

THQ Owners

Meeting 3rd December 2024

Zoom Link:

<https://us02web.zoom.us/j/4450604363?omn=88618812452>

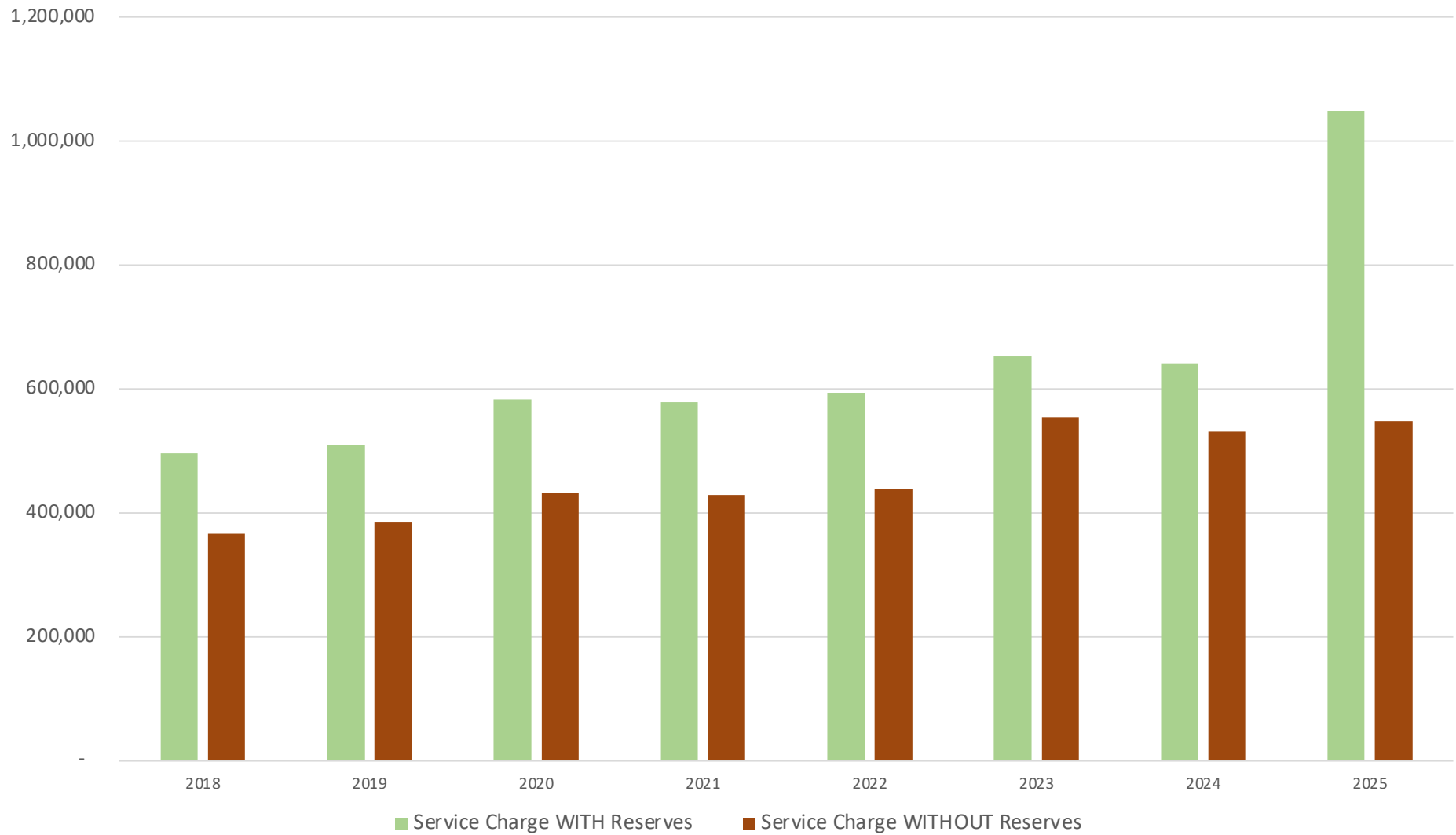
Meeting Agenda

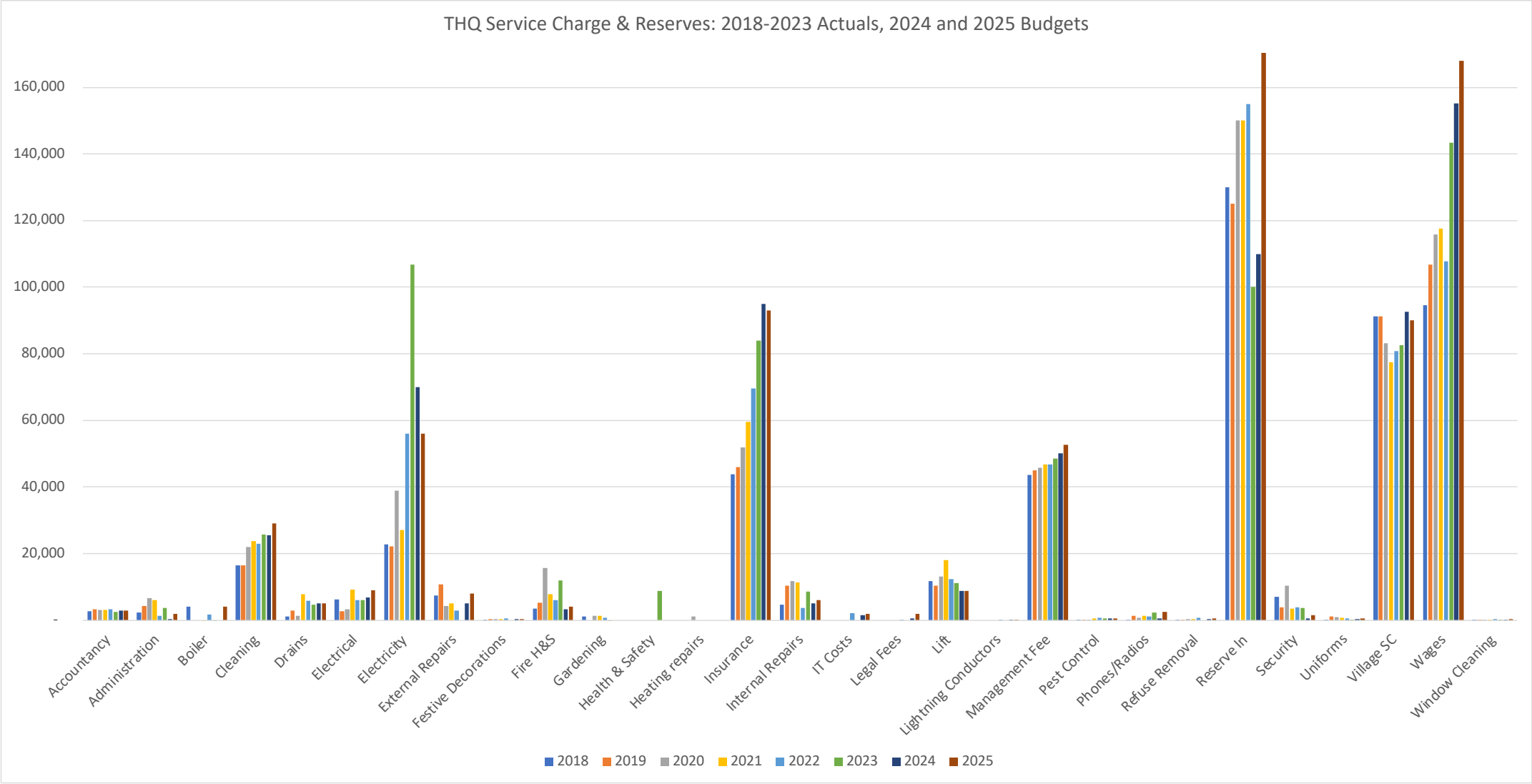
- At the meeting I would like to discuss:
 - The recent 2025 Service Charge Budget, and Service Charge Demands, which are significantly impacted by the latest 5 Year CAPEX/Reserve Plan
 - Employing a professional to help challenge the 5 Year CAPEX/Reserve Plan on the grounds of its quantum, timing and reasonableness
 - Whether there is significant interest to follow the approach being adopted by other Buildings to buy their freehold
 - The possible formation of a Thames Quay Residents Association
- I should also have a (very amateur) web site up and running. Try this link: <https://www.thamesquay.net/>

Service Charge Total (including Reserves)

