

Brentry Park Development Management Company

Newsletter February 2024

www.bpdmcl.co.uk

Welcome

Welcome to all residents of the Brentry Park Development (comprising houses in Tennyson Mews, Gainsborough Mews, Repton Hall, John Repton Gardens, Strathearn Drive and Royal Victoria Park) from the Brentry Park Development Management Company.

We've prepared this newsletter to accompany the annual rentcharge invoice, which you will have received by post or email, to provide some background information about the charges, the management company and the estate.

Background

Brentry House (now Repton Hall) was built in 1802 by Bristol merchant, William Payne, who commissioned the renowned landscape designer Humphrey Repton to lay out the gardens and design the house. The house remained in private family ownership until the 20th century when it became used as a hospital, latterly Brentry Hospital, until its closure in 1998. At this time, part of the grounds had been used for the building of St. Peter's Hospice and the remainder were given over for public parkland and housing development. The site remains of historical interest with the house, park and gardens being subject to Grade II listing and the park and surrounding woodland being designated a conservation area.

The housing estate was developed by Countryside Properties and David Wilson Homes with the Registered Title of all freehold properties requiring contribution to the management and upkeep of the estate by payment of an annual rentcharge. As lead developer, the rentcharge management was originally handled by Countryside Properties who commissioned various Bristol property management companies to undertake this during the 2000s to varying degrees of dissatisfaction by residents. Eventually, a group of residents negotiated with Countryside Properties to acquire the ownership of the estate "Amenity Land" as the legal responsibility for collecting the rentcharges and management of the estate on behalf the residents. The newly formed Brentry Park Development Management Company Limited assumed ownership in November 2011 with the aims to:

- Own and manage the Amenity Land for the benefit of the freeholders and residents
- Uphold the legal responsibilities defined in the Registered Title (TP1)
- Reduce rentcharges and keep them low

Management Team

The Management Team (directors of Brentry Park Development Management Company Limited) is comprised of residents of the estate who undertake their role on a voluntary basis. The team meet approximately once a month to report on key areas and review

Newsletter March 2024

www.bpdmcl.co.uk bpdmcl@gmail.com

any matters arising including any raised by residents. The current team and key responsibilities are:

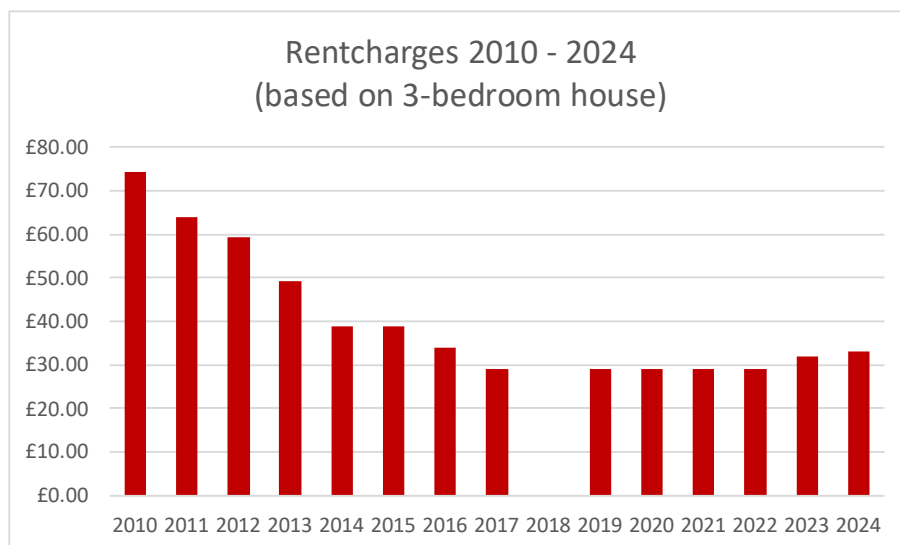
- Simon Adams** Conveyancing
- Gordon Lindsay** Landscaping
- Lizzie Witchard** Company Secretary
- Craig Wightman** Finance

Rentcharges / Finances

Fixed and Variable Rentcharges

Payment of rentcharges is a legal obligation for all freeholders on the estate as defined in the Land Registry TP1 signed as part of the property purchase. The rentcharge comprises a fixed annual charge of £5 per property and a variable rentcharge to cover services, repairs, maintenance, improvements, insurance and management costs reasonably incurred. The variable rentcharge is proportionate to the size of the property based on the number of bedrooms using the established method set out in the letter from Countryside Properties dated 25 April 2005 (a copy of which is available on our website).

