

Current balance of the sink fund at 17/09/2026 is £68,600

Contribution levels are discussed and set at each AGM and were set at the last AGM (March 2026) at £100 per quarter per apartment . This totals £39,200 for the year.

Nothing has yet been spent out of the Reserve Fund since its inception.

Whilst no lifecycle analysis of the capital items in the development (roof, lifts, pump room equipment etc) has been undertaken, it is the belief of the Committee and T&M that when capital expenditure is warranted, that the Fund may not be enough. Obviously this is discussed at each AGM and you are welcome to contribute to the discussion before any vote on a contribution level at the next AGM.

It was discussed at the AGM that a Reserve Fund is a great asset for a development to have and any future purchaser of an apartment would take comfort from the existence of such a fund. The existence of such a Reserve Fund reduces the impact on Owners of any “big-ticket” items being replaced.

Any suggested capital expenditure is discussed with the Committee by T&M (and vice versa if raised by the Committee). In order to spend monies from the Reserve Fund, a special majority of Owners (over 50% of all Owners) must vote in favour of that spend. So all Owners will have full oversight of any spend from the Reserve Fund. The Committee has discussed a proposal for small capital items to be pre-approved, and this will be put to the next AGM for discussion and vote, in order for them to be paid from the Reserve Fund