bedford, MK40 2QA

Tel: 0845 889 1980 Email: info@safeconsult.co.uk Web: www.safeconsult.co.uk

Registered in England No: 764476. VAT No: GB 113 7208 51 Registered Postal Address: 35 Queens Drive, Bedford MK41 9BW

STUART TOWER LTD



Leaseholder/Shareholder
Stuart Tower
105 Maida Vale
London
W9

1 May 2025

Dear Leaseholder/ Shareholder,

RE: STUART TOWER – MANAGING AGENTS

After 20 plus years of association with Stuart Tower, 16 of them as the Managing Agent, Ann Sullivan has decided to retire. After careful consideration and assessment, the Board has appointed Strangford Management Ltd, as our future Managing Agent, and a process of handover has now begun, which will complete on 24th June 2025. You will be receiving an introductory letter from Strangford, and we look forward to working with them.

The Board would also like to take this opportunity to thank Ann for her many years of service and for providing us with invaluable guidance, advice and assistance. Stuart Tower, its leaseholders and residents have all benefitted greatly from her work. It has been agreed with the Board that Ann will stay on in a consultancy role for Stuart Tower Limited to ensure a smooth handover.

It is important to note that the Board has agreed with Strangford that Stuart Tower Limited will continue to receive the service charge payments and manage the reserve funds. Northstar will issue the June quarterly payment demand just before the handover, and the payment details (including standing orders) for this and all subsequent service charge demands will remain the same.

Yours sincerely,

Dr C Blakeley
Stuart Tower Limited

North Star Property Management Ltd.
RESIDENTIAL PROPERTY
MANAGEMENT SERVICES

27, Hertford Road
East Finchley
London N2 9BX

Telephone: 020 8442 1941
Mobile: 07952 010 026
ann@ns-pm.co.uk



27 March 2025

Lessee / Resident
Stuart Tower,
105 Maida Vale,
London
W9

Dear Lessee/ Resident,

RE: STUART TOWER – Tenant Engagement Strategy/ Communication

We are aware that you are receiving a lot of communication from us in relation to fire safety and general information on the building.

If English is not your first language or you need assistance in translation or making the correspondence more accessible for your needs, please do not hesitate to contact us to discuss your requirements.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Ann Sullivan'.

Ann Sullivan
For and on behalf of Stuart Tower Limited



North Star Property Management Ltd.
RESIDENTIAL PROPERTY
MANAGEMENT SERVICES

27, Hertford Road
East Finchley
London N2 9BX

Telephone: 020 8442 1941
Mobile: 07952 010 026
ann@ns-pm.co.uk



17 March 2025

Leaseholders/ Residents
Stuart Tower
105 Maida Vale
London W9

Dear Leaseholder/ Resident,

RE: STUART TOWER – LIMITING WATER DAMAGE

We are writing to remind you of the regulations regarding alterations to plumbing. As a precaution to try to limit water damage claims, Stuart Tower Limited require rooms to be tanked where plumbing has been significantly changed, such as when a kitchen area is moved. Douches are prohibited, as the construction of the building is not suitable for them and there have been a number of significant water leaks as a result of them.

We would ask leaseholders to ensure that there is full and proper access to all plumbing and water valves in the flats, as a matter of good housekeeping, and again to allow for quick and effective action should a water leak occur to limit water damage to other flats.

The lease clearly states that the Board's permission is required before carrying out alterations to any flat. Lessees who carry out alterations without obtaining such permission can cause major problems and contribute to unnecessary legal fees.

Should you have any queries regarding the above please do not hesitate to contact me.

Yours faithfully

Ann Sullivan
For and on behalf of Stuart Tower Limited

