

FHMC Newsletter

Issue 24 // www.fairfieldhall.net // March Issue

Progress on Major Projects

The FPP, CWP, Health & Safety and Compliance are the most important projects currently being undertaken FHMC, they have an impact on every occupant at Fairfield and they will play a major role in reducing the Service Charges. Therefore, they form regular reporting in the Newsletter.

Fire Prevention Project (FPP)

We are pleased to announce that Bedfordshire Fire & Rescue and Central Bedfordshire Council will be assessing the Roof Compartmentalisation and the New Bin Store Doors in April and, on certification, rolled-out across the Hall.

March saw the final five Bin Store Motors fitted for the fire system, which is a major milestone in the FPP.

Capital Works Plan (CWP)

The roof cleaning is nearing completion.

A large proportion of the external cleaning works has also been completed. We will be shortly moving onto some urgent remedial works with the aim of painting in the coming few weeks. This includes repairing slipped tiles, broken coping stones, pointing and replacing missing leadwork.



Congratulations to P&R

We are delighted to announce that our Managing Agent, P&R has won Property Management Company of the Year – Bedfordshire

“The judges were impressed with your team’s personal touch, consistency of reviews and overall attentiveness. You seem to go over and above for your clients and I hope this achievement brings more success in 2021”



Well done P&R!

Correction to the last Newsletter

In last month’s Newsletter there was an article about the ‘Fire Doors’ that warrants a clarification. The article stated, ‘We have decided not to lock them [Ed. *The external fire doors*] for the present time however, we may be required to revisit this should they continue to be used.’

To be clear, no Fire Doors will be locked as to render them unusable as this would be against the Fire Regulations. Our intention would be to secure them so that they could only be used in the event of emergency.

However, impressing the intent of the article, please ensure that the external Fire Doors are kept closed. The External Fire Doors being left open presents a serious security risk.

Use of the Lawned Areas and Grounds

As part of the ongoing discussions concerning the use of the communal grounds, and following on from the recent Zoom meeting, the Board has taken further advice to clarify the legal position and to seek a way forward which respects the views of all leaseholders.

Further discussions with our legal advisor and with the freeholder have confirmed that the leases are totally unambiguous – the freeholder has not granted any right to use the grounds for recreational purposes other than those areas designated as ‘public open space’ - these consist of the cricket pitch, the East and West Orchards and the grassed area between Icknield House and Fairfield Community Hall.

However, as a result of these discussions, we believe that there may be a workable solution which will satisfy those people who wish to enjoy peaceful use of the communal grounds. Therefore, we are now going to put forward a proposal, on which all leaseholders can vote. The aim is to provide reasonable use of the grounds and with the aim of meeting the different views of all those who live in the Hall whilst also protecting the rights and amenities, which every leaseholder has under the terms of their lease.

If anyone wishes to send any thoughts or comments for consideration, please email us on directors@fairfieldhall.net. We will write to consult with all leaseholders before putting any plan into action. In the meantime, we ask you to continue to uphold the terms of the lease, respect the rights of all those who live in the Hall and remember that under the Fire Regulations BBQ’s are not allowed in the communal grounds.

Tennis Court – Opening

The tennis season is upon us and with Covid restrictions easing the Fairfield court can open from 29th Mar. Please visit <https://clubspark.lta.org.uk/FairfieldTennisClub/Membership/Join> to become a member. The court will be available for members to book from 29th Mar until 30th Nov.

All subscriptions apart from a small booking fee is put back into the court.

Membership :-
Adults – 15 pounds
Under 16 / Over 60 – 10 Pounds

Enjoy your tennis.
Any queries contact tennis@fairfieldhall.net

Covid-19

To protect yourself and others please wear a face mask when inside the Hall unless medically exempt.

The sanitisation programme is continuing at three times a week until further notice.

Dogs on Leads

We would like to remind all occupants of the Hall that dogs must be kept on leads when in the Hall and in the Hall's grounds.

Please do not allow your dogs to urinate against bushes close to fellow leaseholders' apartments.

We have continued complaints from Leaseholders and occupants on this subject so we would ask you to please show respect for your neighbours.

Service Charge Payments

P&R will send out a communication regarding the delay of the invoices and it is anticipated these will be distributed week commencing 19th April 2021.

Please ensure that any payments are made to the new account, the details of which can be found on your statement. For convenience, they are:

Fairfield Hall Management Company Ltd
Sort Code: **230580** Account Last 4 digits **9473**

Please ensure that you include your reference on any payment made so it can be allocated correctly.

Please also make sure that any cheque is made payable to Fairfield Hall Management Company Ltd and not to P&R. Incorrect cheques will be returned and a charge may be added for repeat offenders.

