



Fire safety

Updated Government fire regulations came into force on 23 January 2023. The main provisions on a schedule of inspections of fire doors apply only to buildings over 11m to the top floor, so do not apply to St Benedicts, which is under 8m.

The part of the regulations that does apply is a requirement to advise owners and residents of the importance of fire safety measures. This is already done, last in the Mar 2022 Newsletter.

It is very important for safety that flats have smoke alarms tested regularly (required by law where sub-let) and maintain the flat front door and internal fire doors with working self-closers that are closed at night when asleep. Electrical testing is strongly recommended every 5 years (and required by law where sub-let).

No items may be left in the communal area and no action would be taken if others remove these. Riser doors (now with improved sealing) and communal area fire doors must be kept closed.

In view of the risk evident after the Grenfell and New York fire tragedies and in light of the new regulations, only one notice will be placed on items in communal areas. If not removed or any fire precautions are tampered with, solicitor action will be taken against the flat owner at their cost under the lease terms without further notice.

Landlords remain legally responsible for their properties so must inform tenants of these safety requirements and ensure they comply.



Safety work

Consultation under Estate policies (not Section 20) for work over £3,000 was heavily in favour of carrying out communal re-wiring in 9 staircases to enable emergency lighting, as regulations now require. This has been ordered from CSCS as proposed and costs will be funded from flats contingency reserves as it was unforeseeable.

Riser safety work continues, with new all-metal locks being fitted for fire safety. These use the same key as the existing locks with plastic parts.

After electrical re-wiring and possibly fibre work, which may damage fire seals, the seals will be repaired and upgraded where required.

→ Parking permits

Parking permits valid to February 2025 were hand delivered and recorded on 2 Feb. There is an admin fee of £10 if these are lost. Landlords must recover them and keys when tenants leave.



Maintenance

See <https://www.stbentooting.co.uk/maintenance>.

The gardening contractor cleared snow from paths in January and replaced grit / salt used.

Work has been completed to repair the leaking porch roof at 2-12 Limetree Walk and gutter at 45-59 St Benedicts Close. Broken flashing on the roof at 18-28 St Benedicts Close has been replaced and rain is awaited to check water entry has been stopped. This was not reported for months after scaffolding was in place for periodic work, so the higher costs needed Section 20 consultation by law and will result in significantly higher charges for that block from 2023-24.

Please report leaks or other faults promptly.

Another sewer blockage was cleared at 17-27 Carlisle Way and a CCTV investigation of the sewer carried out. **Fat must not be poured down drains, nor solid waste flushed.** These should be disposed of with general waste.

Maintenance costs including for roof repairs and sewers are charged to the reserves in the blocks concerned, so charges will be higher where less care is taken or reporting of issues is delayed.

Lock cylinder and key replacement will start after other work requiring access is completed.

Tree work will take place on 13-16 Mar 2023. **Residents are being contacted to move cars.**



Fibre broadband

Rendall and Rittner are pressing BT Openreach to survey the Estate, which it offered during Covid when unsafe. The Directors are checking an alternative offer from Community Fibre.

→ Recycling

Please put recycling at the collection points **on Sunday evening** so it does not lie around.