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# PETCHROSE LTD

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STOURTON AVENUE \* FELTHAM \* MIDDLESEX



## NEWSLETTER

**November 2019**

### **FLY-TIPPING IS AN OFFENCE!**

**PLEASE DISPOSE OF YOUR RUBBISH IN A RESPONSIBLE MANNER. ANYONE SEEN FLY-TIPPING WILL BE EXPECTED TO PAY FOR THE REMOVAL OF THEIR RUBBISH.**

#### **CONTACTING THE COMMITTEE**

Petchrose Ltd has two dedicated mobile phone numbers, a PO Box number for paper post, 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 HOME ADDRESS, PHONE NUMBER OR EMAIL ADDRESS.

Website: [www.petchrose.co.uk](http://www.petchrose.co.uk)

Email: [admin@petchrose.co.uk](mailto:admin@petchrose.co.uk)

Tel: 07377 467019

Tel: 07838 361317

PO Box 477, Feltham, Middlesex, TW13 9FN



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

Natasha Hobbs

Roland Terry

**Registered office:**

PO Box 477, Feltham,

Middlesex, TW13 9FN

Company number: 1593112

**REPLACEMENT SECRETARY REQUIRED!**

After nearly 20 years on the Committee, Hazel will be standing down at the next AGM. A replacement will therefore be needed, otherwise the committee may have to look for a professional management company. This would mean a considerable increase in the maintenance charge.

The duties are varied but not overly heavy. The secretary needs to be competent with Word and Excel, and to have a good phone manner. Hazel will give all necessary information. Please let the committee know as quickly as possible if you would like to help.



**WATER LEAKS**

Landlords – if your flat is likely to be empty for a while between tenants, please make sure that the water is turned off. We have had several instances recently where water has leaked from overflows, and caused damage or inconvenience to those in flats on lower floors.

We would also ask everyone to keep an eye on overflows at front and back, and to take immediate action if there is a leak.



## **BUILDINGS INSURANCE**

As with all insurance policies, the Petchrose Buildings insurance has an excess charge, which currently stands at £250. Up until now, Petchrose has paid the excess charge without attempting to recover it from the claimants. However, in view of a large increase in insurance claims, some of which have been for less than the excess, we are no longer prepared to bear the cost, and this will now be passed on to the person making the claim.

Petchrose's Buildings insurance is paid for from the maintenance charge, and is only intended to cover the external infrastructure of the building, issues in common areas, or problems within flats caused by failure of the infrastructure (e.g. burst pipes, blocked guttering, issues with the roof, etc.). The initial responsibility for ascertaining the source of a problem will lie with the claimant, unless it is clearly obvious that the cause is external to the flat. If a qualified professional finds that the problem lies with the building itself, it then becomes a Petchrose responsibility. Otherwise, claimants are expected to have sufficient insurance cover of their own.



### **LET US KNOW!**

Earlier this year, the committee received several anonymous, abusive messages via the website Contact form, so that page was withdrawn. However, that doesn't mean that you can't tell us about problems and issues you see around the estate.

Please do not knock on the doors of committee members - you can contact us by text, email or post. All contact details are at the beginning of this Newsletter.



### **WHAT YOU'VE BEEN PAYING FOR**

This year has seen a number of projects carried out around the estate, paid for by your maintenance charges.

The fence around the front lawn has been completed, to deter trespassers; the bin sheds have been re-roofed to keep the rats and the weather out; the downpipes and gutters have been inspected, cleared and repaired in preparation for winter.



### **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.