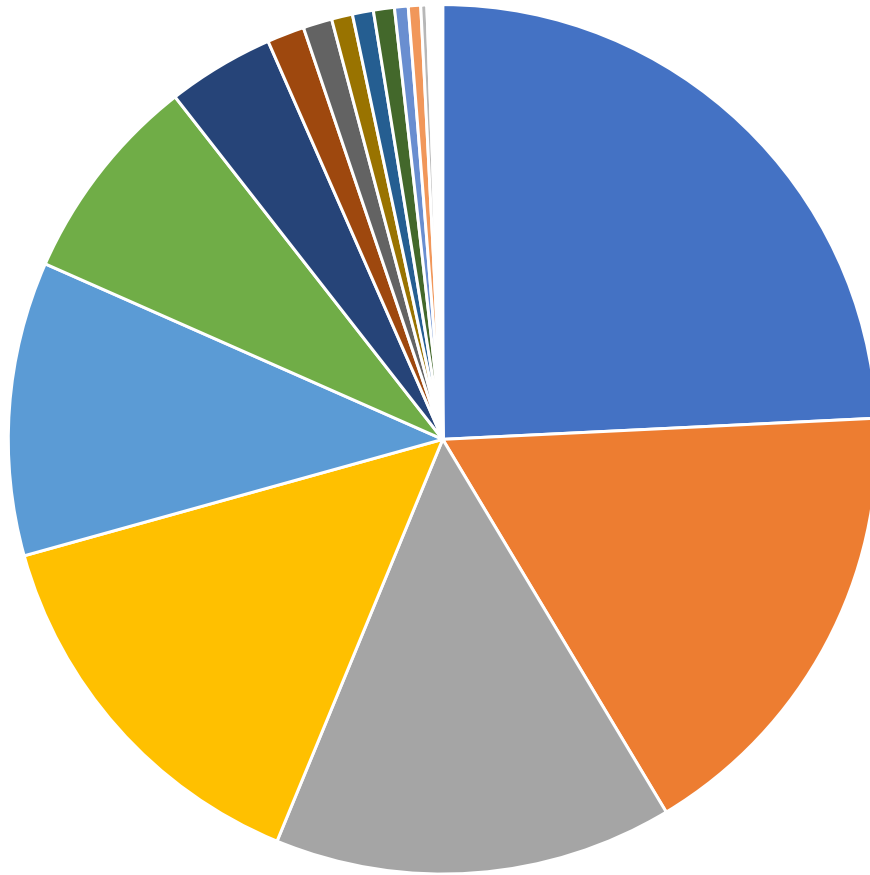
- Analysis (next three pages) shows 2018-2025 Totals, major components being:
 - Reserve Fund Demand (specially 2025 onwards)
 - Wages & Salaries (ever increasing, for same/reduced service?)
 - Village Charge (CHL – for 'common parts')
 - Insurance (ever increasing)
 - Management Fee (Metrus - percentage of service charge raised)
 - Electricity (in 'spike' years)

