



Email: Management@BeaverHouseManagement.com

Date: 05.01.2021

Re: **End of contract with Estate Manager (Richardsons)**

Dear Shareholder

We are writing to inform you that the committee has decided not to renew the contract between the management company and Richardsons. Beaver House Management Company Ltd will once again be self-managed from 31st March 2021.

Full consideration has been given to this decision which is based, for the most part, on the points below:

1. Necessity to reduce costs:

In order to prepare a budget for the next five years, the committee recently commissioned a Planned Preventative Maintenance Survey Report. The report has highlighted numerous areas of neglect resulting in large areas of repairs required in order to bring the building back into a good state.

In view of the costs that will be involved in the maintenance of the building for the foreseeable future, the committee has thought more appropriate to re-allocate the Estate Manager's budget (£5,000/ year) to the Estate itself. Prior to making this decision we looked at alternative estate managers' quotations and they were more expensive than Richardsons.

2. Determination of the committee to be more involved in the day-to-day running of the estate:

The committee has recently increased its numbers from one to three members and is now composed of the members below who are reachable at:

Management@BeaverHouseManagement.com

- . Farid Nouar (WhatsApp or Text 54021116)
- . Nicholas Pecino
- . Catherine Gaillard Nouar

EMERGENCY CONTACTS:

1st Builders Ltd

Emergency repairs, leaks, plumbing and general building works:

+ 350 58858000 or;

+ 350 54019318

Charges:

£40 per hour 9am - 4pm

£80 per hour after 4pm

24 Hour Service: After 8pm any day £80 per hour

Ryanne Construction Ltd

Electrical / Lights, repairs and general building works:

+350 58008441

+350 54005352

Charges:

£50 for call out (includes 1 hour labour and £30 per hour thereafter)

£45 per hour after-hours

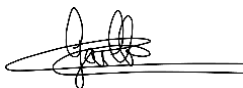
In case of emergency repairs (leaks, plumbing and electrical repairs) and, if the cause of the emergency is a communal issue, then Beaver House Management will usually accept liability for the invoice for fair and reasonable emergency repair costs up to a maximum of £250 with our approved contractors 1st Builders Ltd or Ryanne Construction Ltd.

If the cause of the emergency is not a communal issue the costs are covered by the flat-owner and/or tenant.

Further information - such as new bank account details for the payment of Service Charges - will be provided to the shareholders within the first quarter of 2021.

During the handover period, Richardsons will be providing all shareholders' contact details to the committee.

In the meantime, do not hesitate to contact us should you require further information.



C. Gaillard Nouar (Director)