



BRYMPTON MANAGEMENT LIMITED
Suite 1, Burns House, 19 Town Range, Gibraltar GX11 1AA
brympton@advancedgib.com

10th February, 2025

Dear Owner,

Chairman's Address for the Annual General Meeting

We are now approaching Brympton Management Limited's AGM and this year we wanted to issue this Chairman's Address in writing in advance of the meeting. We hope this will give you a better opportunity to review the issues that are being dealt with by your management committee and to ask for additional detail on any items that you find of particular interest or concern.

Management Company Activity

Over the past year, your management company has been active on several fronts. We successfully transitioned our banking from NatWest to Trusted Novus Bank, despite the process having been long and difficult. In the process of this, we have ensured that the management company has retained £100,000 in debentures at the Gibraltar Savings Bank and have opened a deposit account of £50,000 at the Trusted Novus Bank in order to raise income through interest earned.

Directors have worked hard alongside its agents to ensure that the company financial records were brought up to date and are kept as accurately as possible, with the accounts now audited to the end of 2023 and the accounts for year-end 31st December 2024 being finalised to pass on to the auditors later this month.

To enhance estate security, we've installed a new intercom system where gates and block doors are opened with fobs which are securely registered and addressed. We have also installed a keypad lock for the bin room. We're addressing some remaining functional issues with the system and appreciate your patience in allowing our contractors to finish work on these in order to then fully lock the estate. This installation has come about as a response to a number of incidents of unauthorised intrusion to the estate: we have found evidence of people accessing the voids under the garages, for example, and there have been incidents in the garages where there has been an attempted theft of a vehicle.

One of the most complex tasks facing the management company was identifying the sources of water ingress into the upper garage which was causing so much concern during the past 12 – 18 months. After a good deal of effort and investigation, the main source of the problem seems to have been identified and after the rerouting of the pipes for some of the maisonettes, this particular concern appears to have been resolved. There now remains the task of investigating the damage caused by these leaks to the garage ceiling, ensure that this area is structurally sound and repairing the damage.

Water ingress and water leaks continue to form a large part of the management company's maintenance work and in the past year, besides helping owners identify and mitigate leaks, we

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have also replaced two main pressure reducing valves which had developed faults and caused low water pressure in parts of the estate, including the maisonettes.

We have also had a strength test on the slopes to ensure ongoing ground stability and are currently awaiting reports from the consultants that carried this out. We will also shortly be removing some of the planters on the engineer's advice as a precaution to reduce loading on the slopes.

Following resident concerns of sightings of vermin, we implemented rodent control measures and to date this appears to have been successful in mitigating the issue.

Jim Watt launched a Brympton information website, at no cost to the estate, which will improve communication and access to information.

A member kindly donated a PC which is now used for remote committee meetings as requested at the last AGM.

Ongoing Projects and Current Status

We have a number of priority projects that we are working on currently.

Penny House Steps

This project has been complex and in its early days needed full investigation including arranging inspection of the steps by a health and safety consultant who advised that while there were some grandfathering rights they nevertheless needed to be made safe for use. We then proceeded to develop an appropriate scheme designed to bring the steps back into use safely. As many of you will have seen, the steps have been reworked, tiled, new handrails installed and we are now just waiting for lighting to be fitted, which should take place any day now, and we will then open the gate at the base of the steps. The steps themselves will be used to create an emergency evacuation path.

Head Lease Extension

This is an important part of the committee's current work. Securing the head lease from the government will mean being able to offer members a 50 year extension to their leases which is vital for owners to secure the value of their properties on the open market. In addition to this, the head lease is vital for the obtaining of a soft loan to carry out the urgent maintenance and improvement works needed at Brympton. We are currently speaking with the government on the details of the head lease assignment which includes investigating the condition of the retaining wall to ensure there are no underlying issues that might in the future be the cause of unaffordable expenses to the management company.

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Balconies and Resurfacing of Facades

As you may recall from previous correspondence, there are many balconies at Brympton that were classed as a risk because of spalling concrete, and urgent works are needed to repair these. A scheme of work has been prepared and a specification drawn up.

Part of this work will involve the repair / replacement of the balustrades some of which are in poor condition. The management company, working with its consultants, have drawn up options for replacing the balconies, one of which is to replace these with glazed panels, which will modernise the estate and are also much more cost-effective in terms of long term maintenance requirements. We are also investigating the reasons for the failure of these balconies given that work was carried out to them by the government during the early 2000s because defects were found to them then. We are liaising with the government on this particular issue with a view to asking the government for financial support for these repairs if it is shown that those works were in some way deficient.

