



HUGHENDEN COURT RESIDENTS' ASSOCIATION NEWSLETTER

Issue Number 5

January 2019

It's been a while since our last newsletter in August and in the meantime Hughenden Court (Hastings) RTM Co Ltd has now taken over direct management of the building rather than doing this through Fairways Management: -

Since August the repairs to the building's lightning protection system have now been completed.

Other issues currently ongoing: -

1. The changeover to a new electricity supplier (Opus Energy) didn't actually take place, but since the RTM's takeover on 1 October we have managed to change to a cheaper tariff with our existing supplier EDF and we are now also paying by monthly direct debit which reduces our bill by 7% per year.
2. Other energy related issues include investigating the installation of cavity wall insulation, the possible fitting of solar panels to the roof and arranging an energy cafe in the new year to give advice and help to residents with heating issues, but also problems with damp and condensation.
3. Hopefully some progress on the ongoing issue of the water rates is also being made. The outstanding debt has now been paid and as we take regular water meter readings we now have an accurate record of what Hughenden Court should be paying (around 80p per flat per day), although at the moment this will have to be on the basis of the total bill divided by 47. We are now in discussions with Southern Water about alternative billing arrangements.
4. We have recently had the drain interceptor tanks in the car park emptied, so this should stop the frequent drain blockages occurring, but your co-

operation is required in not putting non-soluble items down the toilet (e.g. cotton buds, wet wipes, sanitary towels etc.)

5. Due to the ongoing problem of entrance/exit doors being left open, the car park gates not being closed and locked and also smoking in communal areas we are considering the installation of CCTV – initially covering the foyer, the car park entrance and the area at the bottom of the stairs leading out to the alley to the church hall. We are looking at system that can be added to in future to cover the lift lobby on each floor as we are still experiencing the occasional dumping of furniture and rubbish in these areas.

In light of the above please can we remind everyone to make sure they **CLOSE** the front door behind them when entering and leaving the building – this also applies to the doors by the bins and that the gates to the car park are always **CLOSED** and **LOCKED** after use! This is about keeping **YOU** safe!

We are still receiving the occasional complaint about noise, loud music playing and dogs barking. Please can we remind **ALL** residents to show consideration to others who live in Hughenden Court – your co-operation will be greatly appreciated!

This was mentioned in the last newsletter but is your intercom working properly? We do have a maintenance contract for the system. If you are having problems please give details of your name and flat number to this e-mail address hughendencourthastingsrtmcoltd@outlook.com or drop off a note to flat 42 on the 4th floor. It would be helpful if you could give details of what the problem is with your intercom so we can provide this to Interphone.

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 or at flat 35 on the 4th floor.

Best wishes for 2019!

Together we can all make Hughenden Court a nicer place to live!