

CPMCL Interim Directors (Designate)

Dear CPMCL Members

Water Feature Update – 22 December 2014

1. **Mr Tony Smith.** We start this update with a big THANK YOU to Tony Smith who has decided to step down from his role as OC member and our communications officer.

For over three years, Tony has been very actively involved in all aspects of the work carried out by the Water Feature Action Group/ Owners' Committee and has been one of the key proponents for the refurbishment of the feature by Aria/Persimmon.

Tony also participated in all negotiations with Aria and EBC that have resulted in the negotiated settlement that we hope will be concluded by next Spring, leading to the full handover of control of CPMCL to its members and provision of substantial funding by Aria to CPMCL.

As you know, Tony has been the author of all previous Water Feature updates, so it is with deep regret that we have to prepare this update without his invaluable input.

All property owners and member of CPMCL have benefitted by Tony's selfless and tireless support for the WFAG/OC cause and we are all extremely grateful for everything that he has done for us. So on behalf of the entire community, we offer our heartfelt thanks and wish him every success for the future.

2. **Revised Email Address.** We have updated our email address in preparation for the transfer of control of CPMCL to the Interim Directors Designate (IDDs). Accordingly, we ask that members send all future communications with the IDD's and OC to the following email address: cpmcl-ids@outlook.com

3. **Fell Reynolds Invoices.** All members should have received the Fell Reynolds invoice for the 2014/15 Water Feature service charge. These invoices were issued in late October, so if you have not received your invoice please contact Fell Reynolds as a matter of urgency. Members will be aware that the terms of the new covenant require payment of the service charge in full within 14 days of its issue. Fell Reynolds recently issued reminders to those members who have not yet paid and we recommend strongly that outstanding payments be made in full at the earliest opportunity.

4. **On-line Banking Payments.** Fell Reynold has confirmed that it is happy to accept payment of the invoice via on-line banking. The details you need to enter are:

Account Name: **Fell Reynolds Client Account**
Account Number: **23078116**
Sort Code: **40-21-15**
Reference Number: **Found on top right of your invoice (e.g. "FOUNT/XXXX")**

Fell Reynolds will also accept payment by cheque, credit or debit card. If you have any questions about the invoice or making payment please contact Fell Reynolds (Tel: 01303 228 688. Email: management@fellreynolds.com).

Email: cpmcl-ids@outlook.com

5. **Current Works.** Aria/Persimmon continue to fund and oversee the ongoing work to renovate and replace pipework and pumps.

Pressure testing of the primary pipework will continue throughout December and January, with repair of any discovered leaks expected during the first quarter of 2015.

Meanwhile, members may notice significant changes in the water levels in each of the legs at various times as the engineers transfer water between the channels or drain the channels completely. It is anticipated that all 3 legs of the water feature will be non-operational over the Christmas period.

We realise that the ongoing major works do not allow CPS to maintain a visually pleasing water feature; however, this work is essential to provide us with reasonable assurance that the feature will be in as good a condition as possible at handover.

6. **Meeting with Persimmon.** On Monday 15 December, the IDD's again met with the current CPMCL director (Mr Peter Taylor) and EBC officials under the chairmanship of Stephen Lloyd MP.

The meeting focussed on the ongoing rectification work and preparation for the handover of control of CPMCL to the IDD's. Peter Taylor confirmed that Aria/Persimmon would fund the repair of identified faults, even if those repairs are carried out after handover of the company to owners.

We are still awaiting clarification from Persimmon on some specific aspects of CPMCL's overall responsibilities on the estate. However, the intent is to achieve the handover of CPMCL during the first quarter of 2015.

Mr Taylor also confirmed that he has asked Aria/Persimmon to provide full details of expenditure incurred on the water feature to date during this financial year, with a breakdown of those costs assigned to CPMCL (and thus payable by members as part of the 2014/15 service charge). Mr Taylor will make these details available to the IDD's at the earliest opportunity, so that they can monitor actual expenditure against estimated costs.

An initial draft of the WF "Owners' Manual" was handed to the IDD's for consideration. It is essential that the Owners' Manual provides the technical detail needed to support future management of the water feature. Therefore, the IDD's, supported by Frank Spooner (the residents' technical expert) will work through the detail of the 300 page document over the forthcoming weeks and provide our comments to Mr Taylor.

7. **Legal Information.** Upon the handover of CPMCL and the water feature, all Covenanters will receive a copy of their signed Deed of Covenant, Land Registry entries and Tomlin Order for safe keeping. New owners will not be affected.

8. If you plan to sell your property, you are obliged to inform your purchaser through Replies to Enquiries before Contract that they will be required to sign a copy of the Deed of Covenant. Until the new Deed is registered with the CPMCL's Company Secretary, the new owner will not become a Member of CPMCL and will be unable to register their purchase; and existing owners (sellers) remain responsible for all charges under the Deed of Covenant. If you have any questions about this process, please let us know.

9. **Water Feature Briefing to CPRA Members.** On 28 November, IDD Paul Gregory gave a presentation on the Water Feature to the CPRA AGM. The CPRA committee subsequently distributed the briefing electronically (as PDF file) to CPRA members with their Minutes. We attach a further copy of the briefing so that all CPMCL members have the same information.

10. **New Property Owners.** If you know any owners who might not be on this mailing list, please pass them a hard copy of this Update. If you are a new owner please let us (cpmcl-ids@outlook.com) have your contact details to receive future Updates. We would like to take this opportunity to welcome all new owners to Columbus Point.

11. **Former Property Owners.** If you are receiving this message because you were an owner of a property but have now sold, please advise us so that we can remove your details from the mailing list.

12. **Last But Not Least.** The IDDs would like to take this opportunity to wish all CPMCL members a very happy Christmas. 2014 was a challenging year for us all, but we have made great strides against the odds. The year has seen the creation and dissolution of a Legal Fighting Fund; the resolution of possible High Court action against all the owners; the negotiation of an amicable agreement with Aria Homes/Persimmon; and the partially successful commissioning of the water feature. We are now well on our way to the handover of the Management Company and the water feature to the members of CPMCL. We hope that 2015 is healthy, happy, prosperous and peaceful for all of you.

Merry Christmas from:

Christine Allan

Ray Blunden

Paul Gregory

Bruno Di Lieto

Richard Moakes

} The CPMCL Interim Directors (Designate)

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