

Fairfield Hall



Fairfield Hall Newsletter

Welcome

Welcome to your May Newsletter. The sun is shining, and the flowers are blooming. What a delight it is to see all the plant beds growing and blooming after their winter cuts. Fairfield hall grounds really are beautiful at this time of year.

Contacts

If you have any queries or would like to report any maintenance faults, then please continue to email maintenance@fairfieldhall.net or call **07727 015204**, and the site team will reply and action as soon as possible. If necessary, your email or call can be directed to Aspire for further help. Contact information for the site team and Aspire are noted on the noticeboards around site.

Lighting at Kingsley Avenue

Kingsley Avenue lighting to commence very soon. New feeder pillars being installed adjacent to the gates at Kingsley Avenue and another one at the corner of the car park just after the gates in Kingsley Avenue. There will be a new supply to gates, a separate supply to the lights on top of the pillars and a separate supply to all the lights in the bottom car park.

Internal Lighting

At the beginning of 2024 we started the process of upgrading the 750 internal lights as they were extremely inefficient and even operated in daylight hours. The final phase of this programme is about to be concluded, and we estimate an 80% reduction in energy consumption for the internal lighting

Carpet

We have approximately 4500 square metres of internal carpet. It is now approaching 20 years old and is showing signs of wear and moth damage. We are therefore starting a program of replacement of the carpet initially at door 5 East wing followed by doors 2 to 9 West wing. Other areas will follow in due course.

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Bike Store

The bike store is situated to the rear of the East Wing. We ask you to please register your bikes with our site team at maintenance@fairfieldhall.net. You will be registered with a number tag that we would request is attached to your bikes.

It will be assumed that unregistered bikes are unwanted and will therefore be removed to save space and to make room for others. Electric bikes and scooters must not be stored or charged in the bike store and will be removed immediately as they are a potential fire hazard.

Intercoms

The changeover of the main door intercom systems are well on their way. These are being implemented due to the failure of many of the original intercoms and not being able to source new parts anymore. These new intercom systems work via an app which can be downloaded onto devices, giving you access to answer via video call. These also come with a lovely new fob which can make access a bit easier when your hands are full.

Gates

The gates at Eliot way have now been set up on a fobbed system. This has been installed to help with the security in this area and to eliminate non-residents from being able to gain access to resident's spaces. The Mews, Kingsley Avenue and Eliot way gates have also been upgraded to comply with the new gate safety regulations.

Animals

It is the responsibility of the animal owners to clean up after them in the communal hallways and grounds. If your animal sheds hair, then please Hoover outside your property. It is not the job of the site team to do this. Please be mindful of your immediate neighbours when walking animals through the building

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Insurances

As touched on at the St Patrick's day budget information exchange meeting, we were "blind-sided" by Gallaghers (broker) and Axa (underwriters) who we believed had not yet shared estimated premiums for the year ahead. And we warned that a material increase would potentially lead to harsh choices in the year ahead.

Firstly – the information did exist last month HOWEVER Gallaghers had continued to share that data and info incompetently with P&R who had been terminated 15 months prior.

Nevertheless, we are pleased to advise service charge payers, that that premium has now been received and is within the budgeted amount forecast, coming in at GBP 290,914.05 inclusive of IPT. Shockingly high – but gives no negative financial impact for 2025-26

Moreover, Premium Credit as last year will fund that premium over 6 months. The finance cost of that will be £8,664 or 5.6% APR – again within overall forecast!

The instalment option ensures that full reserves are maintained at all times for the matters that they were collected for – which was not Insurance

Forecast and budget for the year 2025-26 ahead

An interesting evening on Monday 17th March just gone. Lots of pertinent questions and challenges from the 60 or so Leaseholders present. Hopefully most of the answers given were more than satisfactory.

The re-setting of the service charges for the year ahead so that no lease holder will pay more than £9 extra over last year was we think well received.

Matters of lighting security and car parking dominated proceedings.
Refreshments kindly administered by Hazel and the Knight family.

Reserves heading into 2025-26

At the time of writing the reserves as we turn the year will be collectively in excess of the numbers shown, which are PRE surplus 24/25:

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reserve	Approx. Cash	The year ahead
A-Estate	£43,000	Lawns, plants, pathways, lighting
B-Internals	£31,000	Carpets, lighting, door security, gate fobs
C-Lifts	£115,000	Within the main hall building
D-Externals	£105,000	Walls, stonework, gates and associated
F-Pumps	£69,000	A second set of water tanks upgraded
	£363,000	

These are held as cash and reported on quarterly

Financial Out-turn 2024-25

As forecast in September 2024 and again at the AGM last November, the full year spend for 2024-25 has generated a surplus and when the precise numbers are finalised, that surplus will be offset against the 2023-24 deficit so as to have no financial impact on leaseholders across the estate.

