

Introduction

Welcome to the Majestic Apartments Newsletter.

Of course, many of the discussions of late have been centered around the external façade works, however there is always more going on at Majestic.

If anyone has any questions or queries, please do not hesitate to contact me at simon.perkin@realtymgt.co.uk or at the office on 0161 474 7677.

Works Update

Lifts

The directors and Realty have been provided with a nominated technical engineer who is overseeing many of the call outs and works on the lifts. His responses and approach have been well received, and we are hopeful this new relationship will help with making the lifts more efficient and reliable.

May we remind all residents not to prop the lift doors open as this will create an alarm which will shut the lift down after a brief period. The lift can only be restarted by a lift engineer, which invites additional service charge expenditure.

Proposed Façade Works

We recently wrote to you all with an update on the external façade works. Given these works are such a large and complex topic, the directors are building a website to host all information and updates regarding these works. This will enable our leaseholders to have instant access to all updates, decisions and meeting outcomes surrounding the external facade works. Once the website is up and running, we will issue everyone with the address.

Fire Safety

The works to firestop the communal areas have been delayed as the original company involved closed down. However, another company (Rescom Ltd) has offered to carry out said works for the same price. These works will now start mid-May.

As discussed at the EGM, the fire safety report on the external façade highlighted several areas of concern and recommended that the cladding on the rear stairwell and the rosewood PVC panels beneath the windows be replaced with a product less combustible. Realty are currently liaising with the fire engineers to determine the scope of works and also sourcing local solicitors who can assist with determining any 3rd party liability, before an official fund application is made to the governments Cladding Safety Scheme.

As Majestic is over 11 metres (5 storeys) there is a legal requirement to make regular checks of the fire doors – communal and apartment entrances. These will be done via a combination of directors Denis & Tony, and an external company named Starkey Ltd.

Resident Contractors

Could all residents remind their private contractors to sign the visitors' book. This is kept on the wall of the lift lobby of block C, in the basement.

Notice Boards

Following the recent Fire Risk Assessment, notice boards have been installed in the main lobbies with mandatory documents pertaining to fire safety and general management of the building.

Garage Door Access

May we remind all residents to ensure the garage doors are fully closed before driving or walking away. There has been a recent incident of theft of some bicycles, where we believe the perpetrators entered under a garage door.

Could we also ask residents to wipe the sensors of the doors periodically. Such is the nature of the location of Majestic, sand is often found clinging to the sensors preventing the doors from closing properly.

Building Access

Please do not allow anyone into the building unless they are known to you. We have received several reports of persons found in the communal areas after being let in via the intercom with no verification of who they are. There was a recent incident of vandalism to the rear door of D block, so it is important for residents to stay vigilant on this.

Please do not prop the rear doors open, as this creates a security risk to the residents and the building. Could we also ask residents to periodically check the runner at the bottom of the door, as these can sometimes get clogged with gravel from the car park and prevent the doors from closing.

