

# CHMCL Update

December 2010

## Inside This Issue

- 1 Entrance Gates
- 2 CHMCL Finances
- 2 General Estate News
- 4 Hall News
- 4 Have your say...
- 5 Useful Contacts

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*If you are expecting a delivery when you are not at home, please direct your supplier to the TRADE button*

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## Welcome

Welcome to the first issue of the CHMCL Update, a private monthly publication by the Directors of Coleorton Hall Management Company Ltd (CHMCL) intended to provide the Residents of the Coleorton Hall Estate with information and news.

The Directors of CHMCL meet on the first Friday of each month and the intent is that the CHMCL Update will be published electronically as soon as practical after each meeting. A hard copy will also be posted on the Estate notice boards.

If you have any comments relating to the Update, or would like to make a contribution please contact Sean McDonald (see contact information)

## Entrance gates activation planned during week commencing 6<sup>th</sup> December

A final operating and safety test of the gates by the entrance system supplier is planned for Monday 6<sup>th</sup> December. If the gates are working in a satisfactory manner, they will become operational shortly thereafter.

A full set of instructions will be hand delivered to each property at least 24 hours before the gates become operational and Steve Exton will run a practical session on how to operate the gates if required.

The decision to activate the gates had been awaiting installation of a BT telephone line in order for the CCTV link to the call centre to work but recent reports of suspected traveller activity in the area has led to the Directors deciding to activate the gates now without the CCTV link.

As agreed at the EGM, the **gates will be open from 7am – 10am and 3pm – 6pm on weekdays**. At all other times, the gates will be closed and access only possible through use of a gate fob or a registered mobile device.

Visitors will need to use the entry system to request a Resident to remotely open the gates for them. Trade visitors (post, refuse, couriers, deliveries etc) will use the Trade button. If you are expecting a delivery when you are not at home, please direct your supplier to the TRADE button – most companies allow you to provide special delivery instructions.

The Directors have done what they can to ensure smooth operation but if there are any unexpected teething problems, we would appreciate your patience and understanding.

## CHMCL Finances

Current forecast is that annual spend will be in line with the budget. The majority of Residents are now paying into the correct bank account. **If you have not updated your standing order with the new bank account details, please do so asap.** Contact Steve Exton if you are unsure.

The second half-year invoice due 1<sup>st</sup> January 2011 will be sent out to Residents shortly. We would encourage Residents to pay this invoice in full rather than by monthly standing order if possible.

Advance Notice – As agreed at the EGM, and in line with the terms of the Head Lease, service charge payments will be payable half yearly in advance from the start of the new financial year. This means that from 1<sup>st</sup> July 2011 the option to pay monthly by standing order will cease.

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*From 1<sup>st</sup> July 2011 the option to pay service charges monthly will cease.*

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## General Estate News

### Estate Notice Boards

Two high quality notice boards have been erected on the Estate – one at the main driveway junction and the other in the Hall Lobby. The Directors are intending to keep these updated with items of general interest. We hope you like them – if you want to post anything (e.g. lost & found notices etc), or have ideas for what should be displayed please contact Steve Exton. Please note that commercial advertisements are not allowed.

### Pond Overflow System

Bloor were due to commence the revised works on Monday 29<sup>th</sup> November, but the bad weather has caused a delay. The Directors are now waiting for Bloor to confirm when they will start work, which will include laying pipes under the main driveway. Bloor has provided a commitment that Residents will be able to use the driveway at all times. Copies of the plans are displayed on the Estate notice boards, the full scheme can be viewed by arrangement with Steve Exton.

### Health & Safety

A formal site risk assessment is in the process of being commissioned in order to identify potential hazards around the Estate. This will include a Fire Risk Assessment for the Hall. Findings will be shared with Residents once the assessment has been completed.

A Legionella risk assessment of the Hall and Bothy has been conducted recently. There are no significant issues to report. If your water supply is not used for periods in excess of 4 weeks, it is suggested that you flush your water through all your taps before use.

If you are aware of any potential hazards around the Estate, or have been involved in / witnessed a near miss, please report it to Steve Exton as this helps Directors build up a health & safety log.

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*Please help us by reporting any hazards or near misses*

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### Disabled access to St Mary's Church

A request was received via Coleorton Heritage Group for general disabled access to the Church via the Coleorton Hall Estate entrance. The Directors have confirmed that this is a private Estate and only visitors invited by Residents are permitted access.

## General Estate News (continued)

### Road Repairs to Main Drive Entrance

The Directors have been pressing Leicestershire County Council (LCC) for the main drive entrance to be repaired where it joins the A512. LCC have committed to make a long term repair early next year. A temporary repair has been made as an interim solution.

### Snow Clearing / Gritting on the Estate

CHMCL purchased a supply of rock salt earlier this year and Bloomin' Gardens are clearing snow and spreading grit as best they can. An additional grit bin has been provided at the junction of the main driveway.

The main risk areas are the sloped approach to the A512 and the junction of the main driveway. Bloomin' Gardens do not usually arrive on site until 08:00am Monday - Friday; therefore, although Danny is sometimes able to spread grit earlier it is not always possible so **please take extra care in the early morning, and at weekends or Bank Holidays.**

As with any street, there is an element of self-help, so the Directors welcome any efforts by Residents to keep pathways outside of their properties clear.

