A word from the Board

Another month had passed on in lockdown and we hope you are continuing to stay safe and well. It was heartening to see the way we all came together (with physical distancing) for VE day and there is more thanks inside this latest edition of the Newsletter.

We are also pleased to announce further measures to save on the CWP part of the service charge. To confirm the CWP is the ongoing works that continue to happen around the hall, to keep it in the best condition we can.

As part of our commitment to work for you and not the other way around, we are pleased to announce a further 3 months support by freezing the CWP funding to take the total for 6 months. We are sure that you will be in continued support.

As we collect ahead of time, this won’t stop us to do the work in timely fashion and there is a further update on the CWP in the newsletter.

Finally we are pleased to open the ‘Fairfield Tennis Club’ which we hope will really put us at the heart of the ever-growing Fairfield community and bring us together. There is only a small section of the Hall currently signed-up and hope that everyone uses it. Every penny from memberships will go directly back into continuing to improve the facilities.

Finally we are introducing a new, potentially, quarterly survey which we hope you will take part in.

As ever if you need anything then please don’t hesitate to get in touch.

Hand Sanitisers

Please continue to use the Hand Sanitisers that were installed by the main entrance doors. The Site Team will continue to monitor each dispenser to ensure that supplies are used appropriately.

Grounds Update

Together with Paul Godbold, our new managing agent, the Directors have been looking at putting together a phased plan to deal with the grounds.

The idea is to bring them up to a state whereby they will enhance the look of the building and introduce some much needed colour through new planting. In order to do this we will need to remove much of the old planting such as the Hebes and some of the Lavender which are now mostly dead wood, and prepare the beds with good composting material ready for the introduction of the new plants. This will obviously mean that for a certain period of time parts of the Hall will look rather sparse but please bear with us as we go through this over the next year or so – we promise that it will be well worth it.

Fire Door Reminder

Whilst we all want to make the most of the great weather, especially in the current lockdown period, please do not wedge-open the external doors to the Hall.

These doors are Fire Doors, which is why most of them have closing mechanisms. Open, unattended Fire Doors also represent a security risk.

These doors are for everyone’s safety so please keep them closed.
The Fairfield Hall Quarterly Survey

In our ongoing drive for your feedback and to continue our promise for complete and open communication, we are pleased to announce our first quarterly survey. Over the past month we have piloted a couple of online surveys which will allow us to be able to gauge what you think. This went very successfully.

The more residents who are able to fill them out, the better. They should take you no more than 5 minutes each.

It will allow us to be able to make sure that nothing is missed and give you all a voice. The only proviso is that not everything will be able to be solved and we won’t necessarily get back to anyone unless we get more information. However what we do promise is to take all feedback on board and it will allow us to be able to continuously strive for improvement.

Here are the direct links if you are opening the PDF.

Site Team Survey

https://directors882451.typeform.com/to/fK5lzd

Directors Survey

https://directors882451.typeform.com/to/N7Qrvz

If you are looking at this in paper form please go to farifieldhall.net and go to ‘Survey’, click on the icon and it will open in a new page.

We look forward to seeing the results.

Bike Store

We are currently planning a refresh of the system for the bike store to make it more efficient and organised. That being said if you have any bicycle in the bike store can you please label it with your apartment number so we can move unwanted/unowned bikes to a new temporary home, before being donated if unclaimed.

If you still need the new code, please contact:

maintenance@fairfieldhall.net
&
directors@fairfieldhall.net

Refuse

Thank you for your continued support for the refuse section we placed in last month's newsletter. We have had numerous emails and conversations with positive comments. The Site Team also want to pass on their thanks and we will shortly have new signs in the bin stores, to make clear the messages that we passed on last month. You may see in the meantime, current signage is taken down.

Boiler Replacement

One of the issues facing Leaseholders when considering replacing their boilers is that the new boilers require an external flue of a larger diameter and this contravenes the rules concerning the Hall's Grade II Listed Building status. However, a number of Leaseholders and the Board have looked into the Keston 30 Boiler, which will utilise the existing flue size.

Keston have been making boilers for many years. In August 2006 Keston Boilers was acquired by Ideal Stelrad Group Limited but they kept the brand and maintained the production of the boilers. The Keston 30 can be bought new today with a seven year warranty.

The Grade II rules concerning new boilers, with larger flue requirements, will need to be addressed at some point and the Board will continue to investigate this. However, in the meantime, there is a solution that can be implemented that does not contravene the rules.

If you are currently considering replacing your boiler, please contact the Board and our new Managing Agent:

directors@fairfieldhall.net
&
paul.godbold@pandrmanagementservices.co.uk
CWP Update

As stated on the first page we are pleased to say that the CWP portion of the service charge for the second quarter of this year will be frozen (July–September). We will however work on ensuring momentum is not lost this year. As previously stated, our surveyor ECY, are currently working as normally as possible given the current situation. The tenders continue to progress and the plan is to have the documents finalised before the end of this month along with a potential contractors list.