Household Items in Communal Areas

A reminder to all residents that personal items should not be left outside apartment doors or in any communal areas or they will be removed by the Site Team. There has been a particular problem with shoes and boots being left in corridors – these are a trip hazard and should not be left in hallways, so we ask those who do so to keep them inside their own property.

Please remember that this is one of the issues highlighted during the Health and Safety Inspection and if it continues could have an impact on our insurance.

Requests for Bollards to be Lowered

Residents sometimes ask for the bollards around the grounds to be dropped for deliveries to be made or for contractors to gain access. The Site Team endeavour to accommodate these requests to the best of their ability.

Having the bollards lowered leaves the paths and grounds around the Hall open to damage, not only by the intended third parties, but also by anyone who chooses to take advantage of the increased access.

Historically, any damages have been paid for out of service charge monies, which meant that all leaseholders had to pay for any damage incurred and we believe that everyone would see this as unfair and unnecessary. Therefore, the Board has produced a waiver for residents to sign when requesting the bollards to be lowered. Signing the waiver confirms that the signee accepts liability for any damages incurred as a direct result of the bollards being dropped. So, this would not include a dog digging a hole in the lawns as this would not be dependent on the bollards being dropped.

Therefore, going forward, the bollards will only be lowered when there is a signed waiver.

Parking in the Gym Car Park

With the gym opening on 12th April can I ask that anyone who was using the gym to park their car please now use their allocated parking space.

Doorbells with CCTV

A small number of Leaseholders have installed doorbells with CCTV capabilities. Whilst we understand the reasons behind installing this type of technology, we ask that you read the details by accessing the link below:

<https://ico.org.uk/your-data-matters/domestic-cctv-systems-guidance-for-people-using-cctv/>

As you will see, technology that captures CCTV cannot be used in the communal areas, such as the corridors of the Hall, as it contravenes GDPR regulations.

Please ensure that you adhere to the rules as specified via the above link and remove any CCTV capabilities.

Fairfield Hall Helping Hands

A few of the Fairfield Hall residents have volunteered to help out with any small tasks to make things easier for our neighbours.

This can include picking up some shopping, something from the Pharmacy or even just carrying some heavy bags from the car.

We are also happy to see if we can help with other odd jobs, just try us and see if we can help.

All the notice boards have a list of volunteers who will help, you can also add yourself to the list.

We thank you for the volunteers who are bringing this community together.

For more information, please contact Marcia Epstein Apt 125 - 07725 109964.

Storage of Items in the Utility Cupboards

Please do not store any items in the Utility Cupboards. These Cupboards house some very dangerous equipment, including gas and electricity meters, and their design is not for resident's use - they are not part of the communal areas.

Any personal items that have been stored in the Utility Cupboards will be removed by the Site Team.

Contacting the Directors

- **Urgent issues and out of hours Emergencies :-** P&R on 0845 373 0502 / 07429 599516.
- Maintenance Enquiries :-
info@pandrmanagementservices.co.uk, and cc maintenance@fairfieldhall.net.
- Anything that you wish to discuss or bring to our attention - directors@fairfieldhall.net. Updates concerning the Hall will be made to all Leaseholders at the same time.
- Comments or concerns about the Site Team direct these to Paul Godbold Paul.Godbold@pandrmanagementservices.co.uk and cc Directors@fairfieldhall.net. Please do not try to issue direct instructions to the Team as they have a work schedule to which they have to adhere.



Maintenance Corner with Chris & P&R

Work for the past month:

- Roof Cleaning is nearing completion.
- Completed 95% of external cleaning works.
- Repairs to the Kingsley Avenue gates. No issues so far.
- The final 5 bin store motors have been fitted for the fire system works.
- The Crittall window project has been making good head way and there have been a further 9 windows.
- Bin Collection and Bin store cleaning.
- Vacuuming
- Lift Cleaning.
- Reinstating bollards both security and wooden.
- Hard pruning of the Bay lolly pops between door 4 and door 4a and roses at door 4.
- Jet washing and moss treatment of the tennis court.
- We were forced to look for a new site vehicle this month as our old vehicle broke down and it was beyond economical repair:
- A cage for the pick-up bed if being fabricated and up cycled from the old vehicle cage as we speak.

Work this coming month:

- Bin store door being installed in East Wing as a trial and once signed off will install others throughout the development.
- While getting these signed off will get void above door 3 signed off.
- Repairing slipped tiles, broken coping tiles and missing leadwork.
- Windows being cleaned and guttering attended to.
- Pryor wing pump being repaired.
- Treatment for the lawns being applied.
- Pyracantha is being planted by West Wing Fence (if in stock!)
- Pothole by Kingsley Ave gate being attended to.
- Tree Surgeon is on site.
- New hoovers for the site team.
- Removal of all items from all Utility Cupboards and emergency fire exits from apartments because of fire regulations.

