

Date: 21st November 2022

Dear Leaseholders,

We are writing to all Leaseholders regarding the security position at Chelsea Bridge Wharf, following several incidents being raised by residents.

Previously and up to this year, there has been a summer security budget of £32,000 which covers a security guard overnight from May to September, with additional ad-hoc requirements such as covering the recent opening of Battersea Power Station.

The Chelsea Bridge Wharf Residents Association ("CBWRA") have made a request to introduce two security guards for the following times until the end of January 2023:

- Monday to Thursday 6pm to 1am (7 hours)
- Friday 5pm to Monday 1am (56 hours)

Based on a quotation obtained by the CBWRA, this will come at a cost of £1,231+VAT per week per security guard (£2,462+VAT per week in total for the two guards).

Assuming a commencement date of Monday 28th November, this will result in costs of £24,620+VAT until the end of January (10 weeks), currently unbudgeted.

Approximately £14,780+VAT would fall into the current year's budget. Please note that the summer security budget is already overspent by 46% due to ad-hoc requests and one-off events being covered, and therefore by year-end we would expect an overspend in the region of £42,500.

The RA have proposed the following duties to be performed by the security guards:

- Provide a regular and visible presence along the riverfront and piazza areas to act as a deterrent to anyone that may impede the resident's quiet enjoyment of the development
- Approach and move on anyone loitering along the piazza area, car park and Sopwith Way
- Approach and move on anyone along the riverfront considered to be a nuisance, antisocial or disruptive towards the residents' quiet enjoyment of the development
- Respond to noise complaints such as parties within apartments and members of the public in communal areas such as the riverfront and piazza areas
- Approach and prevent motorcyclists from driving along pedestrian walkways (piazza and riverfront areas)
- Patrol the car park

Postal Address: 340 Deansgate, Manchester. M3 4LY
Email: office@rendallandrittner.co.uk

Head Office & Registered Address: 13B St George Wharf, London. SW8 2LE
Company Reg No: 2515428 VAT Reg No: 151 7938 91

www.rendallandrittner.co.uk

Telephone: 020 7702 0701
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- Take pictures of motorcycles and their riders who drive along pedestrian walkways including number plates and any logos or text that may identify the company they work for
- Report said motorcycles to the concierge desk and provide them with the photographic evidence including time, date and descriptions of perpetrators
- Respond to social disturbances reported by residents, the concierge or members of the public
- Identify any illegal activity and or suspicious behaviour and report to the police where necessary
- Liaise with emergency services where required
- Respond to any fire alarm activations and investigate where necessary
- Issue parking charge notices to vehicles in breach of the parking conditions of the development
- Respond to and prevent breaches of the lease including smoking on balconies, hanging washing on balconies etc

As you will note, this list of duties is significant and the areas that the guards will be required to cover is extensive. It is therefore important to note that the guards may not always be visible in the public areas and will not necessarily be able to resolve all security matters on the development.

We will put the CBWRA's requested arrangements in place as soon as possible, on a trial basis. A wider leaseholder consultation about a more permanent solution for 2023 will follow as we appreciate that there are already significant cost increases expected in the 2023 budget and discretionary spending decisions on additional services, such as this, should be determined by a majority of leaseholders.

At this stage, no additional costs for security will be included in the 2023 budget over and above the provision that has been in place for 2022.

Yours Sincerely,



John Osborn MIRPM AssocRICS
Property Team Manager
Rendall and Rittner Limited

For and on behalf of Berkeley Homes (Central London) Ltd