

James Gibb Proposals

1. We will change the Property Manager assigned to The Anchor and offer the Committee a choice of our most experience Property Managers.
2. We will engage a surveying firm to carry out a short survey of The Anchor and prepare a detailed Planned Maintenance Schedule, for onward distribution to the Committee and owners – the cost of which will be fully met by James Gibb
3. We will obtain a cost from a surveying firm for a full condition survey of The Anchor and seek authorisation from the Committee as to whether to proceed with instructing the same.
4. We will reduce the management fee at The Anchor from £123.19 per year (per apartment) to £110 per year (per apartment) and fix this for 2 years. Representing a saving of over 10%
5. We will schedule quarterly walkarounds of the development with the Committee and the Property Manager, which can also be attended by the Operations Manager or Operations Director.
6. We will ensure attendance at the Committee Meetings by the elected Property Manager and also by the Operations Manager or Operations Director.
7. The Operations Director will personally work closely with the Committee to assist in resolving the challenges which are arising with the defects/defects insurer.
8. We will seek to find a company that provides owners with the certification necessary to satisfy mortgage lenders requirements regards the cladding and explore funding opportunities in the hope that this can be delivered to owners free of charge (such reports are estimated to be in the region of £6k-£7k + vat).