



## HUGHENDEN COURT RESIDENTS' ASSOCIATION NEWSLETTER

Issue Number 2

March 2018

Since our last newsletter we have a number of things to update you on: -

1. All the lights have been replaced in the car park with 3 additional lights installed making it much brighter and therefore safer. The lights are all LED so also should last longer and use less electricity.
2. The fluorescent lights on the 2<sup>nd</sup> floor lift lobby have been replaced with LED panels. If you don't live on that floor go and have a look. Hopefully, and money permitting, we would like to gradually replace existing lighting with LEDs.
3. New signs have been ordered for each floor this is how they'll look: -

### **Hughenden Court**

<b>Ground</b>	<b>1-7</b>
<b>1st</b>	<b>8-16</b>
<b>2nd</b>	<b>17-25</b>
<b>3rd</b>	<b>26-34</b>
<b>4th</b>	<b>35-42</b>
<b>5th</b>	<b>43-47</b>

← **1-3**

### **1st Floor**

← **13-16**      **8-12** →

4. With the help of Fairways Management a new electricity supplier has been found (Opus Energy) and this should save around £377 per year compared to EDF on a three year deal.

Other issues currently ongoing: -

5. Awaiting a quote to start re-pointing the exterior of the building. We are currently looking at the end wall by the alleyway to the church hall, including fitting airbricks to help ventilate the cavity walls. Progress with this will depend on cost, especially the scaffolding required.
6. We are now taking regular water meter readings to see if we can reduce how much each flat pays for water. This is a thorny issue as Southern Water will not fit individual meters, but also will not use an assessed rate for each

flat because we have a communal water meter! On our current usage each flat should be paying around £285 per year and we are trying to resolve this with Fairways Management. We will keep you updated.

7. A new building's insurer has been found providing the same level of cover but at a cheaper premium, although at the moment we are not sure that we can go ahead, because our insurance is arranged through the church and they are currently in an arrangement that runs for one more year.

We appreciate that many flats experience problems with damp and mould but there are steps you can take to help alleviate the problem: -

- Ensure your heating is on and working
- Ensure your flat is adequately ventilated and that any extractor fans you may have work
- Avoid placing furniture against externally facing walls or at least leave a gap for air to circulate

These should help reduce the problem and there are other things that can also help: -

- Use a dehumidifier to take moisture out the air
- When decorating use paint designed for kitchens/bathrooms

We know that there are also more fundamental problems with the building's design and construction that do not help with the problem and we are currently in discussions about managing the building going forward.

As part of this it is essential that flat owners pay their service charges – when we last checked nearly £6500 was outstanding. If this was paid we could get the roof over the car park completely repaired rather than patched up!

ALL residents are encouraged to contribute. If you would like something included in the newsletter or would like to help out contact Katja either by email: [mail@katjaskupcakes.co.uk](mailto:mail@katjaskupcakes.co.uk) or at number 35.

**Together we can make Hughenden Court a nicer place to live.**