



IMPORTANT

Members' Newsletter: 20 September 2024

Energy - Smart Meter

As mentioned in the last two newsletters and via the Water Feature Alerts WhatsApp Group (which is used for urgent and important updates) a smart meter was installed on the site at the start of 2024.

The meter readings are significantly higher than manual readings provided over the past ten years and we are unsure whether this is due to a fault in the smart meter, or because previous readings and charges have been wrong.

Consequently, CPMCL took the decision to temporarily turn off all pumps except the filtration pumps while carrying out our own investigations.

The matter is now in the hands of the Energy Ombudsman.

If the new meter is faulty, it will be necessary to have it removed and replaced, and there should be no noticeable impact on the costs of managing the Water Feature. The fountains will be switched back on and we will revert to the normal timetable.

If the new meter is correct, there will be a considerable impact upon the annual service charge and a large shortfall, so it will be necessary to look for ways to reduce our costs. Difficult decisions have had to be made.

In anticipation of the worst-case scenario, and partly to prevent the pumps from seizing, the board has decided to reduce the running times of the display pumps (jets and main fountain) for the time being to two hours daily – 11 am until 1 pm. This will take place over the next two or three weeks. At the same time, we will seek to reduce other costs wherever possible within the budget. The cauldron pumps, which consume vast quantities of energy, will be switched off in the meantime.

As owners of property on the development ourselves, the directors of CPMCL are doing everything in their power to resolve the matter and to cause as small a financial and visible impact as possible.

Annual General Meeting & Extraordinary General Meeting

The management team have agreed not to hold an Annual General Meeting this year but, instead, to hold an Extraordinary General Meeting as soon as possible, for the purpose of discussing the challenges we may be presented with.

The date, time and venue will be announced shortly.

To write to us, or join the mailing list or WhatsApp Group, email directors@cpmcl.co.uk.

Website: <https://cpmcl.co.uk>

Columbus Point (Management Company) Limited