

# MANCO 2 NEWSLETTER - WINTER 2022

An update on activities in the M2 area of Poundbury

## Newsletter goes digital

Many of you reading this will have been sent a copy of the newsletter by email. Sending out correspondence electronically saves both time and money. Whilst the MANCO 2 Board are happy to continue to send out hard copies by post, if you wish to receive newsletters and other communications by email, and have not done so already, please give Symonds and Sampson your address. Their details can be found at the end of this newsletter. Any personal information held on behalf of MANCO 2 is kept in strict compliance of the General Data Protection Act.

## Annual General Meeting

The MANCO 2 AGM will take place at 7.00pm on 29 March 2023 at Brownsword Hall. All Shareholders are welcome to attend. A call to AGM pack including the 2022 Annual Accounts and Annual Report will be sent out in February.



## Board Changes

Following a recent recruitment campaign two potential new directors have been identified. These are Graham Carr a retired Finance Director and Nicola Ghauri a Corporate Lawyer. Their skills are particularly relevant to the working of the Board and will complement those held by existing Directors. The AGM will be asked to formally appoint new Directors when it meets in March.

Departing from the Board in 2022 were Peter Todd and Tony Stanton, both of whom moved away from Poundbury during the year and were no longer eligible to remain as directors.

## TV Distribution Upgrade

Following widespread outages in the T2D digital TV distribution network earlier this year, two satellite dishes have been replaced in the Marsden Mews hub. As some of the older TV distribution infrastructure is now getting towards the end of its life other equipment may also be in need replacement. MANCO 2 jointly with MANCOs 1, 3 and 4, are currently working on a project to check the current condition of the network and where necessary review and upgrade equipment. Where equipment is to be replaced, it is likely that short outages will occur to some properties during the changeover. Properties likely to be affected will be given advance warning.

## More Courtyards in Active Maintenance

Eventually over 50 courtyards and communal areas in the MANCO 2 area will become the responsibility of Shareholders. As yet, none of these areas have been formally handed over from the Duchy, however, MANCO 2 is gradually taking over their active maintenance prior to formal handover. This only happens where it has been agreed with the Duchy that appropriate build standards have been achieved. This is a slow process as any remediation by builders is fitted in alongside their everyday build programme and inevitably lockdown caused a delay to the program. 2022 has seen ongoing discussions with the Duchy to take a further 13 courtyards and communal areas north of Peverell Road East into Active Maintenance. It is anticipated that this will occur soon.

## Maintenance Program

Symonds and Sampson, MANCO 2s's Managing Agents, carry out quarterly checks of all common areas in Active Maintenance. In addition to resolving any issues identified during their visits or responding to reported problems from Shareholders, they also carry out a program of routine ongoing maintenance. The summer saw the treating of wooden bollards in Harewood Court and the redecoration of steel bollards in Monnington Lane and Weir End Road. This winter will see a program of drain clearance concentrating on courtyards south of Peverell Avenue East. Additionally pruning and tree reduction works will be carried out, as identified by the Duchy arborist or by Symonds and Sampson themselves.

## MANCO fees held for the fifth year running

Every Shareholder pays an annual fee which contributes to the routine maintenance of the communal areas, the management responsibilities of MANCO 2 and very importantly, the reserves to cover long term commitments, such as courtyard resurfacing. With costs increasing generally, the Fee is kept under review by the Board, however it will be held at the existing level for 2023; £170 or £155 if paid early.



## COURTYARD ISSUES TO REPORT?

If you want to report a maintenance issue, repair need or breach of Poundbury Stipulations that relates to the courtyard or common areas, please do one of the following:

- Report online <https://www.poundburymanco.co.uk/send-report-to-manco-2/>
- Or call the dedicated MANCO number at 01305 756968 (office hours)

Further information regarding the MANCOs is published on [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)