



POSOL Residents Management Company Limited

Spring Newsletter 2011

Budget 2011/12

With this newsletter you will find a summary of POSOL's budget for the financial year ending 31st March 2012. These form the basis of the service charges to be raised in April 2011 (2/3rds) and October 2011 (1/3rd). As this newsletter goes to the printer, we expect to end the year to 31st March 2011 with a total cost of approximately £360,000, being a favourable variance to budget of around £46,000 but this is always subject to final audit and accounting adjustments. Whilst the main savings have been on estate costs, in many cases, such as website redevelopment, the savings may be in respect of projects deferred to a following year. These savings will of course be reflected in reduced charges to shareholders in 2013-2014 and that is obviously preferable to

having an overspend resulting in higher charges in future.

In addition to normal inflationary costs and deferred project costs for the following year, we will also have to pay the increased VAT rate of 20% for a full year on the majority of our outgoings. These increases, together with the contractually increased charge from Premier Marinas, will increase the overall budgeted costs to £401,108.

The charges to be raised to each house and berth holder will be mitigated by savings made on the budget for the year ended 31st March 2010. The net effect will therefore be:-

Annual Service Charge	2011-2012	2010-2011
Total charge per house	£686.16	£672.52
Less refund for earlier year	-£33.80	-£43.07
	-----	-----
Net charge per house	£652.36	£629.45
	=====	=====
Total charge per berth	£343.04	£382.27
Less refund for earlier year	-£16.90	-£24.48
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Net charge per berth	£326.14	£357.79
	=====	=====

Oyster Quay Footpath

The owners of the Oyster Quay apartments have submitted a Planning Application to erect gates at either end of the footpath along the waterside of the property. POSOL will be objecting to the application on the grounds that the proposed gates will obstruct what it considers to be a Public Right of Way, even if some provision is made for POSOL shareholders to have access by one means

or another. If you do not wish to see this footpath obstructed, you are strongly encouraged to add your individual objections to the proposal. To view the application, log on to <http://planning.portsmouth.gov.uk/PublicAccess>, select 'Planning' then 'Application Search' and enter the 'Application Reference' 11/00314/FUL.

Pontoon Berths

Following the failure of two bolts forming part of the structure of two separate pontoons, POSOL has arranged for ten bolts to be replaced at random and for these to be tested to destruction. The results of these tests are being analysed to determine whether there is a general ageing problem or whether the two failures can be considered to be just isolated cases. Two bolts represent just over 0.33% failure rate.

Quite apart from the bolt issue, POSOL has commissioned a full structural survey of all pontoons and this will be carried out by our contractor over the next few weeks.

The programme of replacement safety ladders and the installation of 6 additional ones has been completed. The new ladders are yellow in colour and the caps on the piles where new ladders have been installed have been changed from white to red to conform to the original scheme. In addition, we have placed red signs on the piles with a graphic showing a ladder and have further marked their location by adding two bands of reflective tape to the caps. There should be no reason for anyone to be unaware of the locations of the safety ladders. Owners should make a point of indicating the means of identification to their visitors.

Annual Boat Insurance Certification

With effect from 1st April this year, we are making some changes to the way we collect information about your boat insurance.

Until now, POSOL generated up to 3 letters, depending on the responses received. A letter was sent reminding the owner when the insurance is coming up for renewal and with this was sent an Annual Boat Re-registration form setting out all the details held by POSOL on the boat in question and requesting the new insurance expiry date be filled in, the form signed and returned to our Managing Agent, when the new year's insurance is in place, assuming that no other details had been changed. Normally this has been the only letter sent. If the form has not been returned after the date when the insurance should have been renewed, a second letter was generated with a request that the matter be addressed urgently and a second registration form was sent in case the first had been mislaid. In a few cases this did not produce the desired response, in which case a final letter was sent withdrawing authorisation for the boat to remain on the berth and Premier Marinas was advised accordingly.

The new scheme will generate the first letter as before, within 7 days of the renewal date and this will be accompanied by essentially the same form but it has been renamed the Annual Boat Insurance Certification form. If no reply is



forthcoming then, after 21 days of the expiry date, a letter will be sent advising that, if the form is not completed and returned within a further 7 days, Premier Marinas will be advised that POSOL no longer has knowledge of the current insurance status for the boat.

