

Q&A Slot Meeting Notes

Sunningdale Park Owners General Meeting 2025

Richard S. asked a question on the shared ownership Mackenzie Court building, and how they contribute towards the estate expenses?

Charlotte C. confirmed they contribute a proportion of 190th per unit. Each property contributes the same amount.

Mike B. thanked the ROC for the work carried out on the behalf of all owners. He asked 3 questions:

Does the Dairy get its own allocation in the budget? Charlotte C. confirmed the Dairy pays for a proportion of the estate costs, 190th per unit. There is no subset of costs that relate to just the Dairy.

For the signage proposal, does it include anything around improving the geomapping ability of the area/streets? Stefano E. had mentioned Berkeley has previously told the ROC that they submit postcode/address data to Royal Mail, and the local council, well in advance of property completion, sometimes 1-2 years before construction finishes. Ordnance Survey individuals also do visit the site every 1-2 years to update geographical data - but is dependent on individual mapping companies in how frequently they update their maps using the very latest date.

Stefano E. to ask Berkeley for a formal response on actions they have undertaken to improving the mapping situation in Sunningdale Park.

What obligations does the Land Trust have around the property they own / have responsibility for?

Stefano E. to ask Berkeley for a formal response to this question. Stefano E. further clarified that the Land Trust do have rights of access to Linnet Drive in order to access the gates into the SANG Parklands. The Land Trust do also have to manage the SANG Parklands to a landscaping management plan.

Nick W. thanked the ROC for the work done to date. **He asked a question to Charlotte C. to ask for a meeting for Felstead owners to walk through the estate budget and how it works.**

Charlotte C. to arrange a meeting.

Nick W. asked a question about a tree in the SANG parklands that appears to have died. He asked who takes care of the trees and who should be notified. Charlotte C. mentioned that Encore conduct an annual tree survey across the estate, and that for any trees in the 'Berkeley land', Encore would investigate further. For any trees in the Land Trust SANG parklands area, this is for individual owners to reach out to the Land Trust to let them know.

Sarah B. thanked the ROC and Charlotte C. for all the work done behind the scenes helping to manage the estate. **Sarah asked when Berkeley will implement the individual proposals from the recent signage proposal document.**

Stefano E. said that Berkeley haven't yet committed to dates, as their design process can take a relatively long period of time. Stefano theorised it would probably take 2-3 months.

Sarah asked for additional signs to be placed in the Felstead car park saying 'Private Parking, Residents Only', as members of the public have been using the spaces to then walk their dogs.

Stefano E. to make a late inclusion for additional parking signs in the Felstead spaces and pass over to Berkeley. Stefano did say though that there are some members of the public that choose that the signs do not apply to them, and so whilst signs can deter the majority of people, there is likely to still be some who will choose to park there. The next option would be to look at parking enforcement for that particular part of the estate, if owners were willing. Stefano also mentioned the idea of installing individual folding parking bollards to spaces - failing anything else.

Katharine W. asked a question on estate roads, and if they're going to be maintained by the estate or adopted by the local council.

Charlotte C. confirmed all the roads will be maintained by the estate, and if there's any road damages, it would be for the estate to cover the cost of this.

Iyad O. asked a question about the transition of the Residents Management Company (RMC), and if it's been discussed at all yet how the future governance will work for the RMC, once Berkeley leave site.

Charlotte C. explained that it hasn't been talked about in much detail as yet, but generally speaking, as the estate starts to fully complete, Encore engages with owners to set up a steering committee to represent owners views as a whole. The expectation is that all owners on the estate would be offered directorship if they wanted to come forward, as each property has a share, but generally they've found the representatives on the existing committee tend to step forward as directors in the RMC.

Charlotte C. explained that once owners control the RMC, they can choose to continue to use Encore as the managing agent, choose a different company to manage the estate finances/operations, or take it on yourselves as the RMC.

Iyad O. made a comment that potentially owners feel the budget has been decided upon / revised without visibility to owners.

Richard S. mentioned that all the ROC representatives have sat down with Encore, where the ROC members have been walked through line by line in what it consists of. The ROC has been able to input its concerns around the budget and how it works.

Stefano E. caveated that whilst Encore has shared the budget model with the ROC, and how it works, but the ROC representatives don't get any visibility of how any individual contract costs change year on year, and the ROC does not have ability to decide on contract renewals. This is something Berkeley currently undertakes with Encore, as they currently own the RMC and have that decision making power.

Iyad O. hinted that he feels the ROC should be preparing as much as possible around budget decision making.

Stefano shared that the ROC has previously asked Berkeley to be more engaged with us as the ROC, sharing details around upcoming estate financial or operational decisions, however, there has been pushback on that - there isn't willingness from Berkeley at this time, to give the ROC greater transparency.

Richard S. asked Charlotte C. a question on how often Berkeley reject any Encore recommendations.

Charlotte shared that around the budget, there has been a back and forth between Encore and Berkeley and that the estate budget model gets updated regularly based on discussions between the two organisations. Encore have to make sure the RMC is legally protected around making sure all contractuals are adhered to, and compliance is in place.