

Dear Residents,

**DIRECTORS OF THE HEATHFIELD COURT ESTATE MANAGEMENT BOARD**

**UPDATE SEPTEMBER 2020**

Despite the continuing difficult environment, we continue to make progress since our last newsletter in the Spring. We take this opportunity, as the summer months draw to an end, to bring you up to date with some of the things we are working on.

**Coronavirus**

The pandemic continues to be a worry to us all, but as the Government eased the Lockdown, we were able to resume a more hands on approach to managing the Estate. Peter Collier from our Managing Agents, Faraday, started to make more frequent site visits and give our on-site Porter, Gary, more direction and support.

The Board was able to make a detailed tour of Heathfield Court a few weeks ago (while observing social distancing!) which resulted in a number of initiatives, some of which are mentioned below.

The Boiler Project is underway, with asbestos having been removed from the Boiler Room, and the installation of the new boilers is in progress.

As a Board we remain very cautious about the virus and urge all Residents to continue to take care and follow Government Guidelines.

**Boiler Project Update.**

Coronavirus restrictions permitting, the new installation is expected to be completed later in September, with testing to be finished before the winter. Here is a brief summary of the new installation and the benefit it will bring to Heathfield Court.

The two existing boilers that provided central heating and hot water to all the flats have reached the end of their lifespan and are being replaced by six smaller, high efficiency, modern boilers.

New insulated hot water tanks are also being installed, together with new pumps and pipework, and improved control systems.

This new installation will be more flexible, energy efficient and more economical to run, as well as needing less maintenance in the future.



## Annual Drain Down

Every year we drain down the hot water system so that flat owners can arrange to have their radiator valves and hot water pipe valves checked and eased. This needs to be done regularly in all the flats because of the damage that hard water in the area does to valves and pipes.

This year the drain down will take place as soon as the boilers have been commissioned and all flat owners are urged to make these checks.

The hot water pressure will not change as a result of the new boilers, so any leaks within flats will remain the owners' responsibility. Resident tenants should immediately report any leaks to their landlord.

## Cleaning of common parts and grounds

We have taken note that the cleaning of the stairwells, carpets and common areas needs improving and we have asked our Managing Agents and on-site Porter to address this.

It is also many years since we have had a 'deep clean' of the common parts, so our Managing Agents are also organising for this to take place, together with a programme of touching up the paintwork.

The responsibility for weeding and keeping the grounds tidy belongs to our Garden Contractors, and planting and maintenance is under review

The on-site Porter is responsible for picking up litter, but we remind all Residents not to drop litter in the grounds or in any of the common parts, and to put any rubbish or recycling in the communal bins provided.



## Heathfield Court Board site inspection

The Board's Directors would have liked to have walked the Estate soon after the AGM in March, but Coronavirus prevented that taking place. However in mid-August, observing social distancing, we inspected the grounds and common areas and considered some of the following matters:

### *Bicycle Storage:*

With cycling becoming ever more popular, we will look into the current storage arrangements and see what can be improved. But we do remind everyone that storing bicycles at Heathfield Court is at the owners risk.

### *Rubbish Bins:*

The communal bins will be deep cleaned and our Managing Agents will contact Hounslow Borough Council about replacing those with broken lids. Again, we noted that some residents do not put their rubbish and recycling into the bins but leave it alongside, which makes the area untidy.



### *Gardens:*

It was agreed that some improvements could be done as a project from 2021.

### *Internal common areas:*

We have mentioned the deep clean. Our Managing Agents will also arrange for the radiator valves in the communal areas to be fitted with thermostats to stop them reaching excessive temperatures.

### *Car parking, garages and charging points:*

The Board is aware that there is an increasing number of electric cars in London and they need charging points. No residents have yet asked for a charging point to be installed, but we might have to consider providing charging facilities in the future. We have asked our Managing Agents to explore cost effective ways of providing and financing this facility on the site.

## **Heathfield Court Website**

The Heathfield Court website has been updated and will be relaunched soon. It is intended to provide useful information about the Estate for Leaseholders, Residents and prospective purchasers, and the design and content of the site will evolve as we get feedback.



## **Heathfield Court contacts**

For day to day management matters, such as reporting faults or repairs in the communal areas or elsewhere on the site, please contact:

On-site porter Gary Conway on 07943 525280

Faraday Property Management on 0203 206 0066

Faraday out of hours helpline on 020 3370 9332

Repairs and maintenance inside individual flats are the responsibility of the owner, and any rental residents should contact their landlord or letting agents about this.

Heathfield Court Management Board.  
September 2020.