

The Van Alen

Newsletter – May 2020 Covid19 lockdown week 8

Vehicle gate zappers

The new vehicle gate zappers went live on 30 March.
The old zappers no longer work.

Tidying up the estate

Terry, as well as cleaning duties, has been busy doing useful tasks around the estate. He has touched up the “No parking” sign on the pavers at the top of the car park and he has repainted the white edges on the steps from the underground carpark and the steps on the walkway behind the mews houses.

Fire Risk Assessment Door Testing- update

All of the lobby doors and most of the flat front doors have now been tested and most require some remedial work to be fully compliant. The cost of remedial work to the lobby doors will come out of the service charge. The cost of remedial work to flat front doors will be the responsibility of flat owners. We are getting in quotes for the remedial work and we will send full details to all flat owners in due course.

One of the remedial actions was to fit “Fire door keep shut” signs to both sides of all lobby doors. Suitable, self-adhesive, signs, on polished stainless steel, have been obtained and will be installed shortly.

Weatherproof 13 amp socket

A weatherproof 13 amp socket will be installed in the garden at the top of the above ground carpark to enable the pressure washer and other electrical equipment to be used safely in that area.

Additional CCTV cameras

An order has been placed with BrightonCCTV to supply and install three additional CCTV cameras, one in each ground floor lobby. The work will be carried out as soon as the lockdown is over.

Lift maintenance

To date, our lifts have been serviced and maintained by Kone, the manufacturers of the lifts. We have, however, become increasingly unhappy with the poor level of service and the high costs of using Kone. We have, therefore, not renewed the contract with them and have signed a new contract with Southern Counties Lift Services which is due to commence from 1 August. They may be on site sooner to carry out work to replace the auto dialers and some of the outstanding items raised by the recent insurance inspection.

Graves Son and Pilcher

We wanted to update you on the actions GSP, our Managing Agents, have taken and their plans once the current restrictions are eased. All GSP staff were setup to allow them to work remotely from home from the first day of the lockdown, and they had worked in the days and weeks leading up to the lockdown to ensure that the IT systems could accommodate these changes. In addition, they have a rota of senior staff who attend the office each day to ensure post, cheques etc are dealt with promptly and to ensure that any residents that do not have the ability to email, can still engage with them through written correspondence. The GSP office telephones are being monitored all the time to deal with urgent messages and the direct dial numbers for all staff have been redirected to their mobiles. All of the senior management team continue to work full time to ensure the needs of clients, leaseholders and residents can be addressed promptly. As the lockdown measures start to ease, all GSP staff are being equipped with PPE and hand sanitisers to ensure that they are able to continue with site inspections without posing a risk to themselves or any of the residents.

Contact

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