Service Charges with/without Reserve Demands

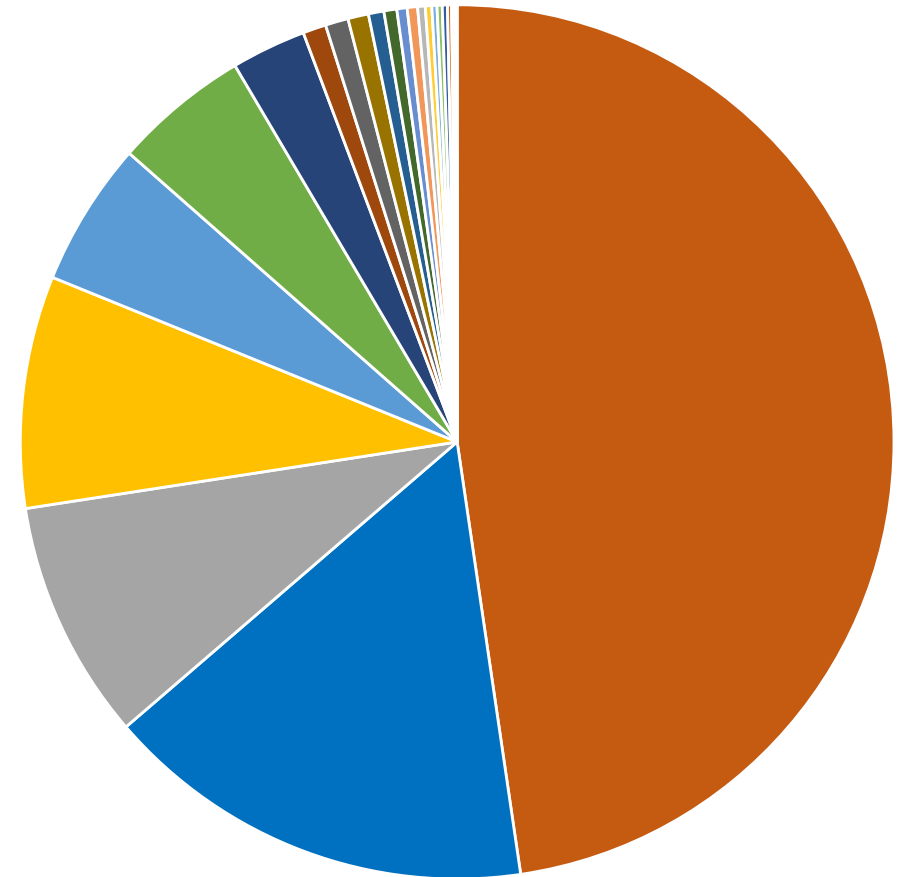


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2024



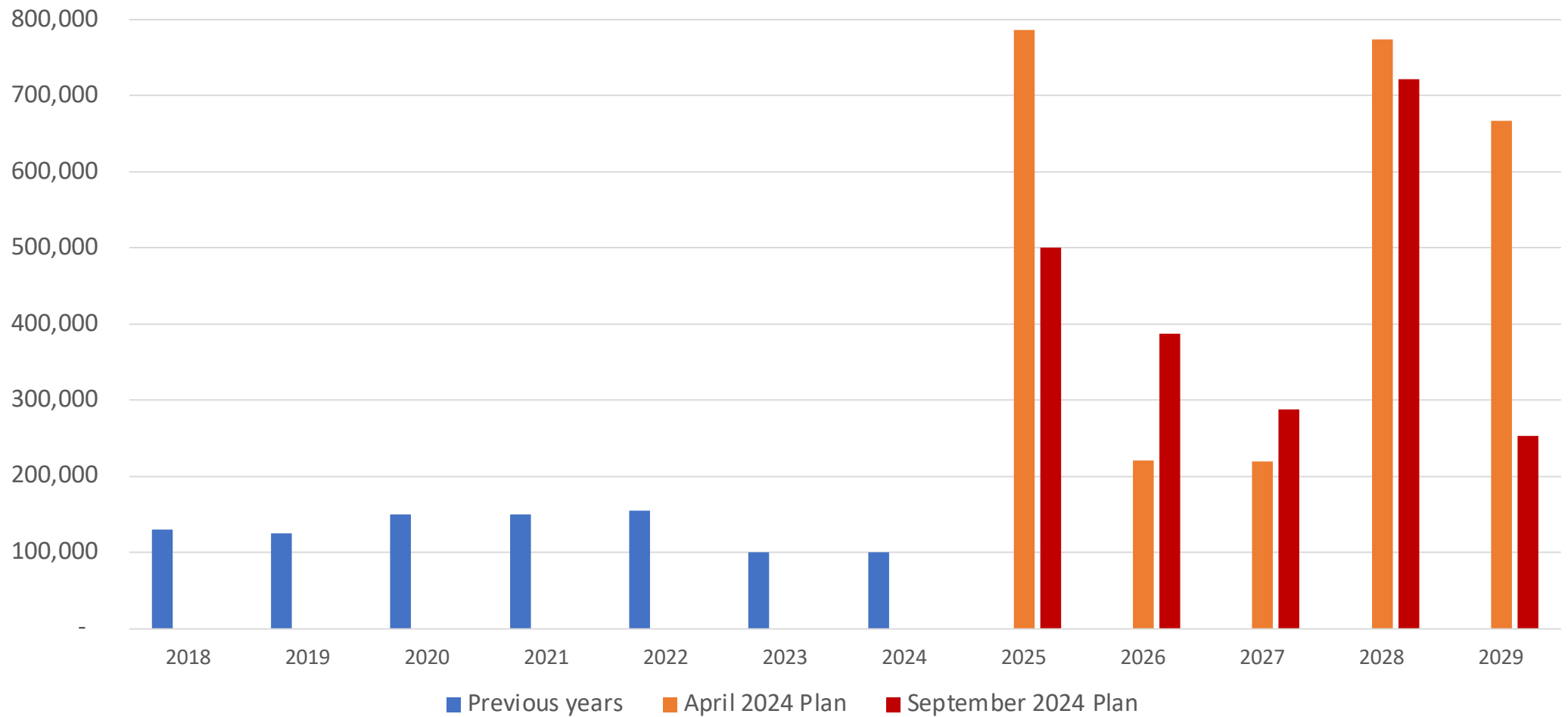
2025



Reserves

