[insert address blocks]

27 February 2025

Updates to Poplar Riverside amenities and Shuttle Bus

Dear Customer,

I am writing to you with some important updates about amenities at Poplar Riverside, which are being made to better reflect the needs of current and future residents.

1. **New gym** – We are pleased to announce that we are bringing forward a resident's gym, which is an exciting new addition to Poplar Riverside.
    - The gym will be located within the residents' facilities in the ground floor space previously marked on plans as 'The Great Room' – a lounge space.
    - The gym is expected to open in Summer 2025.
    - It will include zones for cardio, resistance, HIIT, cables, stretching and free weights, as shown on the floorplan enclosed.
    - The gym will be accessible to all residents of privately owned and Shared Ownership apartments.
    - We will write to you again with more information on accessing the gym closer to the launch date.

2. **Updates to layout of resident's facilities** – To make space for the new gym we have made some changes to the layout of the communal areas.
    - The shared workspace and lounge will be relocated from ground floor to the first floor.
    - The pool and spa remain on the first floor.
    - The cinema and games room are unaffected; they will still be delivered as planned at ground floor level.
    - Floorplans showing the new ground and first floor layouts are enclosed.

Berkeley Homes (Capital) plc
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Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG

Consultation – Commuter Shuttle Bus Service

1. Berkeley funded the initial set up of a shuttle bus, with the intention that it could then be transferred to your service charge once established.
2. To continue to deliver the single shuttle bus service would be an uplift to the cost of the service charge of £85,000, this would increase to £170,000 if the service were increased to two shuttle buses to meet a higher demand as the scheme grows through 2025.
3. The continuation of the shuttle bus would lead to an average annual increase of £130-£260p/annum for each home depending on the level of service provided.
4. Whilst there are some regular users of the service, as this cost is shared between all households, we would like to offer the opportunity to homeowners to vote on whether the service should continue.
5. The cost of the shuttle bus has not been included the first half year service charge but should the majority of leaseholders on the scheme wish to see this service retained the cost of the shuttle bus will be factored into the next half yearly invoice.

We invite you to vote on this matter by **Friday 14th March 2025** using this online form (press CTRL and click). We look forward to hearing from you.

Yours Sincerely,

T. Watson

Thomas Watson
Estates Manager – Berkeley Homes

Enclosed:

1. Gym floorplan
2. New ground floor and first floor layouts of resident's facilities
3. Service Charge

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