

The Bakers Mill Committee Achievements

- ◆ Successful negotiation with Barratt Homes for the recovering of the riverside path, at no expense to residents
- ◆ Successful replacement of ineffective management company with one more willing to actively engage with the BMCA
- ◆ Provision of appropriate signs for the development, including those to help visitors to properties in Meadow Court
- ◆ Provision of notice boards in lobbies of all apartment blocks
- ◆ Provision of notice board at entrance to Bakers Mill
- ◆ Continual monitoring of spending by the appointed management company to ensure agreed budgets are adhered to wherever possible
- ◆ Arranging regular meetings with the appointed management company to discuss outstanding issues
- ◆ Working closely with the appointed management company on budgeting and planning
- ◆ Close liaison with HML and Accountants to ensure that the Annual Accounts present a true and fair view of the Estate finances.
- ◆ Regular walk rounds of the development to identify areas requiring attention
- ◆ Meetings with the Suffolk Wildlife Trust to ensure a sympathetic approach to grounds management
- ◆ Ensuring the play area is regularly inspected and dangerous play equipment is removed or replaced
- ◆ Liaison with the various authorities regarding the riverside path connecting to the Sudbury Meadows
- ◆ Active supervision of the contractors to ensure the grounds are kept neat and tidy and new planting is undertaken where appropriate
- ◆ The continual clearing of weed from the mill race to ensure adequate water flow
- ◆ Reporting of anti-social behaviour or contravening of leasehold agreements to the appropriate bodies, such as the management company or housing associations
- ◆ The production of a regular update, keeping residents and non-resident owners informed of what is going on at Bakers Mill
- ◆ The creation of a web site providing useful information
- ◆ The creation of a Welcome Pack for residents, providing useful information

- ◆ An active social committee organising various events including twice yearly quiz nights. Previous social events have also include a talk on the history of the Bakers Mill site, a talk on the local silk mills, a cheese and wine evening, a trip to the pantomime, picnic on the green, and a MacMillan Coffee Morning
- ◆ The establishment of reserve funds to ensure the cost of planned work involving significant expenditure, such as internal and external redecoration, can be spread over several years
- ◆ The establishment of double-yellow lines on the entrance to Bakers Mill to aid safety
- ◆ The successful negotiations with Barratt Homes for compensation in respect of design and build deficiencies to some of the roofs of Bakers Court
- ◆ The successful negotiations with Barratt Homes for the payment of £15,000 in respect of void charges. These relate to service charges that should have been paid by the developer on completed but unsold properties
- ◆ Achieving agreement from the management company that repairs less than £200 can be organised directly by the BMCA rather than waiting for approval. This has enabled the speedy resolution to such items as non-working external lights, broken bin store locks and provision of additional signage
- ◆ Agreement with Network Rail for the safe removal of diseased trees which are on our land near the level crossing, at no cost to residents
- ◆ Managing the time consuming and complex task of obtaining permission to trim all the trees for which tree preservation orders exist
- ◆ Installation of cigarette bins on the outside of apartment blocks and arranging their emptying plus litter and dog litter bins across the Estate to keep the area as tidy as possible.
- ◆ Managing the processing of appointing an alternative parking enforcement company
- ◆ Actively ensuring that all apartment blocks are inspected for fire safety following the Grenfell Tower tragedy and regularly inspected thereafter.
- ◆ From a start of zero in 2009 BMCA has helped ensure a strong financial future for Bakers Mill by careful budgeting and cost management to a position where our overall Capital now stands in excess of £77k.

BMCA have worked hard to keep residents service charges to a minimum. Taking all the above into account we believe that since 2009 we have saved £60k.