

# Church Street (Maidstone) Management Company



23<sup>rd</sup> October 2020

Dear Owner / Resident

## **The Old Hospital Maidstone. Annual General Meeting 2020 - Cancelled**

Due to COVID-19 restrictions, there will be no Annual General Meeting in November, and in lieu of this, we wish to give you an overview of estate management in 2020 and our plans and proposed Budget 2021.

### **Overview 2020 & Proposed Budget 2021 - Please also see accompanying slides.**

*Estate Maintenance & Repair Overview 2020:* In addition to weekly cleaning, maintenance and general repairs, the main projects have been an extensive tree cutting programme, repainting of front doors to all new build blocks, as well as cleaning and restaining of Cedarwood Towers on the new build blocks. The Cedarwood Tower of Goring Place will take place in 2021, as public road access is needed and we are liaising with the Council. We undertook the internal block redecoration of Hewson Court and 1-6 Dudley House and the painting/making good of front and rear sash windows of 1-6 & 7-12 Dudley House, together with masonry painted at the rear of Dudley House. We also carried out LED lighting in all blocks.



**The Old Hospital in the Spring**

*2021 Estate Maintenance & Repair Overview:* We do not anticipate any major works in 2021, however we are keeping a close eye on the flat roofs and water leak issues on the new build blocks. Our ongoing claims with NHBC (National House Building Council) on the build defect of 'no pitch on roofs' by the developer Higgins Homes, is ongoing, and has not been helped in 2020 by over 6 months' delay with the NHBC due to COVID-19. This autumn, we have carried out remedial repairs to the flat roofs. As a precaution, we have allocated £5K in our proposed 2021 budget, and if necessary, we will draw on the Reserve Fund.

### **Financial Overview**

*Accounts year ending 31 December 2019:* We anticipate that the signed accounts will be published on our website by mid November.

**Church Street (Maidstone) Management Company Limited**  
**Dudley House, Church Street, Maidstone, Kent, ME14 1BF, United Kingdom**

**Telephone:** 01622 61 61 81

**Website:** [www.theoldhospitalmaidstone.co.uk](http://www.theoldhospitalmaidstone.co.uk)

**Email:** [office@theoldhospitalmaidstone.co.uk](mailto:office@theoldhospitalmaidstone.co.uk)

**Company Number:** 06545435

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## *Proposed Budget 2021:*

This has been prepared with the assistance of our accountants, Ackland Webb Limited, based in Canterbury. Budget highlights include Director remuneration remains held at £13,370, there are no deficits carried forward and there is no increase to the 2020 Budget, remaining at £70K. **If you have any objections against approval of the proposed budget for year 2021, please can you let us know in writing on/by 13th November.** Otherwise, the proposed Budget 2021 will go through on the basis of a quorum and will be approved by CSMC Directors.

## **COVID-19 Volunteer Support Network**

Few could have anticipated a global pandemic, and we are pleased to say that in April 2020 we successfully set up a volunteer support network for residents to help with shopping, prescription collection and befriending. We also received good support from residents for the local Maidstone food bank at the height of lockdown and we are pleased to say that volunteer residents still continue to do a weekly food run from the Co-op Maidstone Week Street.

## **New Registered Address**

We decided to locate our registered address here at the Old Hospital, and this is now at Dudley House opposite the statue. The full address is at the bottom of this letterhead. Our telephone number and email address remain unchanged.

## **Our Website**

Please do take a look. Our website contains a lot of useful general and property information, as well as legal information, in the case of selling or buying a flat.

<https://www.theoldhospitalmaidstone.co.uk/>

## **The CSMC Board**

We self manage the estate, and we have come a long way since we took up the reins in December 2013. We believe we have a happy community and a well kept and well run development. May I take this opportunity to thank my fellow CSMC Board Directors, David Berry, Operations Director and Fergus Poncia, Company Secretary, for their continued support.

Please be assured that your Board of Directors will continue to keep our high standards for everyone to enjoy in the coming year for all estate maintained property.

Stay safe.

Kind regards

*Olga*

Olga D'Silva

*Chair of Directors 'CSMC'*

*Church Street (Maidstone) Management Company Limited*

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