

## WELCOME

Welcome to our summer edition. We hope you are feeling energised and inspired by the warmer temperatures and longer hours of sunlight.

As ever, the Giroma team is beavering away for you and learning from your feedback. We do appreciate the fresh perspectives that you bring to us, and the opportunity to become more skilful. As Barack Obama put it, "If somebody is different from you, that's not something you criticise. That's something you appreciate."

## SWANSEA DEVELOPMENT

We have prepared preliminary plans and a Design and Access Statement for our site in Swansea where we propose to build a mixture of one- and two-bedroom flats. The site is well-situated, close to the city centre, the hospital and the university. We envisage making off-plan sales in due course.

Pictured below are possible elevations and site layout which will form the basis of our pre-planning consultation with Swansea Council's planning department.

There is an access question relating to the site that we've been trying to address with the Council for some time now, and we're pleased to see that it seems (at last) to be inching towards resolution. We're happy to assist further if we can, but we think the most effective route is for the relevant departments of the Council to share information and agree a coherent way to address the access question head-on.



Recently we visited an inspiring local company that specialises in passive homes built with thermal construction blocks. Besides complying with building regulations such as BS EN 771 and BS EN 1745, the blocks, ceilings and other components are environmentally friendly, fireproof, durable and

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soundproof – which makes them ideal for people planning to build flats! We'll certainly want to take a closer look at them when we're ready to think in more detail about construction materials for Swansea.

### PROPERTY MAINTENANCE UPDATE

The rental portfolio continues to keep us busy. We are grateful for the steady income stream it provides. Recent work on the properties includes annual gas safety checks, tap replacements, tap repairs, deck repairs, reattachment of a loose radiator to the wall, fence repairs, and repair of a leaking exterior pipe shared by 2 semi-detached homes.



### COMPANY PROGRESS

We are reporting to our shareholders every quarter by means of an insert in their copy of the newsletter.

### NEXT EDITION

Our autumn newsletter will be sent to investors in October. For news and information before then, please visit the website or contact us directly.

Thank you for your continued interest in Giroma.

### QUOTE OF THE QUARTER

“Hardy individuals don't see the world as threatening or see themselves as powerless against large events; on the contrary, they think change is normal, the world is fascinating, they can influence events, and it's all an opportunity for personal growth.”

(Geoff Colvin)