

The New Columbus Point Residents Association (CPRA)

Dear leaseholder/freeholder,

Please read this letter carefully as it affects all of us.

The issues:

- Leaseholders and freeholders across Columbus Point¹ are having to deal with a difficult property market, stagnant or declining property values, and rising costs.
- Leaseholders now face the prospect of significant funding demands for expensive major repair and refurbishment work to their properties².
- Leasehold apartment blocks have been impacted by inefficient and ineffective property maintenance over many years, which has led to volunteers now trying to improve the estate's management on our behalf³.
- There are significant concerns over the rising levels of service charges and the historic lack of financial clarity concerning the maintenance and reserve accounts.

The New CPRA:

Individually, we have very little influence over the above issues, but we can have an impact on some of them if we come together. The law⁴ allows us a democratic and legally authoritative Recognised Tenants Association (RTA) to represent our interests with the development's managing agent and landlord⁵. This RTA would offer collective influence in minimising costs, maximising value for money and maintaining our properties to an acceptable and improving standard.

Your voice can now be heard via the new Columbus Point Residents Association (CPRA), recently established to represent all Columbus Point leaseholders and freeholders.

The CPRA is designed to be a fully democratic bottom-up association, that fairly reflects the different needs and desires of those of us in Columbus Point.

There has already been significant interest, but to take full advantage of the influence and structure of an RTA, we need at least 51% of leaseholders and freeholders as members – so, please join the CPRA.

Joining the CPRA:

Membership is free of charge.

You will be under no obligation and you can leave at any time if CPRA is not for you.

Joining the CPRA is quick and easy – just:

- **Click on the following Facebook link:**
<https://www.facebook.com/groups/newcpa>
- **Or:** email new.CPRA@outlook.com with your name, mobile number, and your property reference number or first line of your address.
- **Or:** Join via the WhatsApp group (search **Columbus Point Residents Association – CPRA**).

¹ Columbus Point comprises the leasehold and freehold properties at Anguilla Close, Dominica Court, Grenada Close, Martinique Way, Monserrat Villas, San Juan Court, Santa Cruz Drive and St Kitts Drive.

² Example of Columbus Point External Works Programme issued by Eaves 30 Jul 26

³ Acent Investments Ltd's letter to leaseholders, dated 2 Sep 26 ref Property Management Service Review

⁴ The Landlord & Tenant Act 1985 (The Act).

⁵ The Act defines a landlord as any person who has a right to enforce payment of a service charge

You can find more information about the roles and powers of an RTA at the following link:
<https://letsafeuk.co.uk/landlord-tenants-association-uk>

Every CPRA member will have the opportunity to contribute to the future development of new CPRA's structure and operating practices, to ensure that democratic decisions are behind CPRA's engagements with the landlord and agent.

The Facebook and WhatsApp groups provide platforms to receive and disseminate information, share views, discuss issues and help influence CPRA's future direction.

Key information will be uploaded to the Facebook group as it becomes available, and we will post profiles about the people involved in this project for complete transparency and accountability. All the documents referenced in this letter are now available on our Facebook group.

You can actively participate or just follow the discussions as you wish.

Doing nothing does have consequences: by not joining the CPRA, you are effectively indicating that you do not want any collective leaseholder/freeholder oversight of the agent and landlord for the management of Columbus Point, and could deny your fellow residents the opportunity of effective representation.

Conclusion:

The key takeaway of this letter is that if leaseholders and freeholders do not join CPRA in sufficient numbers, our community will continue to have no legal authority to influence any future projects, appointments or expenditure.

So please give us your support and help us reach the magic 51%. It costs nothing but a few minutes of your time.

I am happy to answer any questions or concerns - just call me on the number below.

Kind regards,

Ray Blunden
New CPRA Facebook Group Administrator
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15 Sep 26