

PETCHROSE LTD

STOURTON AVENUE * FELTHAM * MIDDLESEX

NEWSLETTER

July 2018

CONTACTING THE COMMITTEE

Petchrose Ltd has two dedicated mobile phone numbers and an email address. Details are shown on this Newsletter and on our website.

PLEASE DO NOT CONTACT ANY MEMBER OF THE COMMITTEE ON THEIR PRIVATE PHONE NUMBER OR EMAIL ADDRESS.

Website: www.petchrose.co.uk

Email: admin@petchrose.co.uk

Tel: 07377 467019

Tel: 07985 281263



Petchrose Ltd is the freeholder of flats 60-154a Stourton Avenue.

Shareholders are entitled to the assistance of Petchrose Ltd when selling their flats, to attend the Annual General Meeting, and to stand for election onto the Administrative Committee.



Petchrose Administrative Committee

Hazel Köhler, Company Secretary

Company Directors:

Scott Williamson, Treasurer

Georgina Herbert

Natasha Hobbs

Registered office:

74 Stourton Avenue, Feltham,
Middlesex, TW13 6LF

Company number: 1593112

FIRE PRECAUTIONS

With the Grenfell Tower enquiry once again in the news, Petchrose Ltd has spoken to the London Fire Brigade regarding fire precautions for buildings such as ours. They have kindly sent us a link to a website giving guidance on fire safety:

<https://www.rla.org.uk/landlord/guides/guidance-on-fire-safety-in-individual-purpose-built-flats.shtml>

There is also a leaflet available in electronic and paper form – if you would like a copy, please let Hazel know.

London Fire Brigade advise against installing communal smoke alarms, but all occupants are urged to have their own smoke alarm. Battery-operated alarms are available from Argos, Bunnings, Homebase, etc.

If a fire does break out in your flat, please leave immediately, closing your front door behind you. If a fire breaks out elsewhere, current advice is to stay put.

All owners are urged to fit self-closers to your front door.



DISTURBANCE FROM NIGHT FLIGHTS

According to Heathrow's Community Relations team, the cut-off for night take-off and landing is 23:30. Recently, this has not been adhered to, with flights coming in and out after midnight, so if you have been disturbed by night flights, please make a complaint on 0800 344 844, or see <https://www.heathrow.com/noise>



SUMMER IN THE GARDEN

Now that the good weather has arrived, it is time to remind everyone how easily noise travels around the estate. The gardens are not playgrounds, and signs prohibiting ball-games and bike-riding have been prominently displayed for several years now. Please supervise your children at all times, and do not allow noisy outdoor play after 6pm. Petchrose Ltd cannot be held responsible for any unsupervised children.

We would also like to remind everybody that the grass verges, flowerbeds and the central lawn in front of the flats, and the back lawn are all privately owned by Petchrose Ltd - they are not common land.



ADMINISTRATION CHARGES

The workload of the committee is considerably heavier now than it has ever been. Much of this work is chasing up people who have not responded to previous contact. We are therefore expanding our existing admin charge of £25. The first letter or email in regard of any problem or issue is free, but if we have to chase for a response, there will be a £25 charge per action.



HELP NEEDED

Hazel and Scott are looking to take a step back from the extra work they do on the committee over and above their job descriptions, so we are looking for people to act as eyes and ears on the estate. If you would be interested in helping out, please email us at admin@petchrose.co.uk or phone one of the numbers shown at the top of this newsletter.



PARKING

We would like to remind everybody that the numbered parking spaces at front and back are all privately owned, and should not be used without permission from the owner. All vehicles using a numbered space must display a permit made out specifically for that space. Any vehicle not displaying a valid permit may be issued with a parking charge notice.

There have been a number of instances recently of cars parking on the accessways around the rear car park. These accessways must be kept clear, so that emergency vehicles can reach the back of the flats if necessary.



SELLING OR RENTING OUT YOUR FLAT?

Finally, if you are selling or renting out your flat, please remember to let us know.

If you're selling, Hazel can help with letters to solicitors, answers to buyers' and sellers' questionnaires, and the financial and other documents required by solicitors for both buyer and seller. There is an admin fee for this.

If you rent out your flat, **please** remember to let us know of any changes to your contact address / phone number / email address, as Petchrose Ltd is obliged to have a reliable and speedy way of contacting owners