Gardening

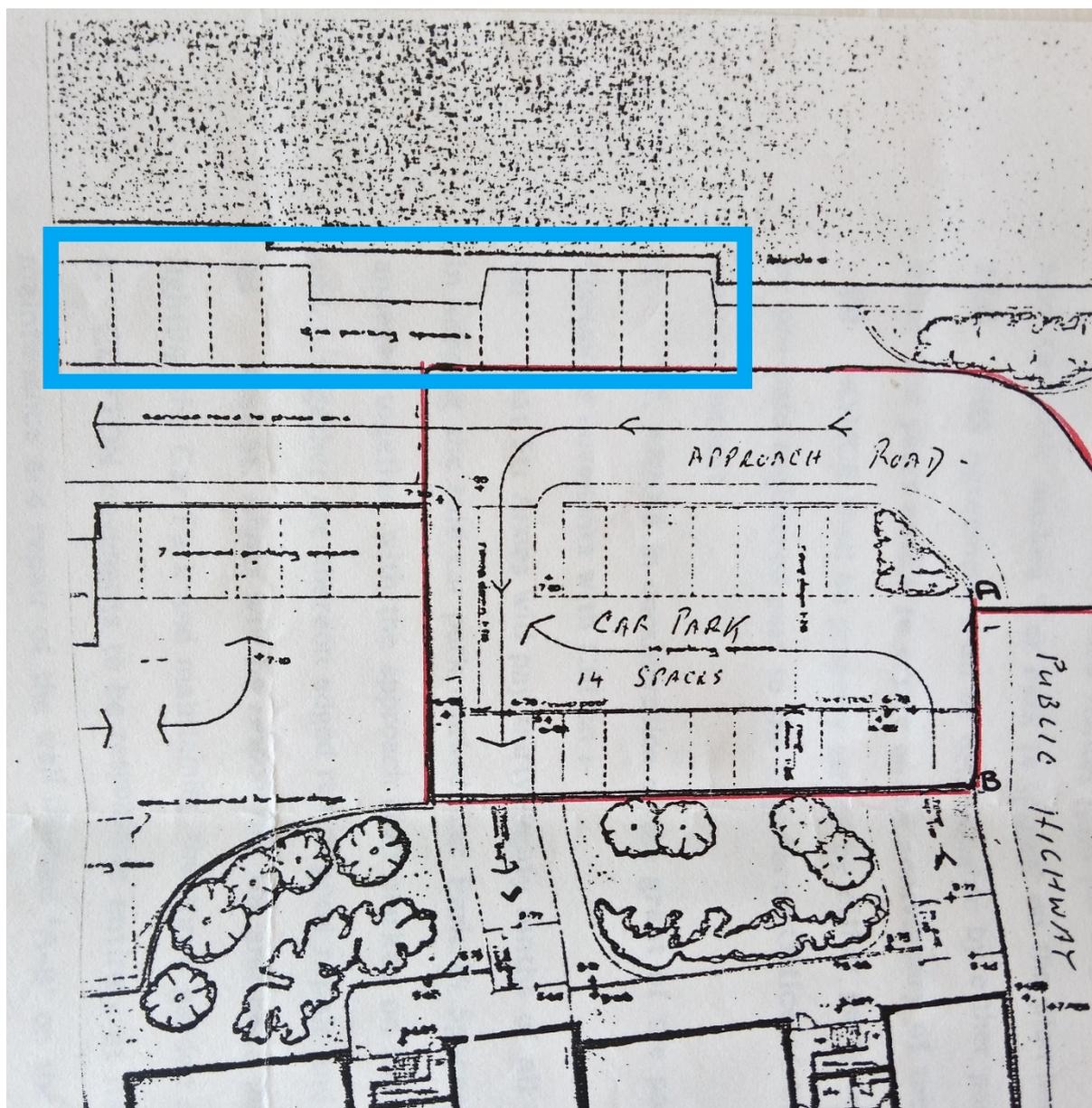
We would like to send our appreciation to the gardening group for their continuing hard work and we would like to remind all owners that anyone is welcome to join the group.

Dogs

Just a reminder that all dogs should enter and exit the building via the rear entrance.

Parking

May we remind all residents to park carefully and responsibly. There have been recent issues with residents being unable to park in their bay as another vehicle has encroached into their space. We have included a schematic below, of the parking spaces at the rear of the building for clarity. This plan from the leases shows 10 spaces allocated within the blue boundary.



Recycling

Please ensure all rubbish is placed into the correct bin. We have included the recycling flyer from Fylde Council as a reminder.

Reporting of Maintenance Issues

We would like to inform all owners of the correct procedure for reporting all maintenance issues, which is to report directly to Realty via phone 0161 4747 7677 or info@realtymgmt.co.uk

Resident Fire Strategy

The following details the procedure all residents should follow in the event of a fire:

IF FIRE BREAKS OUT IN YOUR HOME:

Leave the room where the fire is straight away, then close the door.

Tell everyone in your home and get them to leave. Close the front door of your flat behind you.

Do not stay behind to put out the fire.

Call the fire service.

Wait outside, away from the building, on the car park.

IF YOU SEE OR HEAR OF A FIRE IN ANOTHER PART OF THE BUILDING:

Specialist risk assessors have advised that the building is designed to contain a fire in the flat where it starts. This means it will usually be safe for you to stay in your own flat if the fire is elsewhere.

You must leave IMMEDIATELY if smoke or heat affects your home, or if you are told to by the fire service.

If you are in any doubt, get out.

TO CALL THE FIRE SERVICE:

Dial 999.

When the operator answers, give your telephone number, and ask for FIRE.

When the fire service reply, give the address where the fire is.

Do not end the call until the fire service has repeated the address correctly.

Basement Storage

We would like to remind residents of the regulations on the storing of items in the basement:

1. Standard storage in any car parking space to be restricted to one correctly taxed/MOT'd/insured motor vehicle, and/or motorcycles, mopeds, bicycles, or Motability scooters. Electric Vehicles and charging points should be notified to Realty and the Landlord before installation.
2. Additional items which would be acceptable include wheelchairs and mobility aids, and non-combustible items such as metal step ladders etc. This list is not intended to be exhaustive and residents in any doubt should approach the managing agent for further advice on specific items.
3. All other items – timber, cardboard etc. if stored in the car parking area must be safely stored within a closed and locked metal cabinet intended for storage purposes – plastic or wooden cabinets and enclosures are not permitted.
4. Electrical appliances such as fridges, freezers etc are not permitted.
5. Any storage must be within the marked confines of the owners parking space and must not be allowed to spill over into any other area.
6. As recommended by the Lancashire Fire & Rescue Service, all vents within the garage area must be clear and unobstructed, both for the clearance of smoke in the event of fire but also to allow ventilation for exhaust fumes.