**PORTSEA HALL RESIDENTS ASSOCIATION - PHRA**

 August 2023

Dear fellow leaseholder

Here are some updates from your committee on what has been going on since our last communication.

1. **Energy costs.**

The 12-month contract for our gas that started 1st September 2022 is soon to end.

We will have paid for that 12-month period £584,000 just for gas due to the international price increases caused by the war in Ukraine.

We are pleased to report that a new contract has been entered into for the 12 months from 1st September 2023 which will see a total cost for the period of £181,000.

The electricity costs will also come down.

This will mean that we expect to see a noticeable reduction in the service charge from 2023 to 2024.

1. **Heating major works.**

None of us wants to experience the outages we had last winter and your committee have been working with Michael Richards all year on a range of projects that will mean greater resilience in the service provision and significant energy consumption reduction.

The benefits of the system upgrades that were done a year ago must become evident this coming winter.

A full list of all the works that have been completed, or about to be, are detailed at the bottom of this. This list of works will, we hope significantly reduce actual energy use.

1. **New block opposite us on Edgware Road.**

You will remember that your committee objected to the height of the proposed new building and many other things about the plan.

We await evidence of the start of the works. When you see Tesco go then it will probably be starting soon afterwards.

From sometime in 2024 we sadly expect to endure 2 years of dust and noise from the building works and then a permanent loss of light to any windows facing Edgware Road.

Any complaints should be sent to your local Councillor.

1. The **front doors** of all flats were assessed as to their fire protection because of new regulations. The results & any proposed action are being turned into a plan that will be launched to all leaseholders at the AGM.

The costs you will need to bear will be explained at that meeting.

1. The new **Online System** was launched by Michael Richards. This will allow easier payments and the direct logging of problems and incidents. Most leaseholders have signed up. Please feed back your experiences of using it.
2. **Half year charges.** Please ensure you pay the amount specified in your invoice and not the numbers in the advanced warning letter. If you have paid the wrong amount contact Michael Richards and copy us in.
3. Can you offer **6 hours a year** for the common good?

We urgently need new members of the committee otherwise it may not be possible to continue, eg to review our Managing Agent and try to continually improve our properties.

You can join meetings in Portsea Hall in person or electronically.

For a no commitment chat please email paul\_wyman@hotmail.com

1. **AGM**. Our annual General Meeting is now scheduled for Tuesday 14th November.

We will cover: the plan and costs to each of us to change our front doors for the new regulations; the 2023 financial forecast & what to do with any underspend; the draft budget for 2024 and discussing what to spend our money on.

Registration, drinks and chatting to neighbours starts at 1830 and the meeting starts at 1900 sharp. Do come along and ask all of those questions you have.

1. Any **problems** – talk to Building Manager Lauren or the reception team.
2. If you have any **questions, comments or suggestions** about anything at Portsea Hall don’t hesitate to contact any committee members.

With best wishes

Paul Wyman

Chair Portsea Hall Residents Association

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[http://portseahall.com/](https://nam02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fportseahall.com%2F&data=02%7C01%7C%7C5d7bc8215de04c72efa508d6f57ccd6a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C636966313699767064&sdata=mole5Ht1DoSzJbjZXVHtWiP2dA0rxlzfFRZ7QU2Y5Yg%3D&reserved=0)

**Committee members:**

Paul Wyman 49

Siobhaugn Buckley 101 Mohammed Youssef 121

Pete Koutsogiannis 84 Chan Waldron 94

Shreela Ghosh 68 Tony Lock 79

**2023 projects summary to assist with energy cost control and heating continuity:**

1. Non-working valves in flats have been replaced so that heating in those flats can be adjusted by turning the valve more open or more closed.
2. All lights in the building in the common parts are now LED.
3. Motion sensors in some areas of the south core are being tested to see if even more electricity can be saved without reducing our safe enjoyment of the common parts.
4. Reception windows all replaced with double glazing to improve insulation.
5. Flats being rented out without double glazing have been advised that when the rules for an EPC of C or above come in then they will not pass the C level and so renting that flat will not be allowed.
6. The meeting room external doors and windows have been replaced with double glazing.
7. Roof doors and windows that are wooden and rotten are being replaced with double glazed.
8. Stairwells doors and windows will be made to fit to stop draughts or replaced.
9. Flats front doors have all been assessed for the new fire regulations. The upgrades will also have the benefit of reducing heat loss.
10. The new controls and emergency warning system for the boiler room is being connected to the Building Managers computer and to the managing agents out of hours service. This means that any sudden stopping of the heating with be known about immediately rather then when residents start complaining.
11. Hot water pipes that travel under the building in the car park have all been further insulated and boxed in to reduce heat loss; this will be finished in August.
12. A major hot water pump is being moved in order to provide hotter heating to flats at the end of the line of pipes: typically, the higher flats in the north core. This project will be completed in August.