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Please find below the Three Courts February 2022 Newsletter

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## ▶ Key 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](http://www.threecourts.co.uk)
- **Board of Directors:** [BBB-courts-management@googlegroups.com](mailto:BBB-courts-management@googlegroups.com)

## New Board Directors

We're delighted to welcome a further two new directors to the board. Zoheb Raza and Carol Ghadimi have joined to help with communications and resident relations respectively.

Our newly formed board now has six members, and we welcome more. Please see the 'Become a Director' panel at the bottom of this newsletter for more information.

## Fire Safety

The upgrade to our Fire Alarm is now complete and the system has been active since 9th October 2021.

Following a tender process, we have issued a consultation to leaseholders around the appointment of Fire Safety Works to carry out legally required fire prevention works in the communal areas. This will commence in March. The cost of these works will be met from the BBB Courts Limited reserve fund.

You may recall, after a review by the fire brigade last year, Faraday wrote advising that flat front doors which don't comply with current fire regulations will need to be replaced. Faraday will be issuing a letter in the next couple of weeks

reminding you of this and with the names of companies which can do this work. We are hoping to secure discounted prices for leaseholders from a supplier by giving them a minimum number of orders. Flat doors are our individual responsibility as leaseholders.

In the event of a fire, you should sound the alarm and evacuate to Turnham Green Park. Please take a minute to familiarise yourself with the fire safety process for the buildings. This information can be found on the noticeboards, by the back door and on the 3Bs website.

## Bikes and Bike Storage

To accommodate more bikes in the garden, we're looking into the potential for additional storage racks and costs involved. As in previous years, there will be a bike cull in the next few weeks. We will write to you with more details soon.

We are looking for a charity that will accept donations of culled, useable bikes. If you know of any, please do email us.

## Communications

As a new board, one of our central aims is to ensure that all 3Bs owners and residents feel listened to and informed about 3Bs matters.

As part of this we are reviewing our current communications to include better utilising WhatsApp and the BBB Courts website, creating an email newsletter and trialling leaseholder/tenant surgeries – the latter will be virtual, at least while Covid remains a concern.

As we're putting our plans into place, we'd love to hear your suggestions. For now, the best way to communicate with us is to email [BBB-courts-management@googlegroups.com](mailto:BBB-courts-management@googlegroups.com) – this email address is checked every day.

## Composter

As the council has provided a new food waste bin in the communal bin area, we have decommissioned the relatively little-used composter and it will be removed from our garden soon. We will be developing plans for the freed-up space over the coming weeks.

The council will be sending out food caddies and compostable bags to each resident soon and there is advice on the front of the food waste bin on what can be placed inside it.

## Water Fountains

We would like your opinion on the water fountains at the front of each block. Following the breakdown of one of the fountain pumps, it was suggested by the site team that replacing the fountains with flower beds would be more attractive and save a small amount of electricity, money (each replacement pump costs £350) and maintenance time. We think this is a good idea but would welcome your thoughts, particularly if you feel differently. Please email us on [BBB-courts-management@googlegroups.com](mailto:BBB-courts-management@googlegroups.com) if you'd like to get in touch about this.

## Recent Works

Following the week-long boiler outage in Beverley Court in December, we've purchased spare parts for all of the boilers to try and minimise the likelihood of a similar outage in the future. As part of our major works plan, we are looking at how we can improve the efficiency and reliability of our boilers. We are considering whether it may be possible to start major works on the roof and external walls of Beverley or Belgrave in 2023, subject to the availability of sufficient reserve funds. We will provide further information to leaseholders in due course.

## Smoking

We've been asked to remind all residents that 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.

## Residents' Association

In order to better connect our community, a group of residents is starting a Residents' Association. All leaseholders and residents will be receiving a letter in the next month from Amber Dawson, via Faraday, please get involved!

## Gas Usage

In view of recent energy price rises, we urge residents to turn their flat radiators on only when heat is needed. If your flat is too hot, please turn your radiator down rather than opening the window. If you would like to fit control valves to your radiator, please let us know as we may be able to agree a bulk purchase scheme to reduce the cost to you of fitting these in the summer. We are trying to control the amount of heat that the boilers produce, but this is proving difficult due to the age of the equipment. We plan to fit controls to communal radiators in the summer to reduce the amount of gas being wasted.

## We Welcome Your Feedback

As a community, we'd love to hear your ideas on how to improve life for us all at the 3B's. The best way to communicate with us is to email [BBB-courts-management@googlegroups.com](mailto:BBB-courts-management@googlegroups.com) – this email address is checked every day.

### ▶ 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, and must represent a leasehold interest in the property.

If you meet these criteria, please email the Board for an application form. New directors can be co-opted through the year and voted in at the next AGM.