



Brookland Management Limited

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New Roof Consultation Process 2026

Background:

The roof is approximately 38 years old and, over the past few years, repairs have been carried out to various sections as and when issues have arisen.

In light of the age of the roof and recent maintenance requirements, the directors believe it is appropriate to investigate the feasibility, costs and implications of a possible roof replacement, together with any associated works such as soffits, fascias, rainwater goods and downpipes.

No decision has been made regarding roof replacement. The purpose of this consultation is to gather information, obtain professional advice and seek the views of shareholders before any recommendations are made.

Process So Far:

- A roof survey has been commissioned and circulated to all shareholders.
- The first contractor inspection, for the purpose of obtaining a quotation, is scheduled for 23 June 2026.
- James Hallam, Broker/AVIVA Insurers informed of process and filed as noted 25 June 2026

Next Steps:

Further quotations will be obtained and the directors will consider the available options, including:

- Continuing with repairs and maintenance as required; or
- Undertaking a full roof replacement.

Progress:

15/07/26 Warrington Roofing Cheshire quotation circulated to shareholders.

16/07/26 IH Gallagher Roofing Altrincham quotation circulated to shareholders.

21/07/26 Peppard Steel Roofing Sale quotation circulated to shareholders.

21/07/26 Roof Report Replacement Report circulated to shareholders.

Outlook:

The likely costs, funding options and long-term implications of each option will be shared with shareholders as information becomes available.

Shareholders will have the opportunity to comment and provide feedback throughout the consultation process before any decision is taken.

- Following a consultation process an overall consensus was not achieved. A further review will take place in 2/3 years time.

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July 2026