FPP Update

P&R, our new Managing Agent, is now involved in the FPP and we are making progress with potential contractors. We are expecting to receive quotes in the next week or so for the Fire Systems, Fire Compartmentalisation and Bin Store Door Upgrades.

Once received and evaluated, they will be placed on the Hall's Website for Leaseholder feedback.

Following the Section 20 Process, we are hopeful that we can make swift progress to making the Hall much safer for everyone.

Summer Ball

A couple of months ago a Hall resident suggested the idea of holding an annual Summer Ball in the grounds of the Hall. We had just begun to look into the feasibility of this when we were hit with the outbreak of the Covid virus which has made it impossible to organise for this year.

We would hope to hold it in July/August each year beginning in 2021. However, before taking things any further, we thought it best to see what sort of support this would get from leaseholders. It would be purely for Hall leaseholders and residents and their friends or family but we need to know – is it something you would be in favour of or not?

Please write to us with your thoughts and any suggestions to directors@fairfieldhall.net

Parking

Parking in general has been much improved, which we are all very pleased with. However there are still the occasional vehicles who blatantly flout the rules. We had to show the vehicle below, right next to our new sign. Please park in designated spaces.

E-mail Addresses

We are so close to gaining all email addresses of everyone currently in the Hall. If you could send yours to ours, or if you could encourage your neighbours to, then it will allow us to quickly and efficiently send out key correspondence and messages. Thanks in advance.

Fairfield Tennis Club Opens!

With the Government rules relaxed somewhat, we decided it was the time to (safely) open the tennis court for the 2020 season. We are pleased to implement an online membership scheme which should make it easier than ever to sign-up and play. It has been very busy already with over 100 Fairfield residents becoming a member. Just go to fairfieldhall.net and go to tennis court booking. Then follow the instructions from there. We would love more Fairfield Hall residents to become a member this year so please do share. It is £10 for adults and £5 for concessions (under 16 and 60+) for this season which runs until the end of October!
Grass Cutting

During the lockdown period we have experienced temperatures that you would expect during the peak summer month with reduced rainfall for this time of year. So as a result we have kept the height of cut high promote a deeper grass root structure. Which the allow the grass to suck up moisture and shade the soil which minimises evaporation.

VE Day Celebrations

We would like to thank everyone who gave their time in preparing for the VE Day Celebrations and that allowed everyone to enjoy this important anniversary.

We have added some pictures on the next page to show what a great event it was, for instance one shows the ‘Team’ preparing the East Wing area but our thanks goes out to everyone who gave up their time so that the whole Fairfield Hall Community could enjoy the day – even the weather contributed. Thanks to everyone.

Even though we are in strange times with the CoVid-19 lockdown, Government encouraged people to hold socially distanced street parties where possible and practical, and it was really heartwarming to see so many residents and neighbours from across the Hall come out and celebrate the 75th Anniversary of the end of the war in Europe. It was lovely to see people get into the spirit of this day, enjoying picnics and afternoon tea. The patriotic displays of flags and bunting around the Hall and in particular the efforts made in Middlemarch were fantastic to see. So many have said that they enjoyed the opportunity to get to know and socialise with their neighbours, albeit observing social distancing rules and look forward to an opportunity to do something similar again.

New Estate Management Reminder

As announced recently, our new Property Manager is Paul Godbold (AIRPM) who can be contacted as follows:

Paul.godbold@pandrmanagementservices.co.uk

Please cc directors@fairfieldhall.net in any enquiries for now.

Maintenance Corner, from Chris & the Site Team.

Completed in May so far – Outside Space

- Bed maintenance has started which includes weeding and spray capping.
- Grass cutting has increased.
- Hedge cutting is ongoing.
- Tennis courts have been cleared.
- All entrance doors areas have been weeded and capped.
- Started regular fly mowing of all the grass banks.
- We have had a bee swarm over the last week. If anyone sees any on site please report them via the normal email addresses please.

Inside space:

- Covid infection control is still happening 3 times a week. We are cleaning everything with this cleaner. The cleaner leaves a residue on all surfaces more notably on the mirrors in the lift but it is clean and infection free.
- All signs for bin stores is in process of being upgraded and made clearer.
- The PIR project in West Wing is complete

You all may have noticed that the site team are looking a lot smarter over the last month. We have a new uniform that is keeping the site team safer.

Looking forward

- Window cleaning and gutter clearance.
- Radio communication installed.
- Carpet cleaning of all entrance areas.
- Treatment of all lawned areas.
- Dead wooding of trees overhanging roads and footpaths.

That’s it for May please stay safe and healthy.

Your Directors,
Jo, Alan, Sharon, Darren & Gavin.
***VE DAY CELEBRATION – 8th MAY 2020***