

I refer to our meeting last week and have now received the information needed to deal with your queries:

- Communal aerials

We have today received confirmation from the contractor that the works to complete the installation of the communal aerial and satellite system will recommence next week. The works are expected to be completed by the end of the week. We have been advised by the contractor that the delay in completing the works was due to recent change in the ownership of the company.

It is confirmed the cost of arranging connection to the new system remains as advised on our letter dated 11th March:

Digital TV to 1 point in the flat £115.00

Sky & Digital TV to 1 point in flat £195.00

Additional aerial point £35.00

Cabling installed within trunking £35.00 (rather than just clipped to the skirting)

We would request residents contact DAS Technology direct on 01623 0418096 to arrange connection. We would not be confident that any other contractor would be aware of the need to maintain the fire compartmentation when running cabling in the risers.

- Windows to common areas

I would confirm that an order to clean the windows was raised with Kirk Contracts Ltd in May but the work has yet to be carried out.

- External Wiring

A test has been carried on the new wiring in the common areas. As expected the test revealed a fault on the exterior lighting. This fault has been rectified at a cost of £1,940.36 plus VAT.

I am pleased to advise that the cost of rewiring the common areas is running just under budget and so it was possible for the contractor to carry out the repairs to the external lighting within the cost of the main contract.

- Fire Safety Improvements to entrance doors of flats

Our contractor informs me that, to date, 22 residents have contacted him for a quotation for the cost of the works. As mentioned, we have completed the upgrade of our own flats. In addition, I would confirm that we have received numerous calls to the office seeking further clarification as to the works required to upgrade the doors.

I understand that a number of the residents have contacted the Nottingham Fire Service to check the extent of the works requested. We are arranging to meet the fire officer on site to explain the extent of the works recommended by our Health and Safety consultants.

- Decoration of common areas

I have discussed the phasing of the redecoration works with my colleague in order to allow residents adequate time to carry out the fire protection improvement works to the doors. I am advised that the redecoration works will take approx. 8 weeks to complete. In order to avoid carrying the works too far into the winter period, we are discussing with the contractor starting the decorations at the beginning of October.

It is noted that the Committee have proposed painting the walls of the common areas magnolia with the doors to be painted the standard Freshwater colour of Burgundy.

- Energy Efficiency Improvements

I understand that E.ON have now completed their inspection of the flats and have arranged a meeting with us on 26th July at which we expect to receive an update as to the availability of grant funding for the following:

External wall insulation

Flat roof insulation

Draught proofing

It will be noted that the above works are not anticipated to address the problems you pointed out with the structural beams in the flats. However, I will make enquiries at the forthcoming meeting as to whether there is anything E.ON can do to improve the insulation to these areas.

I trust the above deals with the queries raised at our earlier meeting. Should you require any further information please contact me accordingly.

Regards

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