Applications for Changes to the Appearance of Houses

With most of our houses now over 20 years old, it is not surprising that POSOL is receiving an increasing number of applications for improvements. These are welcome, because sympathetic enhancements to individual properties increase not only the value of that property but tend to increase house values generally on the estate. However, the Covenants Working Group has sometimes found itself struggling to keep up and will shortly be introducing a revised procedure to be followed by owners making such applications. The objective is to ensure that our volunteers receive applications,

help by submitting applications in plenty of time and with complete and detailed scaled or dimensioned drawings where appropriate. It really does not help to call Samantha and tell her “the builders are starting next week” when you have only submitted plans a few days before.

With major changes, it is a very good idea, and one which is welcomed by the working group, to let POSOL know of your intentions informally, before you have spent any significant amount of money on professional advice or planning applications. An informal chat with a couple of the WG



with the necessary supporting documentation, in time for the Group to consider all aspects of the proposal and make their recommendations to the board. The Group now meets one week before each board meeting. Applications which do not arrive in time to be considered at the meeting of the WG will not normally get a decision until after the following board meeting. In other words, there will be at least one month's delay. An exception to this will occur where the proposed change is one of those small changes which have been delegated to our managing agent. In such cases, approval can be given and ratified at the next board meeting. If you think your proposal might fall into this category, ask Samantha at Countrywide and she will tell you if it does or not.

Please bear in mind that the directors and all our WG members are busy people and can only give a limited amount of time to POSOL affairs. You can

members will usually ensure that a subsequent formal proposal can be approved quickly. As has been said before, POSOL welcomes and encourages property improvements, provided they are in keeping with the overall ambience of the estate.

We sometimes get told that, “so and so has made this change so why can't I?” The fact is that there are some unsuitable changes to be seen but it must not be assumed that these have been given approval by POSOL. Such properties are flagged and the unapproved changes will become an issue during solicitor's enquiries when the property is offered for sale. Life is so much easier for all concerned if proper procedures are followed and the changes are compatible with the original design concept.

House Decoration

Need to repaint your house? Do take a look at an excellent document on our website (www.posol.co.uk). You will find the 'Paint Colour Guide' under Downloads in the members' section. This is a very comprehensive guide covering each development phase of the estate and covers render, external timber and window frames. It

gives the types of paint and the colours to be used in each location and even lists local suppliers where they may be purchased. When you read it you will realise that a great deal of research and time has been given to producing it and our thanks are due to the Covenants Working Group member whose work it is.

Premier Marinas Boat Pennant Scheme

Premier introduced this scheme in 2005 to provide instant recognition by lock control staff of boats authorised to berth on residential berths.

Since then there have been major changes to the software used by Premier to manage traffic through the lock and boats registered to residential berths are automatically flagged to the lock keeper as soon as the boat calls in on VHF radio to request a lock in or out. In discussions with Premier it was agreed that the pennant

scheme is now redundant and will be discontinued with immediate effect. There is no longer a requirement to fly your pennant and no new or replacement pennants will be issued.

Good News. Premier Marinas has reinstated some of the privileges formerly enjoyed by residential berth owners. To get the details, go to http://www.premiermarinas.com/pages/residents_advantage

Lighting on Bryher Bridge

The illumination of the decorative lanterns on Bryher Bridge has been generally welcomed by owners but there have been problems. By using low energy lamps with a rated 8 to 10 thousand hours of life, we hoped to be in a position to simply replace the lot once every two years or whatever interval proved to be appropriate in the light of experience. This has not gone according to plan and it has been necessary to replace some lamps every few months. It is now proposed to

replace all the lamps with LED units. The units chosen are rated at only 1.6W and will deliver light equivalent to 10W incandescent filament bulbs. They have a rated life of 25,000 hours so they should be good for 4 or 5 years of use.

The cost of conversion will easily be recovered from the cost of maintaining the present lamps over a matter of a year and will save money from then on.

Help Needed

The POSOL Board is supported by a number of working groups. There will always be at least one director on each working group but the objective has always been to populate these groups with interested shareholders, other than elected directors, who are willing to give a little of their time to help formulate recommendations to the full board on a variety of topics. In particular, we need two or three volunteers to assist in the deliberations of the Gardening WG. Just let Samantha at Countrywide know of your interest and she will be happy to put you in touch with

someone who will let you know just what is involved.

Reg Sillence will not be standing for re-election to the board in November and it is likely that there will be at least one other vacancy to be filled at that time. Now is the time to consider putting your name forward, if you would like to make a real contribution to the on-going management of our Marina Village. Again, let Samantha know in the first place and we will arrange an informal get together with a few of the directors to let you know what it will entail and what will be expected.