
Welcome to the Autumn 2020 Newsletter of Three Courts!

▶ Contacts

- **Aarron Taylor:** Resident Estate Manager (07791 028 232)
- **Faraday:** Louise Munday, Property Manager (0203 206 0066) or **Louise.Munday@faraday-property.com** - please include your property address)
- **Our website:** www.threecourts.co.uk

Otherwise, email your **Board of Directors:** BBB-courts-management@googlegroups.com

AGM

A reminder that due to the current pandemic and government guidelines on social distancing, we were not able to hold an in person Annual General Meeting this year. The meeting took place online on 26 October 2020, facilitated by email/post for votes and questions. Notes will be sent to leaseholders shortly.

Socials

We are hoping to have our traditional but Covid adapted Christmas celebration this December. More information will be posted in each building in due course.

Major Works

With the external work at Beaumont finalised since this spring, we are looking to start another building. Please note that this is dependent on collection levels.

Bikes

It was reported that a bike was stolen from the garden in September. Please use robust locks, do not let anyone you don't know into the garden/buildings and do not share the code for

the back gate to help enhance security. Please contact the Estate Manager for this code as necessary for bike storage. The Board has asked the site team to look at additional storage racks to accommodate more cycles in the garden and to organise a bike cull as in previous years.

For residents using bike sharing schemes, please make sure that the pavements outside of buildings, as well as entrances are not blocked.


Environment

We have several recycling bins in the estate. Please put items in the right bin to avoid contamination at the Hounslow depot which reduces the impact of our recycling efforts. For example, plastic bags should be recycled at local supermarkets NOT in our plastic recycling bin and shredded paper should not be placed in our newspaper bin. Have a look at <https://www.recyclenow.com/recycling-knowledge/facts-and-info/10-things> and <https://www.hounslow.gov.uk/info/20128/> for more information. Shoes and clothes can also be recycled for example through the bank outside the fire station or with Nike Town who can provide collection bags for sport shoes that you no longer use. The programme is called Reuse a Shoe.

In general, do not litter unwanted items across the estate. There are multiple charity shops on the High Street that can also benefit from your goods.

Swimming pool

After being able to enjoy the swimming pool this summer when restrictions were lifted, it has now closed for the winter months.



Social Distancing

Residents are reminded that the social distancing rules from the government should be observed throughout the estate, including in the garden and the BBQ area. This applies to children too, who should also be supervised at all times.

Hand gel dispensers in each block will remain for the time being.

Residents can join a Covid-related residents Whatsapp group. More information is available on the notice board in the entrance of your block.

Security

Even more with Christmas approaching and many parcels being delivered to our estate, please ensure you always know who you are buzzing into the building when the intercom is pressed. Also be aware of who is entering the building with you. 'Tailgating' is an easy way for strangers to get in. We all have a role to play in keeping the estate secure.

The MET uses a programme called 'OWL' which provides the public in London with the latest local crime alerts. More information is available in the entrance to each block.

Windows

Residents who may wish to replace their windows can contact Woodfield Windows and/or the Windows Centre. Please remember that neither company is approved or recommended however, they have proven capability of undertaking the work in accordance with the planning permission granted, both fitting from the inside or when scaffolding is in place. Residents are free to choose a company as long as they apply for a Licence to Alter. Details of both these companies can be obtained from our Estate Manager or Faraday. A reminder that displaying inappropriate items at windows or hanging anything out of the windows does contravene the lease and will be followed up.

Heating

The heating was turned on 1 October but did not kick in until 2 October in certain blocks following another visit from our new heating specialist maintenance company. A review of our heating systems has taken place in order to improve the services for hot water and heating. In the meantime, we encourage all residents to install thermostatic controls on their radiators to better manage temperature in their flats as well as costs for all residents.

Smoking

If you smoke in the garden, including the BBQ area, please take your cigarette butts with you. Please be conscious about smoke drifting through other people's windows and avoid smoking near the blocks.

▶ Become a Director

We are actively looking for new directors to join the board of our freehold company, BBB Courts Limited. This is a voluntary position which does entail a workload of about 15hrs a month but will be rewarding in terms of giving back to the community and shaping it for the future. Interested individuals:

- need to meet the criteria for a director set out in the Companies Act
- must have no material or undeclared conflicts of interest
- must not have any payment arrears
- represent a leasehold interest in the property
- work for the benefit of all leaseholders and residents

If you meet these criteria, email the Board for an application form.

New directors can be co-opted throughout the year and officially voted in at the next Annual General Meeting.