

NEWSLETTER

OCTOBER 2026



OWNERS' COMMITTEE of the
PARK QUADRANT RESIDENCES OWNERS' ASSOCIATION

Welcome to the second Newsletter of the PQROA Owners' Committee.

Who are we?

Ian Lee - *Block 12 (Finance Sub-Committee)*

Gavin Fox-McMullan - *Block 14 (Chair and Finance Sub-Committee)*

Edward Sheeran - *Block 14*

Johnny Kerr - *Block 16*

Bill Ritchie - *Block 18*

Frank Vaughan - *Block 19*

Ronnie Hamilton - *Block 20 (Finance Sub-Committee)*

David Dool - *Block 22*

Faye Johnston stepped back from the Committee in July. We want to thank her for her valued contribution over the time she's been an OC member.

How can I contact you?

info@pqroa.uk

Where can I find related documents?

The Owners' section of the "Portal" pqroa.uk

We are always looking for help from owners and residents with our workstreams. Please look out for requests for help. (See overleaf re our latest request for help!).

Portal and WhatsApp

Remember that there are various ways to see what the Committee is doing. Recent Committee meeting minutes and papers, including the last meeting of 14 September 2026 (which Lynsey from T&M now regularly attends) are available in the Owners' section of the PQROA portal.

Also there are a few WhatsApp groups for the development (one for the whole development, one for penthouse owners, one for EV users and also most Blocks have their own too). If you want to join any please ask.

Finance Update

The float for service charges from each apartment was increased by £250 from £400 to £650 (£125 billed in May and August). This was agreed at the AGM earlier this year. This is to cover the day-to-day expenses that T&M incur in running the development which is then billed in arrears at the end of each quarter. The float is refundable on sale of your property.

The sinking/reserve fund is there to pay for future capital expenditure, for example a replacement lift. The level of contribution is set each year at the AGM. At the AGM earlier this year it was agreed to maintain the contribution to be £100 per quarter per apartment. The total fund (at the end of August 2026) is £68,600. The fund should allow future expenditure to be smoothed out so that Owners do not get an onerous demand for a single piece of work.

Overleaf you'll find a brief update on what we're currently doing...

Legal expertise request

The OC regularly comes across issues with a legal slant and are looking for an Owner volunteer to assist with understanding legal issues. Are there any lawyers in the development that would like to volunteer? Please get in touch with any member of the OC.

Defibrillators

Three defibrillators have recently been installed in the car park: outside the entrances to Blocks 11, 17 and 22. A video on how to use these has been put up on both the PQROA Portal (at pqroa.uk) and the Taylor & Martin Portal (at taylorandmartin.co.uk).

Ambassador

Slow movement with Ambassador; both T&M and the OC continue to liaise with T&M to clear outstanding issues. Please see the minutes from the latest OC meeting of 14 September for more info).

Taylor & Martin

Lynsey from T&M now regularly attends each OC meeting and gives an update of issues affecting the development. One point of particular note is multiple issues of water ingress and damage. See the latest meeting minutes for her update.

T&M Performance Management

One Owner volunteered to join the workstream and Gerry has met with them to progress this; however this work has now been paused.

EV Chargers Simon?

Electricity Usage Ronnie?

Concierge

The revised job description has now been finalised and has been uploaded to both the PQROA portal and the T&M portal.

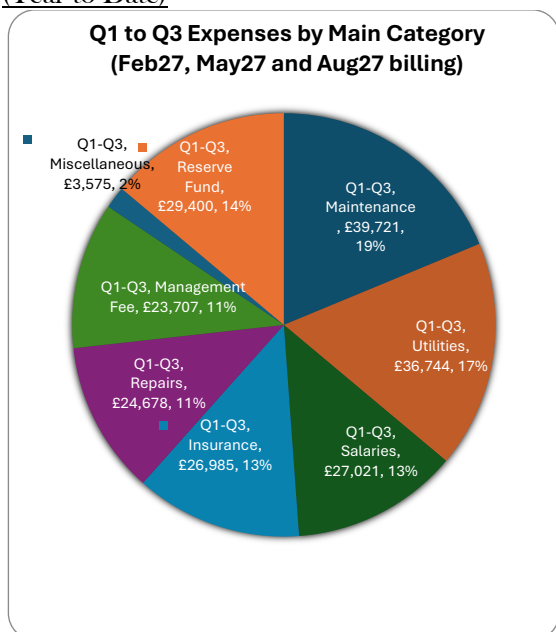
External clean and treatment

This has been completed since the last Newsletter; the next scheduled clean and treatment is May 2027.

Car park gate and motors

Painting works to the gates has been completed and the failed RHS motor (as seen from the street) has been replaced due to safety concerns.

Summary of Service Charge and Reserve Fund (Year-to-Date)



The chart to the left summarises the main categories of both expenditure and Reserve Fund contribution. Details behind the numbers are included in the Finance Sub-Committee papers submitted to each OC meeting that can be found on the PQROA portal.

Burnbank Bowling Club Proposed Redevelopment

The OC arranged a meeting with the developers on 19 August which was fairly well attended. A greatly revised proposal was released on 30 September and the OC arranged for a second meeting with the developers which took place on 5 October. Papers and proposed images can be found at: <https://burnbank.consultationonline.co.uk>. The developers expect to submit their planning submission to the Council later this month after which time you can submit any response directly to the Council.