

Brympton

NEWSLETTER

May
2024

General Estate Update

For those owners who were unable to attend the AGM held shortly before the end of 2023, Brympton Management Limited now has a new board of directors (the Management Committee) as elected at that AGM. The directors are:

- Mr D Moreno (for Blackwood Tower, Tel. 5626500)
- Mr N Pitaluga
- Mrs J Sciacaluga (for Collingwood Tower, Tel 54004868)
- Ms M Azzopardi (for Cornwallis Tower, Tel. 56001362)
- Mr C Charlton (for Barham Tower, Tel. 54040149)
- Mr W Schembri
- Mr D Martinez (for Maisonettes, Tel. 58009340)
- Mr J Watt

Communication

In order to report any issues or discuss any concerns you may have, either as individual homeowners or to do with the estate in general, please contact Advanced Property Care, the estate management agents, who work on behalf of the Management Committee. The team at Advanced Property Care can be contacted on the estate email address:

brympton@advancedgib.com

In an urgent situation, for example, if you notice a water leak, you can contact Advanced Property Care on 54012772 / 54012686 (24-hour phone line).

Estate Caretaker

Many of you will be familiar with the Estate Caretaker, Francisco, who is at the estate daily during the working week. Francisco's working hours have recently changed. He starts at 7.00am and finishes at 3.30pm between 1st April and 30th September. Please note that Francisco does not carry out work for owners in a personal capacity in their properties during his working hours. However, he is available to report minor works that are needed, or for help and advice and as a point of contact for Advanced Property care.

Remedial works to balconies, facades and guttering

As many of you will recall, there is outstanding remedial work that has to be carried out to the balconies of the Towers and Maisonettes. This is very costly work and the Management Committee decided that in order to make best use of the scaffolding that will be needed, that work to resurface the facades of the buildings could be undertaken at the same time. The guttering at the maisonettes are also in very poor condition and this project will also include replacement guttering.

The works required have been specified in detail by a construction consultant and tenders have been sought in order to establish precise costs. Funding for this work will be sought through application to Government for a 'soft' loan and the repayment of this may result in a levy in addition to the service charges being sought from owners. Once these costs are known, an EGM will be held in order for owner members to be able to fully understand the costs involved and to choose from a number of options to decide how the work is to progress.

It is important to note that remedial work to the balconies and the guttering is imperative and must be carried out. However, owners will have the choice of whether to proceed with resurfacing works to the facades which aim to significantly improve the estate aesthetically and also with better insulation for properties, and also what type of balustrades will be installed in the balconies.

This is very much a brief summary of the project and owners will receive full details in preparation for an EGM once all the costs are known.

Update on the Bridges Reconstruction

This project has been ongoing since the summer of 2021 and it is regrettable that there are still works that need to be completed. The original contractor is no longer on site and the matter of completing the works has had to be dealt with through legal representation. Because of the delicate nature of the situation, it is not possible to go into detail but the Management Committee is hopeful that the outstanding issues can be resolved so that work can be brought to a conclusion as soon as possible.

Steps to Penny House

The closure of these steps as an urgent measure has been one that has caused a good deal of discussion at Brympton. Unfortunately, the steps have been found to be unsafe because of the condition of the handrail, and it is also now known that the steps do not meet building regulations. The Management Committee took the difficult decision to close the steps temporarily while further investigations took place in order to avoid any possible injury through accident.

Since the closure, the steps have been inspected by a health and safety consultant, and the Management Committee is now seeking out quotations for works to ensure that the steps are safe and adequately lit.

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Brympton Website

In order to facilitate the circulation of information, the management committee has launched a website for Brympton. The site can be found at: <https://brympton.net>

The website will carry information on the estate and you will have access here to past newsletters, past AGM Minutes and regular updates on work that is ongoing at Brympton.

We hope that you will find it useful.

Smoking

Last but not least, please be reminded that smoking is never permitted in any communal area; including but not limited to the stairwells, lifts, lift lobbies and garages.

It is also important to remember that cigarette ends are not to be dropped or thrown from your windows and balconies.

It is all of our responsibility that we are considerate and kind to all members of our wonderful community and your cooperation in this matter is much appreciated.

Contact Details

Email: brympton@advancedgib.com

Office: +350 225 00898

24 hour emergency contact: +350 54012772 and +350 54012686