



# 51.02 Apartments Right to Manage

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November 2019



# 51.02 Apartments Right to Manage: Where we are

- FirstPort no longer run the building as of 12 November
- ACL now responsible for all queries
  - 0117 373 9770
  - [info@adamchurch.co.uk](mailto:info@adamchurch.co.uk)
- Direction and escalation to RTM Directors: [directors@5102apartments.uk](mailto:directors@5102apartments.uk)
  - Gavin Thirlwall
  - Dan Kearns
  - Linda Woodburn
- Staff (Charlton and Jim) offered new jobs
- Transfer of funds and information ongoing from First Port to ACL

- Local Bristol-based company
- Operating for 10 years
- Managing 100 blocks across Bristol and Bath
- 9 Dedicated staff, including book keepers, property managers and administrators
- Fair pricing
- Using local tradespeople where possible
- Transparent, open, honest and communicative

# Priorities

<b>2019-20</b> <i>Stabilise</i>	<b>2020-21</b> <i>Recover</i>	<b>2021-22</b> <i>Streamline</i>
<p>Smooth transition and transfer of information to ACL</p> <p>Complete exit of FirstPort</p> <p>Retain existing site staff and contracts</p> <p>Restore service to East side lift</p> <p>Develop 2020-21 budget</p> <p>Review cleaning requirements</p>	<p>Review all contracts with a view to obtaining best value</p> <ul style="list-style-type: none"><li>• Electricity</li><li>• Car park enforcement</li><li>• Lift maintenance</li><li>• Buildings insurance</li></ul> <p>Continue implementing long-term maintenance plan</p> <ul style="list-style-type: none"><li>• Painting</li><li>• etc.</li></ul> <p>Review and rationalise site staff requirements</p>	<p>Build healthy reserve fund</p> <p>Reduce day-to-day expenses</p> <p>Improvements</p> <ul style="list-style-type: none"><li>• Electric car charging</li><li>• etc.</li></ul>

# Service Charges and Ground Rent

- Ground rent: Still paid to E&M; no change
- Service charge: All future payments to ACL re 51.02:  
40-14-13  
43811158
- BACS/Faster Payment/Standing Order only
- ACL will re-issue any unpaid First Port invoices this week
- Please pay ASAP: FirstPort data shows 60 apartments with an overdue balance with over £96,000 outstanding





# Q&A

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