

Although it has been a difficult year, because of the pandemic, the work done last year seems to have borne fruit and it's now fair to say that the Mansion House is looking tidier than ever.

You will remember we had a very successful and productive social/work day last September though it turned out to be more work than social ! Thanks to everyone who took part .. the railings paint job was finished, the car park tidied up, the gardens weeded and various small trees were trimmed. The bin fence was treated and smartened up and we now have a new green bin that has been added to the bin-store. Thanks to Audrey for the lawn improvement and the flowers .

At the suggestion of Pete and Lynne we purchased a cordless hedge trimmer which has already repaid its investment. We finally removed the goat willow, sold the logs and the pallet lifter.

I have finished slowly changing over all the fluorescent bulbs in the stairwell to LEDs which seem to be brighter and more reliable.

I am pleased to report that all flat owners (apart from number 4 which is disconnected) have had their fuse boards inspected.. the renewal dates are on the website. Also all the flats, including number 4, have had their smoke and fire alarms checked and their locations updated by the alarm board in the main entrance.

Tracey sold her apartment, number 9 and has now moved back to Australia. Although we haven't seen much of the new owner, Alex, we all hope to do so after the pandemic.

We have a new tenant in number 2, Mark Chatwin.

The situation in apartment 4 remains totally unchanged. I repaired the 2 broken windows and continue regular inspections as well as returning his mail. We still have no idea of the whereabouts of the owner. However I have kept a note of all the expenses incurred...the window glass, inspection fees of £15 per visit I have made (30 in the past year) and also admin fees of £90 for letters to the bank. I am happy to report that his bank have just paid all those fees as well as the outstanding management fee for this year.. a total of £2355.78

Our main expense continues to be the buildings insurance. Our broker has tried to keep the premiums as low as possible but they have still increased by approximately £600 ..ie about 10%.

I have been looking therefore to reduce our outgoings as much as possible. I have negotiated a reduction in our weekly fire test / security from £83.20 to £57.20 per month..a saving of £312 per year.

Electricity has not been so simple. Our standing order with British Gas was raised from £52 per month to £76.. an increase of £288 per year. I have therefore, since November, been trying to change our tariff from business to domestic as we don't actually run a business. However I have had little success in spite of numerous phone calls and emails. The bottom line is that we have to add " The Mansion House " as a free-standing address with Royal Mail. I am still involved in the process so will keep you posted.

The challenge of erecting a sign outside the front entrance proved to be more difficult than I had imagined, but I hope everyone agrees both signs look good and are in keeping with the building.

There are 3 outstanding items to discuss which are on the agenda..ie

The front door lock, the repair of the 2 fences and the pollarding of the 2 large lime trees.

The accounts for the last financial year have now been published on the website.

Simon
Chairman WMMC

