



**Press Release – Kennet Heath Residents Association
17th December 2008**

CPM admits Kennet Heath invoice mistake on television

Pressure will continue for an emergency meeting to question services and charges briefed by developers for Kennet Heath Estate

Support for KHRA action now comes from more than 130 individuals and 80 homes on the estate as well as another estate in the UK

Asset management company, CPM, admitted on national television last night that they made a mistake in the invoices recently issued to Kennet Heath residents and Kennet Heath Residents Association (KHRA) has requested a formal statement from them on their next steps.

CPM, which is part of the Residential Management Group, admitted that they had made a mistake in the administration charge on their invoice which should have read £35 not £53. CPM, which takes instructions from the developers on the estate – Redrow and David Wilson Homes, showed in its proposed budgets issued with their invoice that their management fee had leapfrogged by more than 300 percent from about £7,500 pounds to over £39,000. The services supplied by the company are focussed on the maintenance of the acoustic barrier on the estate which has still not been completed.

At the same time as requesting the formal clarification from CPM, KHRA has sent letters to the residential management company, Kennett Heath Management Limited, which has the CPM address listed as its official address, to request a meeting to discuss the instructions to CPM, the charges to 714 households on the estate and the services provided. Investigations into the residential company by KHRA have shown that two of the officially registered directors – Andrew Ball and Bernice McKenna – work at director level in David Wilson Homes.

Kennet Heath Residents Association (KHRA) Chairman, Bob Morgan said KHRA had sent the letters to all the directors of Kennett Heath Management Limited in addition to members of the executive team at Redrow including Chief Executive Officer, Neil Fitzsimmons, members of the Barratt Group executive team including their Chief Executive Officer, Mark Clare as David Wilson Homes is part of the Barratt Group, This is in addition to the Newbury member of parliament, Richard Benyon and our district councillors for West Berkshire, Terry Port and Owen Jeffrey who have been supporting this initiative.

“We have requested an Emergency General Meeting of Kennett Heath Management Limited to take place at Moorside Community Centre on the estate on January 10. We have asked for formal acknowledgement of our meeting request by the directors no later than January 3.”

Address: Kennet Heath Residents Association, C/O Moorside Community Centre, Urquhart Road, Kennet Heath, Thatcham, Berkshire RG19 4RE

Email: residentsassociation@kennetheath.co.uk

Website: www.kennetheath.co.uk

Chairman: Bob Morgan; **Vice Chairman:** Lee Cripps



Kennet Heath
Residents Association

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KHRA mandate to call the meeting with the residential management company was achieved through its online site located at: <http://www.kennetheath.co.uk/forum/viewtopic.php?f=2&t=681>
To date more than 130 individual on the estate representing 80 households have supported the call for the meeting.

Following last night's media coverage, KHRA has been contacted by the directors of a residents company on an estate in West Sussex who also called an Emergency General Meeting to question service charges from CPM and remove the initial directors of their residents company. They have offered assistance to KHRA as its goes through this process.

Bob Morgan pointed out that Kennet Heath residents were clearly not going to accept the continuation of current mode of operations and would expect explanations at the Emergency General Meeting.

"While most of us were informed about the management company when we purchased our properties on the estate, we were told – and this is continued to be communicated by the sales team to new purchasers – this was separate to developers. It is only through diligent investigation, discussions with CPM/RMG's property manager, Nicolas Rich and looking at the formal records in company's house that we have found the direct links.

"We again appeal to the developers to communicate with us to resolve our challenges on the Kennet Heath estate."

Ends

For more information:

Chairman: Bob Morgan – 07971008539

Facilities management committee member: Stephen Trenaman: 01635 862202 (After hours and weekends)

Additional information:

Television broadcast:

<http://news.bbc.co.uk/1/hi/england/7786675.stm>

Copy of letter to Kennett Heath Management Limited directors:
Please look at the attached pdf file.

Earlier call for communications with developers:

<http://www.newburytoday.co.uk/News/Article.aspx?articleID=8629>

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