



HUGHENDEN COURT RESIDENTS' ASSOCIATION NEWSLETTER

Issue Number 4

August 2018

Since our last newsletter further work is being carried out to improve Hughenden Court to make it a more pleasant and a safer place to live: -

Two further health and safety related surveys have been carried out since the last newsletter in June: -

1. East Sussex Fire and Rescue Service came and tested the dry riser system; this is designed to deliver high pressure water in case of a fire from the 1st floor upwards. The system is working but does need some minor repairs. They also came to give fire safety advice, including the fitting of smoke alarms, to individual flats – if you missed this visit contact details are available on the notice board in the foyer.
2. A test of the building's lightning protection system has also been recently carried out. This has identified a couple of issues that need to be rectified and we have arranged for these items to be sorted.

Other issues currently ongoing: -

3. The problem with the car park gates has been sorted out for now, although a more long-term fix might be needed at some point in the future.
4. The new signs referred to in previous newsletters have been put up.
5. Our new, cheaper, electricity supplier (Opus Energy) should be taking over soon and the RTM directors have, via Fairways Management, managed to claim back 4 years of VAT overpayments from EDF – around £3500!
6. New LED lighting has been installed on the first floor corridor on the Mount Pleasant Road side. This is designed to provide emergency lighting in the event of a power failure, but also has movement sensors so is not on

constantly, therefore saving electricity. We would like to use this set up in the rest of building but would like your opinions before proceeding!

Unfortunately we have recently experienced some vandalism to the doors to the roof on the 5th floor and unauthorised access onto the roof. Work has been completed to make the roof more secure. This is on top of some minor thefts we mentioned in the last newsletter. Consideration is still being given to installing CCTV around the building to provide security and we are awaiting a response to enquiries made.

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 bin stores and that the gates to the car park are always **closed** and **locked** after use! This is about keeping **you** safe!

We have received a number of complaints about loud music playing and dogs barking. Please can we remind residents to show consideration to others who live in Hughenden Court – your co-operation will be greatly appreciated!

Please can we politely remind residents **not** to feed pigeons and seagulls! They are wild birds that do not require human help to survive. We suspect we have a problem with pigeons roosting on the balcony of an empty flat which is particularly affecting people living at the back of the building. Contact has been made with the owner to try to resolve the problem.

Lastly – is your intercom working properly? We do have a maintenance contract for the system. If you are having problems please let us know at this e-mail address - hughendencourthastingsrtmcoltd@outlook.com or drop off a note with your name and flat number at flat 42 on the 4th floor.

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 on the 4th floor.

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