



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' NEWSLETTER - 1 August 2022

Water Feature matters

There have been some minor path lighting faults, believed to have been caused by ants, but otherwise there have been no engineering issues.

Company matters

Unsociable behaviour

This topic has been high priority in the last month, not least because we are experiencing an extraordinary weather event caused by climate change, hours of uncomfortable sunshine and temperatures as high as 30 degrees, drawing people of all ages to the Water Feature and its fountains.

Firstly, all landlords are respectfully asked to make sure their tenants are told that the Water Feature is not a swimming pool. It is also important that owners of property surrounding the Water Feature make sure their children, friends and visitors know this as well.

Emails to CPMCL

In July the board replied to an enquiry asking why CPMCL does not put up "Private Property – Residents Only" notices on paths approaching the Water Feature, presumably to deter non-residents from walking around the Water Feature.

Reply:

The anchor shaped Water Feature is a unique structure and part of the Columbus Point development on the Southern side of Sovereign Harbour. It is a Point of Interest that can be seen from satellites. After many years of disrepair, in 2014 it was transferred by the developer to the 369 surrounding properties to be managed by Columbus Point (Management Company) Limited on their behalf. It is open to visitors to Sovereign Harbour and all residents of Sovereign Harbour.

With regard to "Private Property" notices, firstly, CPMCL owns the freehold of the Water feature and its paths, but not the surrounding lawns or gardens or the harbour paths.

Secondly, in 2014-15 after the handover from the developer, it was agreed that given the number of advisory and warning signs we are required by law to put up (which are largely ignored due to "sign/cluster blindness", phenomena arising from being assailed by too many signs), the addition of more signs would very likely be ineffective and also unattractive. It is unlikely they would deter people from accessing the amenity, particularly those who have enjoyed unrestricted access to the amenity for many years. At this time, the feasibility of surrounding the amenity with railings and gates was also discussed and rejected.

Finally, despite the size of the amenity and the number of people who use it every day, there are so few incidents that justify looking for ways to prevent people accessing the Water Feature. When incidents do occur, they are normally seasonal, minor, and short-

lived, mostly involving unsupervised children or teenagers. While it is a continuing annoyance, dog fouling around the Water Feature is less frequent than elsewhere in Eastbourne and the Harbour, possibly because of the three dual purpose bins.

We hope this answers your question and provides some additional information. If you have any other suggestions or questions, do feel free to be in touch with us.

Regards

This question did not extrapolate how residents/non-residents would be identified.

CCTV cameras

The question of CCTV arose during a WhatsApp discussion. This is not a new topic and when it was last seriously considered, it was rejected for 6 main reasons:

- Cost
- Power source
- Position
- Monitoring
- Effectiveness
- Privacy

Home owners putting up “No Swimming” signs on house railings

To comply with H&S regulations, CPMCL has installed all the signs needed to impart the message. They are deliberately placed where they will be seen at all times, checked on a monthly basis and replaced as needed. Additional home-made signs are unlikely to deter anyone determined to ignore the existing signs and will more likely alarm and put off any potential buyers seeking to buy a property overlooking the Water Feature.

Enforcement of “No Swimming” signs

The signs around the Water Feature comply with the company’s legal obligation to warn people of the dangers of paddling and swimming in the amenity. In other words they are “advisory”. However, should unsociable behaviour or vandalism occur, this does not mean calling the police is a waste of time. The attendance of police normally results in calming down the situation and the departure of the offenders. Prosecutions will only normally be considered if injury or damage occur, which is, thankfully, rare.

Finally, to put it into perspective, who among us can honestly say that as children on school holidays in a heatwave like this, we would not have been tempted to ignore the signs and any adults, and jump into the water?

Become a Director

With the recent loss of two of the directors of the company, there are now three vacancies on the board. It is important that the company has a team of directors who are conversant with the running of the company and how a structure as large as the Water Feature is managed and maintained. To anticipate possible future retirements, it is critical to have successors to take the baton.

Some members have expressed strong views about the amenity and how it and the company ought to be run. Being a director would provide an ideal forum to discuss and explore ideas and take an active role in decision-making.

For more information - without obligation - about what being a director of the company involves, contact Erica Robinson or the directors. Details are at the end of this newsletter.

Communication

CPMCL welcomes questions and comments from members. These can be directed to the company or the HML Property Manager. Contact details are at the end of this newsletter.

Electronic communications

If you receive company communications from HML Property Managers electronically, please make sure HML have an up-to-date email address for you. You can do this by contacting them at the email address or telephone number at the bottom of this newsletter.

Keeping members informed

CPMCL does not use social media. Instead it uses this **newsletter, email, its website** and a **WhatsApp Alerts group** to communicate with members. To be added to any of these, email CPMCL with your property address and mobile telephone number.

The company's website www.cpmcl.co.uk is a useful resource for anyone wanting to know more about CPMCL, including the history of the Water Feature.

To join the WhatsApp group requires WhatsApp to be installed on a smartphone. WhatsApp can be downloaded free from your App store.

It is important that all members with email accounts join the mailing list as the bulletin provides regular updates, reminders and information about work issues related to the Water Feature and CPMCL.

If a property close to you has recently been occupied by new owners please ask them to join the mailing list. Easy-to-print versions of bulletins are on the website.

The Water Feature is owned by all 369 properties surrounding the Water Feature and the company manages and maintains the amenity on their behalf.



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