

**NOTES FROM HEATHFIELD COURT (CHISWICK) LIMITED**  
**ANNUAL GENERAL MEETING**

On 10th March 2021 the Leaseholders of Heathfield Court held their Annual General Meeting. Because of Covid restrictions, it took place 'virtually' using Zoom technology.

Here is a summary of some of the topics that came up that might be of interest to all Residents living at Heathfield.

**Reports from the Board and Faraday Property Management:**

It was reported that, despite the difficulties posed by Covid restrictions, the management of Heathfield Court had remained on track. The outgoings over the year were within budget, including the major Boiler Replacement Project, and a new budget and maintenance plan was agreed for the year ahead. The next major project will be to upgrade the lifts in Blocks 2 and 3.

Representatives from Faraday continue to inspect the site each week and liaise with Gary, our on-site Porter.

The Heathfield Court website at [www.heathfield-court.co.uk](http://www.heathfield-court.co.uk) is now up and running, with information for residents and prospective purchasers, and a special area for Leaseholders.

**Questions raised at the Meeting:**

Most questions from Leaseholders were about maintenance plans and service charges for the next year, but the following topics should be of interest to all residents.

Site Security

There was some discussion about improving site security and Faraday mentioned that better lighting and improved security cameras were being looked at, particularly around the bicycle storage areas. They added that security at Heathfield Court is kept under review and initiatives followed up to improve the situation as appropriate. All residents are asked to report any potentially suspicious activity on the site to Gary, the on-site porter, or to call the Police if they think they might be witnessing a crime.

Cleaning of the Common Parts:

Leaseholders stressed that the common parts and the external areas of the Estate should be cleaned to the highest standards, to maintain Heathfield Court's amenity value and its reputation as a high quality residential estate. Faradays explained that a new cleaning protocol has been set up to raise standards and they were monitoring the situation to make sure standards do not slip.

Decoration of Common Parts.

It was suggested that the decoration and overall presentation of the common parts could be upgraded now that residents' work/life balance might be changing as they spend more time working from home, even after Covid restrictions are lifted.

Gardens:

Improving the garden areas for residents spending more time at home was also discussed. Faradays said they will work with the gardening team to brighten up the planting and landscaping. The possibility of replacing the large evergreen trees in the central garden with something less overwhelming and dark was also discussed, though the implications of Heathfield Court being in a Conservation Area would have to be considered.

Environmental issues:

The Board reported that, as well as fuel efficiencies from the new communal boiler installation, it was considering how Heathfield Court could further improve the sustainability of the site by looking into possibility of installing electric car charging points and solar roof panels, as long as this can be done in a cost effective way.