

Charminster Close Residents Company Limited

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14 January 2006

Dear Leaseholder

Charminster Close Residents Company Limited - Accounts for the year to 31 December 2005

Please find enclosed a copy of the accounts for the year to 31 December 2005. An Annual General Meeting will be held later in the year to formally consider the accounts and to provide an opportunity for owners to discuss issues relating to the maintenance of Charminster Close.

Subsidence - The Insurance Company has now finished work on block C (numbers 26 – 30) and has issued a Certificate of Structural Adequacy. A copy of the certificate is available for download on the website.

Front Doors and Porches - The porch roofs were replaced last year as they were in a dangerous condition. The front doors remain a priority and it is planned to replace these in 2008 after the flat roofs have been repaired.

Flat roofs - Estimates received to replace the flat roofs with a hardwearing rubber based covering with a 10-year guarantee and anticipated life of 15 to 20 years or more put the total cost at about £35,000. Prior to work commencing estimates will be circulated to owners for comments and consideration. Meanwhile a close eye will be kept on the roofs in the hope that these can be patched and their lives extended until such time as funds permit their replacement.

Communal Areas - These hallways and stairs are cleaned once a month and in addition most owners and tenants take responsibility for the area outside of their flat. Just a reminder to everyone that a little consideration goes a long way to create a pleasant environment for all. Any items left in landings and halls will be cleared and disposed without notice. The communal areas must be kept clear for safety reasons.

Bin Stores - A reminder that all rubbish should be placed in the bins provided. No non-domestic rubbish or bulky items such as washing machines or refrigerators should be left in the bin area. Any one found leaving items here will be charged to have them removed by contractors along with a £50.00 admin fee.

Service Charges - As of today's date all owners have fully paid the Service Charge and Ground Rent Accounts for 2005. Please note that 2006's charge should either be paid in full by 24 January or a monthly Standing Order set up in advance with the first month's payment made in January. Payments received in full by 24 January will attract a discount of £60.00.

Yours sincerely

John R Morris FCMA
Company Secretary

A reminder that further information is available on the website at www.charminsterclose.co.uk