

King Edwards Wharf, Sheepcote Street

Resident Surgery

December 2016

We held a Residents Surgery on **Monday 12th December 2016** which has had a lower turn out than we had anticipate but I hope was still worthwhile for those that did attend. We have included a number of questions that were raised during the surgery as this may be of interest other residents.

Q. With regards to the FTT, surely the Tribunal cannot stop the works from proceeding, as they only issue is how to obtain payment for the works to be carried out, so why the delay?

There are a number of additional steps that need to be completed prior to the works being instructed. This includes needing to ensure that the complete funds are available as we are not able to instruct contractors to complete the works if we do not hold the funds. We are also required to go through an additional level of consultation and this is taken from the Landlord and tenant act and is known as section 20. This requires a formal process to be followed and is required if any individual resident is expected to be required to contribute more than £250 towards the project. We have been meeting with the RTM boards for King Edwards Wharf phase one and two to complete the ground work and intent to present to the residents in the first few months in the new year.

Q. What is the next steps involved in the First Tier Tribunal process?

The outcome of the conference which was held on the 16 September hasn't different results for the two phases.

King Edwards Wharf Phase One

Two applications for appeal have been submitted and these have been accepted by the FTT panel. These will require further investigation on their part and they have suggested that they would likely make a decision towards the end of the year. As soon as this decision is made we will be able to explore the issues that we are investigating currently for phase two.

King Edwards Wharf Phase Two

There have been no applications for appeal on this phase and so the panel have reached their decision. This means that we can proceed with the works and the board members are meeting on the week commencing 10th October to discuss the reconciled figures, project funding and the anticipated start date and duration that the works are likely to take.

Q. The phase 2 vehicle gates to the courtyard have cars blocking the drive way on a regular basis, could we have bollards installed similar to phase 1 and a notice on the gates?

We have noticed in recent months that people are parking their cars in this area and leaving them causing issues for the KEW staff. We will obtain quotes and install bollards similar to Phase 1 and a sign will also be put on the vehicle gates.

Q. The Browning Street passenger gate is often unlocked during the day, is there a reason why? I have noticed it was unlocked around 4pm.

During the day the passenger gate is monitored by KEW staff to allow the flow of couriers to come onto site for ease of deliveries. When staff are out of the office the passenger gate is locked and usually is locked after 6pm when the last of the deliveries are made. The gate should remain locked throughout the evening and the following morning.

Q. If I have any issues at King Edwards Wharf who should I contact?

The concierge team are on site 24 hours a day, seven days and week and can be contacted on 0121 665 6317 or 07870 781 480 or by emailing ShakelaFarid@mainstaygroup.co.uk. We really appreciate the feedback from leaseholders at King Edwards Wharf and these events really do allow us to hear feedback and address any queries that need to be addressed.

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The next surgery is proposed to take place on [Mon 5th February 2017](#) but will be calling a residents meeting in the meantime to discuss the results of the FTT in greater detail.