Presently, as forecast the surplus will exceed the deficits collectively brought forward and so that surplus will be transferred to the estate reserve (reserve A) which every leaseholder funds and so every leaseholder will benefit from.

We will continue to send our financial updates against the budget set above

On a quarterly basis on a one-month lag – an improvement on P&Rs efforts of once a year on a 6 month lag. Historically we have been reacting 18 months after the event – no way to run a business. We will now respond to events quarter on quarter and let residents know accordingly. Thank you.

Fire Safety

There is a provisional date of 17th June for the next exercise by the fire brigade. We are using a courtyard apartment to make life difficult for them. We would also like to do a staggered evacuation weather dependent. Details will be circulated once the exercise has been confirmed.

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Site Team News

We have the sad news to inform residents that our lovely and loyal Admin, Kaylie Williams is stepping down.

She has been a dedicated member of staff and a friendly face around Fairfield Hall for a number of years now.

Her bubbly character will be missed around the halls, and we wish her the best for her future.

Stepping into the new shoes of admin will be Sandra Palmer. She has had many years of administration experience, and she is looking forward to getting to know you all.

Another new site member has joined the team. Paul Martin has had years of experience in horticulture. He has already shown his excellent skills on the grounds and has fitted in well with the site team.

Works around the grounds

The team continue their hard work keeping up with the weeding and the forever growing grass. Thank you for those who have praised the team for their efforts.

Projects for this summer

Quotes are currently being sourced to rebuild the old water features in Bedford wing into raised planters. With last year's tidy up in Pryor wing and Bedford wing we hope the new planters will be the finishing touch for the residents in those areas to enjoy.

The grassed Island near to door 3 on Kingsley Avenue is scheduled to be redesigned as a 'Living Tribute to History'.

Fairfield hall has historical significance, and the garden will embody the era in which the building was constructed. We are including an ornate structure which will commemorate the year the building was built and its significance. Planting and lighting will highlight this area. We hope the final display will pay tribute to the building origins.

Moss has been a big issue over the last few years. The team have finally managed to deter new growth this year. With an annual hiring of an industrial moss machine and treatment.

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Internal

Door 5 ground floor. Re painted and new carpet commences mid-May/ June.
Door 2 through to 9 re paint and new carpet. July/August.

Welcome Pack

The new welcome pack has been compiled, and all residents will be sent one via the management company.

Tennis Court

The tennis courts have been cleaned and treated, and the net is up and the lines painted. All that is require is some tennis to be played. If you would like to play tennis, then register using the QR code below and contact tennis@fairfieldhall.net with your apartment number for details of special membership for residents.



Tennis Registration

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Moan Alert

Internal BINS

Please can residents put all rubbish bags into the bins provided. With the hot weather it helps us to control flies and vermin.

Please tie all bin bags fully. It is the team's biggest annoyance when rubbish bags are not tied, and we are having to spend time picking rubbish up from the floor. Seal nappies into proper nappy bags. Put Cat litter in double sealed bags No animal excrement and No glass. No medical waste e.g. Syringes.

The compound/ bin stores are not your local refuse Centre. Only put household rubbish in the bins. This is a safety risk to the team. If you move out or tenants move out please take all your house contents with you.

The bin stores are not the local storage unit for no longer wanted items. Please respect your neighbours when using the same bin store.

An increased number of dogs using Huntington wing courtyard. The grounds team and residents of this area are noticing increased patches on the lawn caused by dogs urinating. Alongside a number of plants being killed off. The Site team work hard at making the grounds look nice for the residents residing in this area. Please be mindful where you are allowing your dog to urinate where you are letting them do their daily business.

Due to a number of instances in Eliot way car park. Drug dealing, Travellers trying to access in, dumped cars, Bannatyne's members using car park, car park being used as a park up to go to airport. The decision was made by the directors to install a fobbed gate system to deter all these issues.

Due to the increase of failing intercom door systems, new intercoms have now been installed. We have had some positive feedback from residents re the new system. Please make sure you read the ' how to install information sheet' provided to each household thoroughly.

If you wish to purchase more door fobs or gate fobs, please contact Aspire management for payment. £17 for gate fob £7 for door fob.