

Via email

12th August 2024

Dear Owner/Shareholder

NEWSLETTER AUGUST 2024

Introduction and staffing news

I cannot believe we are now at the height of our Summer Period and Directors are already planning and preparing for this year's AGM, which incidentally takes place on 21st September 2024 at 7pm in the Country Suite at The Staddy. The first letter relating to this meeting has already been emailed/posted.

I apologise for the length of this Newsletter and the length of time since the last one. However, please keep reading as there is important information from the Directors on proposals to manage the Company moving forward later in this document.

It has been an incredibly busy time for the Directors, particularly for those on site, and their spouses, managing the day-to-day business of the estate without a Company Secretary or our Maintenance Manager, John Tucker, who many of you have asked about over recent months.

Unfortunately, John's recovery from his complete shoulder replacement has not been as successful as he had hoped. John is unable to carry out the heavier weight bearing tasks associated with maintaining the estate and so, sadly, he is not able to return to work for us.

I'm sure, like us, you will want to wish John well as he comes to terms with this disappointing news that he will not return to a job that he loves, and we will miss his active presence on the estate. However, the good news is that he is still an owner, and he can still soak up the wonderful views that were once part of his working day, without worrying about the list of site jobs he must do!

Good Luck John and best wishes for the future!

Update on estate related matters.

Double Yellow Lining Bovisand Lane

Since our last Newsletter in March, Devon Highways have eventually installed double yellow lines to Bovisand Lane in May. This event did cause a stir for one local resident, who complained to Plymouth Live about the lines 'ruining views' and they had never seen the lane blocked by park cars! I think we beg to differ on this one!

The yellow lining has certainly eased the congestion issues we have experienced over the last few years, particularly when we receive an influx of visitors after work on lovely summer evenings. Although the lane can still be congested it is not as often as in previous years and it is far easier to navigate the lane without cars parking in all the passing bays obstructing the flow of traffic and causing many gridlock situations. Unfortunately, we still have no control over drivers who struggle to reverse their cars on busy days in the Lanes, but there is only so much we can do.

We still have an issue with two or three cars that insist on parking on the pathway that leads up from the public beach, just outside the entrance, parking the other side of the yellow lines. We are investigating whether we can take permissible measures to try and deter this in future.

A real positive outcome from these road works means this estate is a safer place for residents and visitors should we need the Emergency Services to attend.

'Penlee', Bovisand Lane, Down Thomas, Plymouth, Devon PL9 0AE

Tel: 01752 862813 e-mail: bplimitedmail@gmail.com www.bovisandpark.com

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Gate closing time

Following the Boards decision to extend the site's Summer opening time from 7.30pm to 8.30pm we are pleased that this later time is working extremely well. Day trippers visiting the estate, even on busy evenings, are abiding by the later time and we are not experiencing the difficulties of last year trying to clear the site at 7.30pm

Water Leaks

After the reported dramas of the water leaks throughout the closed period in our last Newsletter, South West Water have again revisited the site to check for any leaks. We are pleased that we can officially confirm that we are currently leak free.....phew!

Cliff slippages at West Point

There were two cliff slippages at West Point which happened just after our last newsletter was distributed. To bring you up to date on this matter, the Company called in John Grimes Partnership, Structural and Geotechnical Engineers, who have extensive knowledge of the cliffs, and have worked with us for many years. They produced a Cliff Inspection Report with recommendations. The lesser of the two slips required signage at the head of the steps, which was already in place and a new warning sign on the rock cliff close to the fall which has been erected.

The larger of the two slippages does need attention. Directors took the decision to undertake the more robust of the recommendations offered in the knowledge that we had acted on the best information available at the time, in the interest of safeguarding owners' investments. We are currently awaiting estimates to cover this area with a pinned erosion control fabric to reduce erosion whilst vegetation establishes. The provision of the fabric together with hydroseeding would increase the likelihood of re-establishing vegetation without further significant erosion.

New Occupants of the Warden Quarters

After spending many months refurbishing the Warden's Quarters we were frustrated to learn that offering the property with an expectation that they carry out any tasks, even locking a gate, is considered as employment, which would result in such a low income from this property it would not be viable. Now that we are aware of this situation, we cannot just plead ignorance if ever challenged on this.

We have therefore decided to just rent out the property to a young couple, called Hughie and Sarah (known as SJ). They are extremely pleased to be able to share the estate with us and they are very socially responsible and buy in to the self-help values which many of us share on this estate.

Grateful thanks

Having mentioned social responsibility, we are indebted to owners who carry out various tasks around the estate for the benefit of all and are prepared to step in to help when needed.

We would like to especially thank:

Paul Cooke – installed a new handrail, replacing the rusty, dangerous one to their property.

Patrick Pender – plants and tends to flowers in the tubs at the office as an ongoing tribute to Carol.

Pete Drummond & Colin Macleod – continue to carry out many maintenance tasks across the site including pothole repairs to roads and pathways, repairing fencing and benches, dealing with sewerage plant issues, painting and lots, lots more. Helped by Clive Otton who takes on a project when he is on site.

Denise & Peter Drummond – litter pick, tidy the recycle shed, sort the general refuse bins and ensure the H & S Priority list is actioned and completed.

Clive & Tina Otton – hearing of the H & S Priority list they have taken on the Ladder Inspection Safety Training (Clive holds the Ladder Inspection Certificate), and they have introduced safe Company practices for users. Clive and Tina have inspected, destroyed condemned ladders and bought two new ones and there is now a new signing in/out procedure for when ladders are borrowed by shareholders.

Clive and Tina's son Dean, a Sewerage Engineer, got us out of trouble over a recent weekend when a sewerage pump failed, and he got it working.

