

Our Ref: AN/lg

26 January 2016

All plot residents  
Bermuda Park  
Nuneaton

Dear Resident

**RE: Bermuda Park, Nuneaton**

We are the managing agent Bermuda Park (Nuneaton) Management Co Ltd and have pleasure in providing the following annual update for the management of the communal areas:

The management company owns communal landscaped and car parking areas around the estate which you, as a plot owner contribute towards and have a right to use.

**Service Charge**

Please find enclosed a service charge invoice for 2016 for prompt payment. The bank details are shown at the bottom of this invoice or alternatively, cheques can be made payable to KWB Property Management Ltd. This charge is due unless any other terms of payment have been agreed.

The budget continues at the same rate as previously. A copy of this budget is included showing how costs are apportioned to you.

The service charge accounts for 2014 and 2015 year ends will be available shortly.

**Services**

The expenditure covered by the service charge is:

1. Landscaping. Regular grass cutting, litter picking and gardening of external areas is carried out every fortnight in the summer and monthly in winter.
2. Insurance. The freeholder insures the communal areas of land.
3. Electrical. Monthly testing of the external lighting and bollards along with electricity supply costs.

**Refuse**

There is no provision for refuse within the communal areas. Each resident needs to make their own arrangements which includes storage of all waste bins for regular collection by the local authority.

**Car parking**

Please use your allocated car space. Visitor spaces are provided but should not be used by residents on a regular basis. Please try and keep noise to a minimum, particularly outside day time hours.

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**Methods of Communication**

Our new website has all the important information as per enclosed flyer, go to [www.kwbresidential.com](http://www.kwbresidential.com) and type in your address for information regarding your development.

A residents' manual can be accessed from this website which is a summary of the main development issues for both owners and occupiers. Although this is primarily for apartment block owners, it does refer to other external areas under our management. Please issue a copy of this and other updates to any individual occupiers/tenants as necessary.

Our main contact number is 0121 233 2330 where instructions for out-of-hours emergency contact procedures can be found.

A residents meeting is planned for Saturday 5 March 2016 at 4pm at the Bermuda Phoenix Centre, Bermuda Road, Nuneaton CV10 7HU. This will provide an opportunity to raise any issues and discuss further plans for the development. Please confirm your attendance or any issues you would like addressing if you're not able to attend.

Please do not hesitate to contact us should you have any queries.

Yours sincerely



**ANDY NUTTALL**

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