We have linked to the work on the balconies, an additional scheme of work to resurface the facades of the estate which would provide a much-needed refresh and modern look to Brympton as well as protection for the facades and insulation for the apartments. A specification of works has been prepared and costings for this are currently being reviewed, again, along with the repair of the balconies. In the event that we are unsuccessful in proving that the aforementioned works carried out to the balconies were substandard, we will be looking at the possibility of funding this through a soft loan from GoG.

We reiterate to you that once there is clarity on the funding and costs for these projects, that options will be proposed to the membership in an EGM for their approval.

Maisonette Water Ingress

This continues to be a concern and although the committee has agreed already the replacement of the guttering, this has been added to the "Balconies and Resurfacing" project in order to take advantage of probably soft loan funding and the practicality of using the scaffolding that will need to be erected to repair maisonette balconies.

However, in order to try to alleviate some of the water ingress caused by the poor guttering, we have been investigating the cleaning of these and are awaiting a quotation to clear the guttering to allow better flow of water and to identify interim repairs that may be possible while the full replacement project is carried out.

Bridges

We continue to work diligently to resolve the bridge situation with Sharrock Shand, including addressing the blistering paint issue, which has been identified as a latent defect. This has become a complex and contentious issue, but we can let you know that the unfinished works have now been evaluated and we are now seeking alternative operatives who can complete the works. This is dependent on being able to have funds released to the management company by the government and this is another aspect of this complex issue that we are working on.

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These works will include the replacement of the block doors which were not supplied nor installed to the specified requirements and were rejected by the project architect. In the meantime, we continue to try to keep the doors functioning, replacing handles as and when necessary.

Fire Safety

We continue to work hard to remind residents, and where necessary, enforce the underlease, that personal items are not permitted in communal areas. This includes lift landings, car parking spaces and the service riser cupboards on the landings.

We have had the service riser cupboards checked by the Gibraltar Fire and Rescue Service who insist that these must be kept clear of all personal items, and we are liaising with the fire safety officers to ensure that any work to these that is needed to keep them safe, is carried out.

We have also set up a contract to ensure that all our fire safety equipment such as dry risers, fire extinguishers, fire alarms and emergency lights are kept functioning.

We have had a fire evacuation plan devised by a suitably qualified expert and once the Penny House Steps are open, the new plans will be issued to all owners.

Plans for the Year Ahead

Stabilising the estate's finances is a major priority for 2025. The estate has been faced with costs higher than expected partly because of the unexpected turn of the project to replace the bridges and partly because of the increasingly intense maintenance needs of buildings that are now some thirty years old. The estate has been in deficit in the past two years, and we have had no option but to implement a 15% service charge increase in April 2025. Further increases may be necessary to maintain a surplus that can be allocated to a reserve fund and cover increasing maintenance costs for our aging estate well into the future.

Besides the ongoing projects that have been detailed above, we are also working on:

- Keeping the area outside the bin room clear of vehicles: parking in this area obstructs the users of the car ports and is not permitted, therefore we are implementing a tow-away policy, whereby owners of the car ports, if obstructed, can call upon JT Security and request the offending vehicle be towed away. Please do not park here, and if you are unloading or collecting someone, please ensure the driver remains with the car at all times so that if there is a need to move the vehicle, it can be moved immediately.
- Ensuring the car parking bays in the garages are used appropriately, that items that should not be stored in these are removed as per the requirements of the estate's petroleum licence and that vehicles are parked correctly and do not obstruct neighbouring users.
- Improving lighting in the lift lobbies in the blocks

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- Repairing the planter on South Barrack Road outside the maisonettes and replanting it now that the wall behind it has also been repaired.

Besides these projects, we continue to monitor the estate, and our Estate Caretaker, Francisco, works hard alongside the team from Advanced Property Care to keep the estate looking better. He has recently repainted the communal access to the maisonettes and is currently engaged in working on repairing, making good and painting, the access walls along the ground level of the blocks. We would like to take this opportunity to thank Francisco for his constant efforts, and his willingness to be helpful to all residents of Brympton.

Thank You

Thank you for your patience, cooperation, and understanding as we work to maintain and improve our estate. We look forward to seeing you at the AGM. We value your input and encourage you to raise any questions or concerns during the “Any Other Business” section of the AGM.

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