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With the prior consent of the Directors any maintenance materials purchased to complete a job are reimbursed to those who carry out the work or take courses for the Company.

If you have gone under the radar and would like to be included for your voluntary efforts on the estate, please just let us know as we are happy to celebrate your works in future Newsletters.

Reminder of some estate Rules and Conditions

- Please can you make sure any visitors/renters to your chalets know that they **MUST** dispose of their household rubbish in the grey/black bins at the entrance, NOT in the bins across the estate as these are for members of the public to use. Pat (GMS) our grounds maintenance provider, who works very hard for us at this time of the year is not employed to clear your household waste.
- Please remember it is your responsibility to ensure rear accesses to your chalet do not hinder any neighbouring resident using this route to evacuate their properties, should the need arise.
- The Bovisand Park Estate website [Home - Bovisand Park Estate](#) has more details of the rules of the estate under the Owners section. To access the Owners section, you will need to be registered on the Website which can be done by emailing your chalet number, shareholder name and email address to bplwebmail@gmail.com

IMPORTANT COMPANY NEWS

With the extremely sad events of losing Carol and now that John is not returning to work, we find ourselves in a unique position whereby we have a great opportunity to take stock and consider how we can provide a sustainable management structure to future proof the Company moving forward.

Directors have stepped up to the mark and had to be more hands on over the last 9 months and I think we have done a pretty good job. However, this has been at a cost of missing out on family and leisure time, sleepless nights and additional stress. Myself, Denise and Sarah are all retired and going back to work to run the office and estate, is not how we planned to spend our retirement and is not something we want to do longer-term.

BPL has changed dramatically since its inception as the business landscape has altered significantly over the past four decades. Digital technology, regulatory changes, financial technology and environmental regulations now impact everything we do. Not only are the Directors responsible for the legal and tax side of running the Company but any work needed on the estate could require the permission and/or licenses from various statutory bodies. The estate falls within the parameters of the Marine Management Organisation (MMO), Environment Agency (EA), Natural England and we are a Site of Special Scientific Interest (SSSI). This represents another level of bureaucracy to navigate, taking more time, energy and commitment from the voluntary Board of Directors. None of the current Board are getting any younger and we have a responsibility to shareholders to investigate options to future proof the Company for those that come behind us, and maybe make it easier for new shareholders to accept the challenge of standing to serve on the Board.

The Company's size alone makes it very vulnerable to staffing problems when employees are off sick or on holiday and we cannot employ more staff just to cover these normal employment scenarios. We therefore took steps earlier this year to investigate options available for BPL moving forward. We met with two Commercial site management companies to see what they could offer us. One of these was Vickery Holman, Property Consultants, who were recommended to us by a company on the Barbican, who have a similar set up as us with shareholders, within an apartment block. Amelia Julio, from Vickery Holman, really impressed us, and we felt we could have a good reciprocal working relationship with them. Although they are one of the largest property consultants in the Southwest, they pride themselves in having a personal touch and a good reputation.

We would have a dedicated Property Manager, Amelia Julio, who is very approachable and knowledgeable, and along with her assistants they would carry out the day-to-day administration of BPL. This releases Directors to have a more strategic role. Directors will continue to make decisions and are still in control of the Company and Vickery

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Holman will implement our decisions. Bovisand Park Company's Constitution and Articles of Association will not change.

Vickery Holman will work with us and set up a bespoke package that meets our needs as a Company.

- They will carry out the day-to-day administration.
- They will organise the maintenance items and repairs and hold a preferred contractors list but are happy to work with contractors we use.
- They will set up a designated client bank account, collecting annual fees and paying invoices.
- They will manage budgets and carry out all accounting functions.
- They will deal with the day-to-day liaison with owners dealing with any issues that arise.
- All requests which would incur costs would go through the BPL Board of Directors.
- They can act as Company Secretary dealing with Annual returns to Company House etc.
- They have greater knowledge of leasehold matters.
- They will attend board meetings and take minutes.
- They will attend AGM's and take minutes.
- They will report back to the Directors on all the above matters.

We believe the Company will benefit in many ways:

- We will no longer have to employ staff.
- We will not have to supervise staff.
- We will not have to manage sickness or holidays.
- We will not have to implement staffing policies and procedures.
- We will not have to organise and get contractors to the estate.
- We will not have to rely on the good will of the Directors for the day to day running of our estate.
- The Board will have a more strategic role.

We have every intention of making this arrangement work, but our only financial commitment is to a 12-month contract, which can be renewed on an annual basis. This means we can walk away in 12 months' time if things do not work out. The cost of this service is £12,150 plus VAT (£14,600), the cost of one employee.

We will also have access to other services e.g. building surveying work, if needed, which would be charged separately. We would have instant access to all the support, technical advice and expertise required via one single point of contact.

I am sure this proposal will raise many questions, and we are happy to deal with these before the AGM because we will not have the time to have an extended open discussion on this issue at this meeting and some questions may require further information from Vickery Holman. We will share any questions received and answers with everyone.

Obviously, this decision cannot be made by Directors and needs a majority vote by shareholders. We need your support, as shareholders, to vote for this proposal, as asking Directors to volunteer significant amounts of their time to run the estate in today's more complex world is not sustainable. Consequently, the Board of Directors will recommend to shareholders that they vote in favour of accepting a motion to be submitted at the AGM to appoint Vickery Holman as our Management Company.

If this motion is supported, the Directors will begin a setting up period, where we will collate all relevant information to be passed on to Vickery Holman to enable them to fulfil the management role.

We look forward to seeing you at the AGM.

Kind regards

Debbie Macleod

For and on behalf of the Board of Directors

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