

South Hermitage Management Company Limited

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Site Report 2015

The Board has retained Nick Turner Gardening Services during the year 2015-2016 and has been more than satisfied with the work he does to maintain the site to a high standard.

The site manager and Board members always try to respond promptly to Shareholders' and Residents' concerns regarding the site and ask that you continue to advise us of any problems that need addressing.

The main tasks undertaken in addition to on- going gardening have included:

- Repairing shared guttering
- Repairing bin store gates and latches
- Monitoring rubbish disposal including ensuring that bins and re- cycling boxes are returned to their rightful places
- Replacing light bulbs in the car park areas as required
- Contacting and liaising with Severn Trent and Open Reach to repair exposed and uneven man hole covers
- Putting up an additional sign at the entrance to Stones Square to prevent confusion with the numbering of properties in Burlington Place and Stones Square
- Maintaining the communal Sky equipment

The main expenditure since last year's AGM has been the re- sealing of the surface in Stones Square and some temporary repairs to the drainage channel. The re-sealing needs to be undertaken every 2-3 years to maintain the surface in a good condition and in time the surface will need to be replaced. The metal grating to the drainage channel running down the centre of the Square has been temporarily repaired but is beginning to break down and will need more substantial repairs within the next 5 years. This is referred to in the surveyor's update report attached.

The priority for this year remains to complete phase 2 of the project in the car park to the rear of Stones Square.

Anne Hasnip (Site Manager)