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Welcome to the Spring 2021 Newsletter of Three Courts!

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## ▶ 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)

Otherwise, email your **Board of Directors:** [BBB-courts-management@googlegroups.com](mailto:BBB-courts-management@googlegroups.com)

## Flat Alterations

Please would everyone be considerate of their neighbours when undertaking works in their flats, including minor DIY projects. The noise restrictions (9am to 5pm Mon to Fri) must be strictly adhered to and that both currently and perhaps for some time to come, neighbours are working from home.

We would also like to remind you that the regulations and guidelines for alterations in your flats can be found on our website <http://threecourts.co.uk/guidelines-for-undertaking-works-in-flats>

## Heating & Hot Water

We apologise for the interruption to the hot water service in Belgrave Court, we are continuing to review and improve elements of the system.

We have a long term plan in place to upgrade the boiler houses across the site during the summer. This is to improve the service and the efficiency of both the heating and hot water systems, we are always looking for better solutions where possible with the aim of reducing fuel consumption.

## Bicycle Thefts

There has been an increase in bicycle thefts in the area during lockdown and we remind you that storing bicycles in the garden is at your own risk so please ensure that you have a secure lock on your bicycle and it is effectively tethered. <https://www.bikeregister.com> is a good idea.

Faraday and the Board are currently looking at ways to develop/enhance the bicycle storage facilities which will create more spaces for our bicycle owners.

## Paperless Communication

With a desire to move towards simple and paperless communication, please do refer to the Company Web Site [www.threecourts.co.uk](http://www.threecourts.co.uk) specifically the Contact Information and Residents Information sections, our recent newsletters are also uploaded under this section.

## Drains

We have had an increasing number of call outs to unblock drains around the estate and would like to call on all residents to take care of what is put down the waste pipes of your flat. Items such as rice, excess cooking oil and wipes can cause serious blockages. This in turn adds to the maintenance costs and ultimately the service charge. We would also remind residents that blockages within the flat are the owners/residents responsibility.

## Unwanted Items in the Communal Areas

During lockdown there has been a growing number of items left in the foyers by residents for anyone to take free. Understanding it is

difficult to donate or recycle during the pandemic it is still possible on line so please do so e.g. [www.freecycle.org](http://www.freecycle.org) This practice makes communal areas untidy, encourages others to do the same creating its own pandemic of cast off collections in communal areas which must be kept clear at all times in accordance with fire regulations.

Our Estate Manager can also place a notice on our notice boards offering items for sale or free within our community, please ask.

## Garden Use

With summer around the corner please can we ask everybody to be considerate and reasonable when using the garden. It is a communal garden overlooked by 75% of our estate.

When windows are open noise carries and echoes round the buildings which will disturb other residents. The rules are on our website <http://threecourts.co.uk/documents/use-of-gardens-and-pool> and posted at the back door of each block.

A particular reminder that children unaccompanied by an adult should not be in the garden and that items such as scooters, bicycles and toys should not be left on the paths and steps for the common sense reason of Health and Safety as they are a trip hazard. As a communal garden please also remember ball games are not allowed.

## Site Team Duties

Please note that staff working hours only cover weekends in the event of an emergency. Policing children and garden noise are not part of the site teams remit and we would like everyone to take on a responsible neighbourly attitude.

## Environmental News

We are lucky to have a Ridan composter on site which was given to us by the West London Waste Authority to keep food waste out of general rubbish and ultimately landfill. It also

supports our gardens with home produced compost! Originally donated approximately nine years ago it is now temporarily out of service awaiting some new parts. A notice will be placed at the back door when it is up and running again hopefully by the end of March.

On the subject of recycling it is important that we all do our bit and do not contaminate the waste streams offered in our recycling area. To assist please refer to Hounslow's guidance on our web site. Remember WWF Earth Hour 2021– lights out for the planet 27<sup>th</sup> March 8.30pm please visit <http://wwf.org.uk/earth-hour> to learn more and participate.

## 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 buildings.

### ▶ 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.