Sovereign Harbour (Sea Defences) CIC
Number 22 Mount Ephraim
Tunbridge Wells
Kent TN4 8AS

Dr Susan Kerrison PhD
Chairperson
Sovereign Harbour Residents Association

BY EMAIL ONLY: chair@shra.co.uk

4 August 2020

Dear Susan

Further to your letter of 20 April 2020 and our correspondence in the meantime, please find below responses to the points raised in your letter, and subsequent emails. I have used the numbering of your letter in making this response.

1. Other costs are those you would expect to be incurred by any company. The following make up the majority of the difference between the £173,581 and £151,257 per your letter: Accountancy and Statutory Audit fees; Bank charges; charge for potentially bad debts; and insurance premiums.

2. Land Registry fees are incurred in ensuring that the Rent Charge Deeds are appropriately recorded at The Land Registry or confirming the Land Registry records. This arises for a number of reasons - not all developers have been as good as others in doing this in the past; enquires arise during debt enforcement, and enquiries from home owners.

3. Correct – the Marina Charge is not capped.

4. a The schedule of costs incurred by Premier Marinas is subject to detailed examination by Deloitte LLP who have full access to all invoices and purchase orders that comprise the charge. Their work is summarised in a letter which is provided to all home owners along with the CIC annual invoices, which therefore I hope you will have seen? Premier Marinas also provide a detailed schedule of costs to the CIC Board and any CIC director is able to question either or both of the Premier Marinas Directors who are also Directors of the CIC, at any time.

4. b No – the first 364 homes built at Sovereign Harbour were exempt from the Marina Charge but are liable for the SW charge. We have previously confirmed this to SHRA.

4. c As indicated in our email exchange the CIC Board has committed to improve the content of its website – this is an item that will be included in that update.

4. d We are aware of our obligations as a CIC hence we will be improving the content of our website.

Sovereign Harbour (Sea Defences) CIC
Number 22 Mount Ephraim
Tunbridge Wells
Kent TN4 8AS

4. e It is not possible to set out the annual invoices in this manner, given the forward looking and backward looking elements to the individual charges, and distribution methods. However, it may be possible to address this split following the annual distribution of funds, as described in our previous correspondence. I will take this forward to how we show further detail on our website.

Regarding your point on meeting with representatives of the SHRA, I can confirm that we have held such meetings in the past. We have also met with local MPs. In addition, we and/or CrippsPG respond to individual home owner queries. I will happily make myself available to the SHRA as I have done in the past.

Regarding your email, I believe points 4b and 4e address those concerns?

With kind regards.

Yours sincerely

Geoff Collins
Director