- Analysis (next page) shows 2018-2025 Reserve Demands, illustrating the significant impact of the latest CAPEX/Reserve Plan 2025-2029
- How should this be challenged?

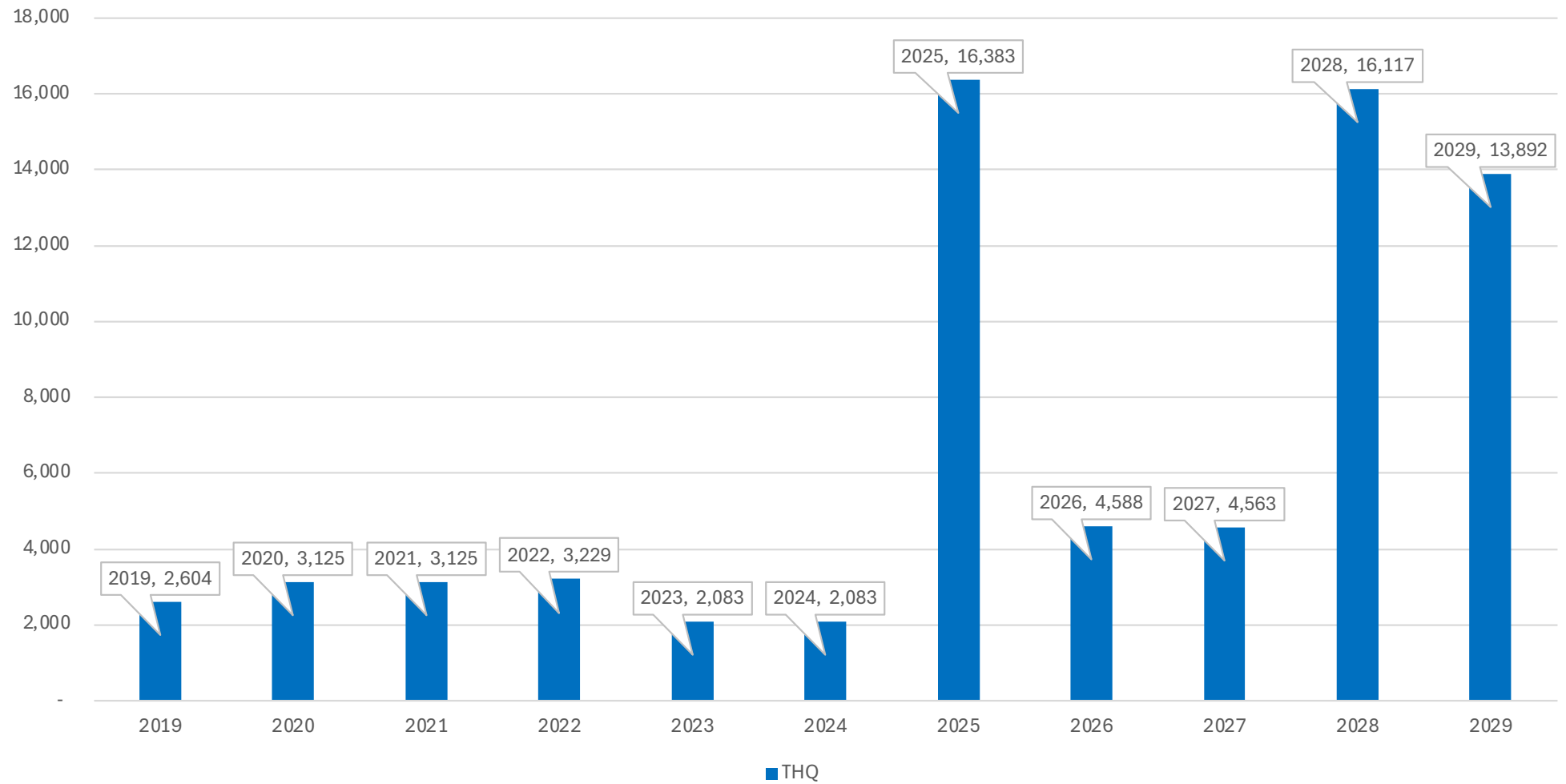
2025-2029 Proposed CAPEX Plans: April v September 2024 versions



