

ONE WARRINGTON GARDENS MANAGEMENT COMPANY LIMITED

Dear Leaseholders,

18th March 2020

One Warrington Gardens Building Update March 2020

We would like to take the opportunity to give you a general update with regards to ongoing matters at One Warrington Gardens.

COVID-19

We are taking these evolving events very seriously and monitoring developments continuously.

We are implementing a number of changes as mentioned in a recent communication. Asad and Aziz will modify their shift patterns so that they travel out of rush-hour. The new shifts will cover 07:00-19:30 and the changeover will take place between 14:30 and 15:30 giving a one hour overlap to allow Asad time to do some local shopping and internal deliveries.

This is a continuously evolving situation so we will issue updates as events unfold. At this time, more than ever, a community spirit is needed to help through these challenges and everyone's help and understanding is appreciated.

Lifts

We are approaching the end of the Section 20 process and in conjunction with our Lift Portfolio Management Consultants, Technical Lift Consultancy (TLC), we have a scheduled start date of 18th May to begin the modernisation work to the East-wing lift. This work is expected to last up to six weeks including testing, calibration, and certification and will be carried out by Aspect Lifts Ltd.

The East lift is currently running, albeit with the restriction of four people, and we have our consultant, Ian Reynolds, and engineers from Aspect Lifts to thank for that. We will be having a meeting with Otis this week to discuss recent problems and apparent failures.

As promised, in advance of the modernisation, we will have a leased chairlift, running from the ground floor to the 4th floor, installed in the East-wing stair well. We anticipate the chairlift to be installed in the week beginning 30th March but we are awaiting a confirmed installation date from the suppliers. The timing should allow a good window prior to the lift being taken out of service so we can test the chairlift and ensure correct operation. It will also remain in service for a number of months after the completion of the lift modernisation allowing for any teething issues in the initial months of service.

Once the East-wing lift has been decommissioned we will have a supply of in-house components should the other two lifts require them. Following TLC's next six-monthly audit after the modernisation we will determine a schedule for modernisation of the West-wing lift. This is currently anticipated for 2021.

Water Pressure Boost Pumps

Our water systems contractors, London Basement Pumps (LBP) who monitor and maintain the multitude of pumps in this building identified a number of potentially critical issues with the building's water pressure 'boost-set'. It is therefore being replaced on 19th March as already notified to all leaseholders and residents.

Although disruption will be kept to a minimum, please anticipate not being able to shower or run a dishwasher or washing machine between the hours of 10:00am to 6:00pm. Any water supply during these hours will be lower pressure and subject to disruption.

We recommend that, before 10:00am, you fill water jugs, pans and kettles, and perhaps keep a bucket of water by the toilet in case your cistern is not full when needed.

Garage Gates

Our gate maintenance firm, Ansador, identified some areas where our dated gates were not meeting current health and safety regulations and the work to rectify this is complete following the installation of additional sensors to avoid any trapping in the mechanisms.

They assess that with their ongoing maintenance the existing system should have a few more years of reliable life in them. This is a relief as the gates were extremely unreliable for many years with a lot of money apparently being wasted on them. However, following some repair work and with Ansador managing their upkeep, they have been running very reliably over the last year which is good to see.

Building Exterior Maintenance

Our consultants, Matthews & Son, were commissioned to assess the state of the exterior of the building. They advised that it would be better to carry out the work in 2020 as some of the window frames are already in poor state, but that if needs be it could not be delayed to 2021.

They have identified areas of the building that are in greater need than others, which seems to be dependent on the elevation and exposure. We are currently working with them to make a cost analysis to see what additional costs may be incurred with another season of degradation to the most affected parts. The second option we are assessing is the possibility of carrying out half of the work this year by addressing the two facades, North and West, that are most in need of repairs. The remaining two facades would be refurbished next year. An additional advantage of this is to spread out the financial impact. We are seeing if this is feasible as the upkeep of the building exterior is our single greatest expense and a small cost saving can have a great impact on the finances long term.

Finances

Following a lot of work last year and with the revised services charges and plan to increase them annually in line with inflation, we have developed a mid- to long-term financial plan, which factors in all routine costs and anticipated maintenance and upgrade works. Based on this we anticipate income from service charges to cover all costs from about 2022. However additional funds will be requested in line with the 'Section 20' notices for the East and West wing lift modernisations and the work on the exterior of the building. All other planned work, such as the above water pump replacement, will be funded through service charges within the Reserve Account budget.

Yours faithfully,

The Board
One Warrington Gardens Management Company Limited

One Warrington Gardens Management Company Limited

Westbourne Block Management, 19 Eastbourne Terrace, London, England, W2 6LG

Registered in England & Wales

Company No. 02889319

T: 020 3626 0094

E: info@wb19.co.uk