As a result of ongoing prudent management of expenditure and the fact that the resident-run management team do not take any remuneration, we have managed to reduce rentcharges by around 60% from their levels in 2010. The chart below shows the rentcharges for a 3-bedroom house over this period – *note in 2018, we were able to offer all residents a “rentcharge holiday” using up some of the reserve budget we had built up at that time.*



We take appropriate steps to achieve 100% collection of rentcharges. This includes sending out 2 reminder letters which carry late payment fees to cover additional administration costs. Your prompt payment, as well as general support throughout the year, is much appreciated by the management team.

We maintain two bank accounts: a current account for day-to-day receipts (including rentcharges) and expenditures and a “reserve” account to allow us to cover any unscheduled or unbudgeted expenditure (such as weather damage repairs). Currently our reserve account stands at just over £11,000 which the directors, and our accountants, consider to be an appropriate level to maintain. Note, as a Limited company, we are obliged to prepare an annual statement of accounts submitted to Companies House. Copies of our annual accounts are available to view on our website.

To maintain transparency, we publish our annual budget in advance on our website. For reference, the 2024 budget is as follows:

2024 Expenditure Budget (01 Jan 2024 – 31 Dec 2024)

Landscaping & Gardening Services.....	£4,500
Admin (Postage, printing, stationery, PO Box fees)	£950
Web hosting & data protection fees	£90
Bank Charges.....	£80
Insurance.....	£400
Accountancy fee / Companies house fee.....	£650
Total	£6,670

2024 Rentcharge

With some of our costs increasing, as well accounting for the cost of some necessary tree works, we have had to apply a small increase to the charges this year.

Landscaping

Landscaping is one of the key areas of our Management Company responsibility, covering maintenance of the communal amenity areas as well as safeguarding the health of the trees which provide the estate with much of its attractive character.

Our responsibility, which was defined in the estate planning agreements with the original developers, covers several grassed areas and other areas of amenity land as well as 13 trees (note, not all grassed areas or trees on the estate fall under our responsibility – see the amenity area map below and on our website for details).



Our landscaping contractor, Ambience Landscapes, undertake regular maintenance visits (one a month from November to March and twice a month from April to October) to cut the grass and maintain the shrubs and trees on these amenity areas. They also undertake additional tasks when required. We have been pleased with the value that Ambience offer and that they have been very responsive to our needs.

One of our trees, the Hornbeam at the south entrance to the estate (T1 on the above map), has been the subject of careful management in recent years. Following the breaking off of a large branch during the recent storms, we are likely to have to re-inspect and take action to ensure safety as we manage this tree's decline. We will keep you all informed on any actions relating to this, or any other trees on the estate.

All of the estate is within the Brenty Conservation Area and many of the established trees, are covered by Tree Preservation Orders (TPO), requiring that specific consultation and planning agreement is in place before any works on trees with TPOs are undertaken.

One area where we would ask for your help as residents is in the maintenance of plants within property boundaries to ensure that a line of sight is preserved at the road junctions on the development to minimise the risk of accidents on our shared roadways.

We will continue to welcome any comments and suggestions from residents via email bpdmc1@gmail.com regarding the maintenance and upkeep of the estate landscaping and amenity areas.

Covenants

All properties on the estate are subject to a range of covenants, all of which are listed in the TP1 document that all freeholders will have signed. Some of these, such as requirements on the colour of house front doors, have now lapsed, but others remain in place. For further information, please refer to the relevant section of our website: www.bpdmc1.co.uk/covenants.html. If you have specific questions relating to covenants, please email us at bpdmc1@gmail.com and we will endeavour to answer.

Buying and Selling your House

Your solicitor will contact us as part of the land registry transfer process during any house sale and purchase conveyancing. We do our very best to ensure that our part of the process is carried out promptly to ensure that your sale, or purchase, progresses smoothly.

All our requirements, as well as most of the information that your Solicitors will need, are detailed on our website in the 'Solicitors' section (www.bpdmc1.co.uk/solicitors.html). Any specific queries required should be addressed to us at bpdmc1@gmail.com

BPDMCL Website

Please refer to our website www.bpdmc1.co.uk for further information on all the subjects above. We keep the site updated with latest information including the annual budget, copies of our accounts and useful information for residents.

Contact Us

By email: bpdmc1@gmail.com

By post: BPDMCL, PO Box 371, Westbury-on-Trym, Bristol, BS9 0BH