### Forestry Grants

CHMCL has registered the communal land areas with the Rural Payments Agency in order to gain access to forestry grants.

A local representative of the Forestry Commission has visited the site and is preparing a forestry management plan. The purpose of the plan is to develop an environment that encourages local wildlife.

An example of work that may attract a grant is the thinning out of the sycamore plantation at the rear of the Walled Garden where dense planting has created a treetop canopy that cannot be penetrated by wildlife.

Once developed, plans will be made available to Residents.

### A512 Speed Limit

The Police have conducted a speed survey of traffic on the A512 and have advised that over 90% of motorists are complying with the 60 mph speed limit. The next action may be to petition the Highways Agency for a review of the speed limit. **If you have any thoughts on this topic, please contact Sean McDonald.**

### Gravel Driveway Re-surfacing

Prior to spending any money on re-surfacing the Directors have asked Bloomin' Gardens to re-spread the existing gravel across the oval driveway to see whether this provides a satisfactory solution.

### The Summer House

The Directors will be inviting tenders in Spring 2011 for the refurbishment of the Summer House based on recommendations received as part of a structural survey of the Hall.

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*Please take extra care  
on the sloped  
approach to the A512*

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*Access to forestry  
grants*

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*Over 90% of motorists  
on the A512 are  
complying with the  
current speed limit*

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## Hall News

### Hall Freehold

Bloor has advised that they are intending to sell the freehold of the Hall to a third party. CHMCL has confirmed that it has no interest in purchasing the freehold. CHMCL has asked Bloor if they would consider selling the Grounds freehold to Residents – no response has been received to date.

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*Hall freehold being sold  
but not Grounds*

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### Hall Remedial Work Programme

A full structural survey of the Hall and associated buildings has been conducted highlighting c. 400 individual items of work that need to take place. The work has been approved by the Directors subject to Listed Planning consent. Steve Exton holds the full survey should Hall Residents wish to view it.

A formal tender process has been launched covering general building work, joinery, stone masonry and internal/external decoration. Monies deposited by Bloor into Hall contingency reserves as part of the handover will be used to fund the programme. Work is intended to start in Spring 2011.

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*Hall remedial work  
proposed for Spring  
2011*

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### Hall Fire Alarm System

A Listed Planning Application has been submitted in order to gain approval for proposed work to replace the Hall fire alarm system.

### Access to Apartments

Thanks to all the Hall Residents for their co-operation and patience in allowing access to apartments over recent weeks. Further access will be required over the next few months due to the replacement of the Fire Alarm system and the potential repairs and re-decoration of the Hall.

In the New Year, the whole Hall Heating system needs to be drained down to effect necessary maintenance work, so access may be needed to get all air out of the system.

## Have your say...

The Directors of CHMCL are volunteers who are seeking to ensure that CHMCL's legal obligations are met and that the Coleorton Hall Estate is managed in a way that is consistent with (a) the Head Lease & TP1 and (b) what the majority of Residents want.

The initial focus has been to ensure as complete a handover as possible from Bloor / CMA and to address a number of unresolved issues that were inherited because of the handover.

Our ongoing commitment is to keep Residents informed. This monthly update, the Coleorton Hall website and the notice boards are all intended to provide Residents with access to useful and relevant information.

**We also want to hear what you have to say.** Steve Exton holds a Managing Agent surgery at 7pm on the last Monday of each month in order for Residents to present issues, concerns, ideas and general feedback (positive included!!)

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*We need your  
feedback and  
comments*

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You can also send your thoughts to Steve via email, or speak to one of the Directors when you see us around the Estate, or via the Directors email address.

## Useful Contact Details

### CHMCL Directors ([directors@coleortonhall.org.uk](mailto:directors@coleortonhall.org.uk))

Dylan Jenkins, Tim Reynolds, Raj Ragnor, Steve Westby, Jill MacLauchlan, Vivien Hammond, Sean McDonald

Directors meetings are held on the first Friday of each month. If you wish to add anything to the agenda, please contact Steve Exton.

### Managing Agent ([managingagent@coleortonhall.org.uk](mailto:managingagent@coleortonhall.org.uk))

Steve Exton – 01530 413294

Managing Agent Surgery held on the last Monday of each month. In Coleorton Hall Please call or email 48 hours in advance if you wish to attend.

### Coleorton Hall Website ([www.coleortonhall.org.uk](http://www.coleortonhall.org.uk))

The website contains a number of useful documents. Some of the documents are encrypted. Instructions for how to decrypt files have been circulated previously, but if you need a reminder, please contact Tim Reynolds or Steve Exton.

### Comments / feedback on this publication

We would appreciate your thoughts on the usefulness of this document and any suggestions that you have for additional information that should be contained in future issues. Please send your comments to Sean McDonald – [sean.mcdonald@hotmail.co.uk](mailto:sean.mcdonald@hotmail.co.uk)

**Please note – this publication is intended solely for the Residents of the Coleorton Hall Estate. If you are in receipt of this document and are not a Resident of the Coleorton Hall Estate, please destroy or return to The Managing Agent, Coleorton Hall Estate Management Company Ltd, Coleorton Hall, Coleorton, Leicestershire, UK.**