



HUGHENDEN COURT RESIDENTS' ASSOCIATION NEWSLETTER

Issue Number 3

June 2018

Since our last newsletter more has been going on to improve Hughenden Court to make it a more pleasant, but also a safer place to live: -

A couple of health and safety related surveys have been carried out as required by the new insurer:

1. A fire risk assessment of the communal areas has been carried out – please make sure you have a look through the revised 'Fire Action Plan' on the foyer notice board. The report has identified some improvements that need to be made to the emergency lighting and also there are a number of recommendations that affect residents – please see the next page.
2. A full survey was undertaken of the electrical supply to communal areas and repairs have been carried out to replace some dangerous light fittings, replacing the outdated fuses and other works to make the building safer. As part of these works a socket has been installed in the car park after this was suggested by a number of residents.

Other issues currently ongoing: -

3. The new signs we mentioned in the last newsletter, after a bit of a problem at the suppliers, are now ready for each floor and will be installed shortly.
4. The RTM directors have been chasing Fairways Management to ensure we only pay 5% VAT on our electricity bill. We can claim back up to 4 years of overpayments – our bill is currently a £1000 a year more than it should be.
5. We are also trying to get a clear answer about the water rates as it appears every flat is paying more than they should based on meter readings which are now being taken regularly. We are also chasing Fairways about this!

As a result of the fire risk assessment please can you ensure that you:-

- **Do not** smoke in any communal parts of the building including the car park – you can face a fine of £200 if caught!
- **Do not** use the electrical supply cupboards either side of the lift shaft for storing anything!
- **Do not** leave any rubbish in the corridors, stairways, the foyer or any other communal area!
- Have a working smoke alarm in your flat.

This guidance is for your safety – please follow it!

Unfortunately we have recently experienced thefts of some pictures and plants from around the building – some CCTV footage of the culprits has been obtained and this is being followed up!

Please can you make sure you close the front door behind you when entering and leaving the building! Because of this consideration is being given to installing CCTV in some parts of the building to provide security and as a deterrent to stop the dumping of rubbish by some residents.

We have also noticed that on occasion the car park gates have been left open. Please make sure these are locked after use!

And one last thing – polystyrene packaging is not recyclable, so this needs to go in the rubbish bins – the recycling bins don't get emptied if non-recyclable rubbish is in them!

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 number 35.

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