



RESIDENTS' ASSOCIATION NEWSLETTER

Issue Number 7

June 2019

Welcome to the latest issue of our newsletter.

Repairs

Since the last newsletter we have had the report back from building surveyor - see page 2 for more details. The urgent works identified (repair and redecoration of the car park vents) are now being carried out and other urgent items will be completed ASAP.

Some additional and replacement LED lights have been fitted in the lift lobbies and the paint stained area of carpet on the 2nd floor has been replaced. We have received another quote for getting the lift lobby carpets replaced – slightly cheaper at £530 per floor but we still have to remove and get rid of the existing carpet!

Some problems of water ingress on the 5th floor north corridor have been experienced but these have now been repaired 'in-house' so only the cost of materials was incurred and no further water ingress has occurred since.

Security

We are still getting occasional reports that the front door and car park gates are being left open – some of the culprits leaving the car park unlocked are non-residents; if you are renting out a parking space it is essential you remind the user to lock the gates. Please make sure you take care when entering and leaving by checking the front door is closed behind you and if you use the car park always lock the gates after use!

Energy

We don't have anything further to report regarding the cavity wall insulation – unfortunately East Sussex County Council is being awkward about the funding. We will let you know as soon as we hear anything further!

Rubbish

Please can we remind everyone to dispose of their rubbish responsibly!

For small bags of rubbish, there are chutes on every floor (except the ground) at both ends of the building, on the east and north stairways.

For larger bags of rubbish there are also bins at each end – by the exit from the east stairway out to the alleyway to the church hall and at the bottom of the north stairway by the entrance to the church – please use the bins nearest your flat!

For recyclable items (such as paper, card, cardboard, plastic bottles, cans and glass bottles) please use the recycling bins in the car park.

Please do not leave rubbish by the litter bins on the pavement outside the building!

Please do not leave bulk items of rubbish in the foyer, corridors, on the stairways or in the electrical cupboards – for fire safety reasons these areas must be free from rubbish. If you leave rubbish in any of these you are risking the safety of everyone living here!

Music

We have received a number of complaints from various parts of the building about loud music playing – please can we ask everyone to be considerate about the volume at which your music is playing.

Building Survey

Below is a summary of the report's findings (the full report is 129 pages): -

CONCLUSIONS/RECOMMENDATIONS

Items That Require Urgent Attention

1. EXTERNALLY

- I. Repairs to car park vent roof on south elevation.
- II. External decorations to joinery (particularly louvres to the above).
- III. Any remaining timber windows are in need of redecoration.
- IV. Localised repairs to rendered skirtings around the front entrance.

2. INTERNALLY

- I. Carry out work to fire doors (i.e. installation of self-closing door closers and intumescent strips).
- II. Rectification of water ingress at high level on the north staircase.
- III. Repairs to vinyl tile coverings within stairwell.

Non-Urgent Items/Phased

ROOF COVERINGS

The felt coverings to the main flat roof are likely to need recovering within the next five years and provision for this should be made.

REPOINTING WORK

This needs to be phased over a period of time starting with the most exposed areas or those in worse condition. Realistically, repointing the entire building is likely to be prohibitively expensive.

INTERNAL

Longer term redecoration of common areas and renewal of floor coverings

Concerns, suggestions or issues

Please let us know if you have any concerns, suggestions or issues, don't hesitate to contact Katja, Chair of the Residents Association, flat 35 4th Floor (you can drop a note through the door) or email her at mail@katjaskupcakes.co.uk We want all residents to have the opportunity to contribute.

You can also contact the Directors of the RTM by phone 07946231454 or e-mail at hughendencourthastingsrtmcoltd@outlook.com or drop a note through the letterbox of flat 42 on the 4th floor.