

- Directors and shareholder strategy

The directors are working with the non-lease-holding shareholders to continue with the shareholder exit strategy to buy out their investment and end their involvement with Thorpe Hall.

In the past three years, we have successfully completed the exit for 6 shareholders holding 20 shares with two tranches of share buybacks.

The objective is to reach the point where each leaseholder has an equal share in the freehold, but this does require the shareholders being provided with suitable financial reward for the value of the estate and their shareholding.

It is hoped that this process can be completed over the next two to three years and the rooftop development is part of that strategy, although this is also being done to benefit the leaseholders and residents with the proposed simultaneous single session of planned maintenance activity.

- Rooftop flats

We are awaiting confirmation of registration of the planning application which is expected this month (March).

We intend to keep you informed of progress with regular updates on the website.

Only leaseholders who support the development will receive financial reward from the proceeds of sale and as per the previous email we will be following-up on our offer of Swanside paying the service charge contributions for those supporting the planning application.

There appears to be some confusion amongst leaseholders as to the difference between the Freeholder's company shareholder investment (Swanside) funds and the Leaseholders' Service Charge Fund – A document explaining this and further clarification of the Swanside offer to leaseholders for their support of the planning application is being drawn up for publication over the next few weeks. This will also detail and explain the benefits to leaseholders of the Rooftop development.

Swanside, together with the architects will shortly be appointing structural and services engineers to determine any site-specific issues and any enhancements, if required (for the structure, electrics, drains etc), so these can be included in the works specification for the contractors.

We will also be publishing the 'considerate construction strategy' showing how this development will be carried out to minimise the impact and inconvenience of leaseholders and residents.

If you have specific observations or concerns, then please forward these to service@swanside.co.uk. You can do this as a group, if you wish to remain anonymous.

We will address each of these items to ensure that we have considered them, incorporated them into the works strategy and allay any concerns.

- House Rules

It appears some leaseholders and residents are either not aware of these rules or have chosen not to comply.

It is in the interests of all leaseholders and residents and is indeed a legal requirement, that the terms of the lease are adhered to.

If you are unclear as to your commitments under the lease or the impact of breaching these commitments, then please consult your solicitor.

We have been unable to locate the previous copy of the 'House Rules' document.

If you have a copy, then please send through to speed up the release and avoid the need for the work to recreate these. If none can be found then we will aim to reconstruct them, so that these can be issued to incoming tenants and leaseholders to make it clear what the house rules are in respect of noise, playing in the garden, not leaving personal possessions outside of the flats, not keeping pets etc... Permission has never been given for the keeping of pets at Thorpe Hall and it is not considered beneficial to change this position with the potential noise and nuisance that some pets might cause to other residents.

- Garage licences

The licences are being reviewed and revised, in order to maximise the number of garages and inside parking spaces available for their correct purpose i.e. the housing of leaseholders' cars.

If you would be interested in renting a garage space, then please contact: service@swanside.co.uk

- Website and Issues Log

You will have been advised of various enhancements of the website over the recent months. This includes the adding of the Issues Log maintained by Swanside and Colin Bibra.

This is a real-time update from the Issues Log so always reflects the current position.

This should be your best source for getting updates and the latest information - Further enhancements are envisaged, so the layout and contents may change.

Any issues or comments... Please advise service@swanside.co.uk