Reserve demand per average apartment

- Analysis (next page) shows 2018-2025 Reserve Demands per average apartment

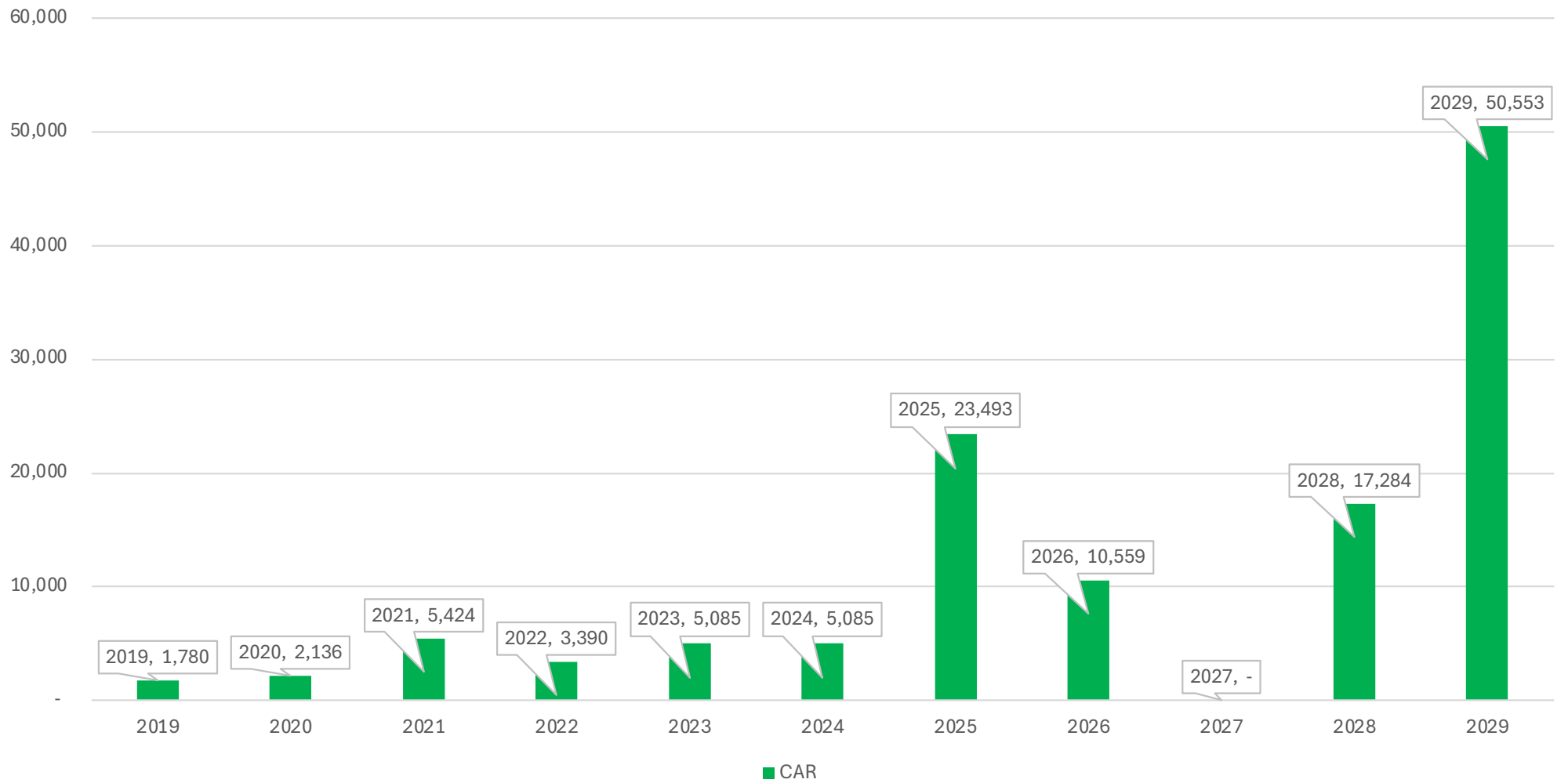
THQ - 2024 LTMP Reserve Demand Per Apartment



