

Belle Vue Court

September 2025

Dear fellow leaseholders

The Directors of Belle Vue Court Freehold Company Limited (BVC) have reviewed our costs over the past year and have instructed our agents to produce a maintenance budget based on the expected expenditure and to account for increases in our day-to-day costs such as cleaning, electricity and insurance.

Inevitability costs have increased over the past year, but these have been kept as low as possible by moving some contracts and negotiation with existing suppliers. We have managed to reduce demands for 2025-2026, albeit by quiet modest amounts.

Our hope of replacing the roof in the summer of 2025 did not come together. The reason was the length of time now needed to get the various permissions from the council. We have appointed a surveyor who has in turn has received quotes. Our expectation is that the work will go ahead in the Spring of 2026. This work will require a statutory Section 20 consultation¹, and you will hear from the surveyors about that process in coming months.

The cost of this work, including meeting all the new regulatory and oversight requirements, has increased, meaning that our reserves will have been used or allocated. This means that we need to start building reserves to complete essential works.

Included in last year's budget was the cost of compliance with significant changes to regulations set out in the Building Safety Act 2022. The planned initial works have been completed but more still works are still needed as regulations change. During the coming year we will carry out various works including upgrading many of the public area doors to bring them up to the current standards. This was delayed from last year's plans partly because of unexpected repairs to the building.

We were also unable to complete the work to install new sewers, this has been included into the budgets for 2025-2026. This will also require a statutory consultation.

Probably the most visible issue with Belle Vue Court is the state of the retiling/repointing on the east and north elevations. As we said last year, this is not only impacting the integrity of the flats on the east side of the building, but it may also be making selling and letting flats in the block more difficult because of its aesthetic. Whatever funds are not used on the projects above will be put towards this work.

Yours sincerely

Directors

Belle Vue Court Freehold Company Limited

¹ Statutory Section 20 Consultations are required for all works where the cost exceeds £250 to any unit. You can find out more about these consultations at <https://www.lease-advice.org/advice-guide/section-20-consultation-private-landlords-resident-management-companies-agents/>