

North End House News

Issue No. 26

10th July 2017

Dear Residents,

Welcome to the 26th edition of North End House News. The board has been striving to start some of the projects promised last year. Some of them have been delayed due to unforeseen circumstances. However, some of them will be completed by the next financial year.

Fire Safety and alarms:

This has taken over as a very important topic in light of the recent incident in our neighborhood. We have requested the fire department to come to NEH for a presentation on how to improve fire safety in your flat on Wednesday 2nd August 2017 at 10.30am. Depending on the number of residents attending, we will book the venue and will update you in due course. You are requested to please telephone or write to the office latest by midday on Monday 17th July if you wish to attend. Please ensure that you leave a voice message when you telephone as if you don't, we are not aware you called. In addition, we will hand out the NEH procedures to follow in the unforeseen event of a fire on the day. The emergency procedures are also available to view on the North End House website.

For your information these are the current weekly fire alarm testing times in all blocks, all of them at 11.00 am on the following days:

Star B: Mondays
Star A: Tuesdays
North: Wednesdays

Centre: Thursdays
South: Fridays

If any resident has a problem hearing it, or have any queries, please inform the office immediately and try to attend the presentation.

Garden rules:

It has been brought to our attention that despite repeated calls to avoid hard ball games there are some residents inviting visitors and continuing to play hard ball games in the garden. This rule will be strictly enforced by the porters and warning issued to the offending parties. Furthermore, there has been a spate of cigarette butts scattered across the garden. We have decided that in the best interests of everyone we will offer a designated smoking area with ashtrays. This will be at the far side of the garden near the bench overlooking the South block. We would appreciate it if all smokers would abide by this request.

Porters Lodge:

As you can see the porters lodge is progressing but at a frustratingly slow pace. This is due to organisational and planning issues from the contractors. The fact that this is a 'one of' small project any ordering of materials is a special order and made to order compared to mass production. We are encountering this problem with regard to the door and windows of the lodge. However we are hopeful that the lodge will be finished and operational by the end of the month.

Licence to alter

Due to a change in the estate surveyor dealing with these projects, licences are delayed. We are currently interviewing companies to take on these projects and a short list is being considered. A decision will be made by the end of July, the details of which will be communicated thereafter.

Fire Stairs

This has become the first priority of the board and once the chartered surveyor is appointed the project will be launched. The stairs in the centre block (road facing) and south block (garden facing) are condemned and no one is authorized to use them. We would request residents not to leave items for disposal on the fire stairs/landings and you are requested to contact the office if you need help. NEH offers a service wherein we collect items like furniture and electrical items for disposal for £20/- per item.

High Level Redecorations to the Square Blocks

We are earnestly working on this project in order to choose the best option available without too much disruption to the residents. Some of you may have seen the boom truck on the estate two weeks ago. We are studying the possibility of using that option vs scaffolding. The square blocks have an added difficulty in the fact that they have pitched roofs and therefore scaffolding can't be built from the top level down as it was for the star blocks. We shall keep you informed of developments

Contents insurance:

As has already been advised in various previous newsletters, every house hold is responsible for their own home contents insurance in the event of water or other damage. The following is to be

considered and understood by all households:

If the damage is due to communal causes NEH building insurance will be responsible for the external and internal redecoration of the flats affected. However as NEH building insurance has an excess of £500 on its building insurance this amount will be the responsibility of and paid by NEH Ltd.

If the damage is caused from one flat to another, the flat causing the damage will have to pay for its own repairs plus the £500 excess of NEH building insurance. NEH building insurance will pay for the decoration damages to the flats affected.

In all cases NEH or its building insurance is not responsible for the flats contents and these should be covered by the contents insurance of the individual flats.

Short term rental/ Rental of parking spaces and Airbnb:

Please note the NEH lease forbids short term rental by individuals and renting of car parking spaces by individuals. A licence from the office must be obtained before you get into any rental scheme. Airbnb and Bed and Breakfast arrangements are absolutely forbidden.

Staff Goodbyes:

Our Book-keeper – Mrs. Jadranka Coic will be retiring after nearly 5 years of service on the 14th of July 2017. We wish Jadranka all the very best in her future endeavours. A replacement will be announced soon.

Kind regards,

**From North End House Estate
Management**