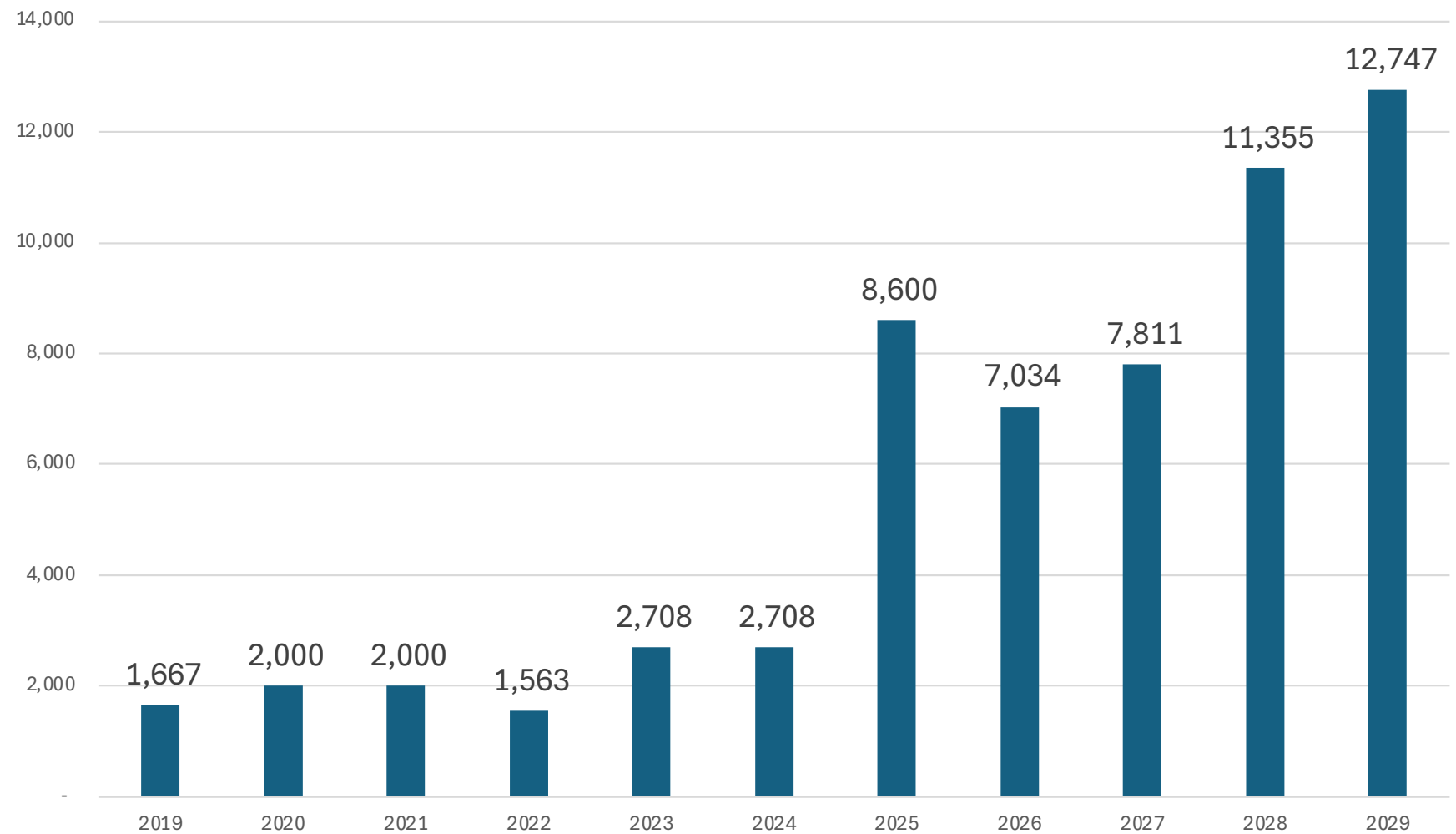
Reserve demand per average apartment

- Analysis (next two pages) shows 2018-2025 Reserve Demands per average apartment in Carlyle Court and The Quadrangle.

CAR - 2024 LTMP Reserve Demand Per Apartment



QUA - 2024 LTMP Reserve Demand Per Apartment



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