

Chiswick Village News

Newsletter 1
October 2007

Lifts Update

As you know, our lifts are very old and most of them are the original 1935 build.

We have been advised that we need an asbestos survey before any more repairs can be carried out. In view of the urgency, we have arranged for this survey to be carried out ASAP.

We are working closely with both our Managing Agents and the Lift Contractors to expedite matters so that work on the lifts can be carried out safely and quickly.

We are also looking into establishing long-term practical plans for all lifts.

Watch this space.

Chiswick Village Residents Limited. Registered Company No: 3219020
Registered Offices: Glazers Chartered Accountants, 843 Finchley Road, LONDON NW11 8NA

New Team in the Village

This autumn you will see a new General Services team commence work at Chiswick Village. Ray Turnbull has been appointed Estate Manager and will take up his position in November and move into Flat No. 10. He will be available 24/7 for all emergencies and his main duties will also include:



Mr. Ray Turnbull

- ❖ Managing all Village staff, including gardeners
- ❖ Ensuring heating system is well maintained at the appropriate temperature at all times
- ❖ Ensuring all common areas are always kept clean, clear of rubbish and well maintained
- ❖ Helping residents with any day-to-day problems/issues
- ❖ Maintaining accurate records of all faults/repairs and complaints, as well as effectively following up outstanding matters
- ❖ Recruiting a new on-hand caretaker as a replacement for Pavel

Ray comes to us with a wealth of experience in running Estates similar to ours, and we hope he will be very happy in his new role and home. So, let's give him a very warm welcome when we see him around the Village.

We are also presently evaluating the feasibility of recruiting a full time gardener/handyman as against employing the services of gardening contractors.

Pavel will be leaving us at the end of the year to pursue his ambitions. He helped us during a very difficult period and we would like to take this opportunity to thank him for all his hard work and dedication. We wish him all the very best in his new endeavours.

Domestic refuse

Please note that with immediate effect domestic refuse will only be collected from outside your front door Monday to Friday from 6.30 am to 9.30 a.m.

Never leave rubbish outside the night before as it causes a serious Fire Risk, Health Hazard and may also cause unpleasant, obnoxious odors.

(There are no collections on Saturdays, Sundays, Bank Holidays or other Public Holidays)

If you miss a collection, you may place your rubbish bag at the front of the bin store but never leave it outside your flat. Please do not place any items of refuse near the recycling bins and in the car parking areas Block 119 – 142.

Hounslow Council has provided, Glass, Aluminum & tin can, Cardboard and Paper recycling bins in three areas: one between the single unit Block and the South Block, another at the top end by the bin store and finally by the railway by the new flats. They have also provided Composting bins.

NB: **Disposal of large unwanted items** (TVs, Furniture, Washing machines, etc) is solely your responsibility.

Director's Pay

The Directors have decided to forfeit the benefits previously agreed and will no longer receive a 50% reduction in service charges. Therefore there will be more money available in the Service Charge account to the benefit of all of us.

Heating

There has been some concern as to when the heating should be turned on. Our leases state 1st October. However, as we are trying very hard to save as much as possible on our fuel bill (£17,500 per month), we have decided to turn the heating on in mid October. We sincerely hope this does not cause you too much discomfort and you can understand our rationale.

To assist us please direct all your queries, issues and comments to our Managing Agents:

Michael Richards & Co,
The Power House,
1 Linkfield Road,
ISELWORTH
Middlesex
TW7 6QG

Tel: (08444) 773223 –
Fax: (08444) 773226

eMail: adam@michaelrichards.uk.com

Your Directors

Will Robinson
Chair

Martin Weaver
Vice chair

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Matt Lonergan

Kara Stuart