

Welcome to our Autumn Newsletter 2022



We hope you had a beautiful Summer and made the most of the outdoors whilst the sun was shining. As we approach the winter months, still clinging onto the warm days, we look ahead to the autumnal months of chilly mornings and nights but with joyous festivities around the corner to end the year on a good note.

But it is with great sadness that our beloved Queen Elizabeth II passed away on 8th September 2022 at the age of 96. She was a magnificent lady who served us all as Queen for 70 years. Monday 19th September 2022 is a public bank holiday for the Queen's funeral. One of her most famous quotes is, "When life seems hard, the courageous do not lie down and accept defeat; instead, they are all the more determined to struggle for a better future."

<https://www.townandcountrymag.com/society/tradition/a22630274/queen-elizabeth-quotes/>

Communal Heating:

On 1st October the Estate's central heating is due to be turned on. Please can everyone check their radiators for any sign of water leaks or damage. If you spot a problem, please let the Estate Office know immediately.

As energy prices rise, it makes even more sense to be aware of how we can all help keep costs down but still be comfortable. If you have thermostatic valves on your radiators, please use these to control the heat in your home. Turning the valve up between the ratings of 1 to 5 will increase the level of heat output into the room. 5 is extremely warm. With these thermostatic valves, when the room reaches the correct temperature for the number set the heat increase stops. If the room temperature then falls below the level for that number, it will turn the heat flow back on to the radiator. You'll probably need some time to find which number level suits you and each room best. Although it may seem logical to simply turn the valve to MAX, this setting is different in that it means the heat to the radiator won't cut off, however hot the room gets.

Even in Winter, it is wise to keep your home well ventilated. Your windows are all fitted with ventilation strips at the top. These can be opened by gently sliding the attached cover strip sideways.

Unvented Cylinder:

If you've had an unvented hot water cylinder installed, to improve its efficiency its recommended that you have it serviced every year. Please contact our qualified contracted heating engineer Paul Whitewood on 07712 141537 or contact your own heating engineer for advice and servicing.

Rubbish:

There have been increasing amounts of rubbish reported as being left outside flat doors, on pathways or outside of the recycling bins. Rubbish bin chutes for disposal of general waste are all around the Estate and on the roof streets. The recycling bins are also in several places around the Estate. Please make sure that you dispose of your rubbish or recycling in the correct manner to help us keep the Estate clean and tidy.

Gardens:

Our communal gardens provide a haven in the city. It is the perfect place to unwind after a long day. Please make sure that if you are having a picnic on the green or nearby to take your rubbish away with you or dispose of it in the bins provided. Please do not leave it on the green as it attracts foxes and other vermin to the Estate.

New bulbs of Daffodil Geranium, Daffodil Tahiti and Daffodil White Lion are due to be planted around the gardens which will bloom in Spring.

Parking on the Estate:

There is no parking at the Estate for visitors or residents who don't have an allocated parking space. But parking is available in the nearby streets in the pay and display spaces. Please check the street notices for timings. If you do have an allocated parking space on the Estate, please make sure that you park within the lines of the space and do not block access for other cars. Please don't park in someone else's space.

New addition to our Groundsmen Team:

A warm welcome to Frank Kilbride who has joined St Paul's Court and works with Joe Evinson.

Noise:

There have recently been numerous complaints of noise from properties continuing into the early hours of the morning. Noise coming from flats should not be heard by neighbours after 11pm. Some anti-social behaviour has also been reported. Whilst we try to make sure that all residents are made aware of the rules and regulations that St Paul's Court stand by, it's also your personal responsibility to make sure that you are respectful to your neighbours and abide by these. Excessive noise can be reported to H&F Council 7 days a week between the hours of 8am and 3am. During their office hours: 020 8753 1081, outside their office hours 020 8748 8588.

Compost Area:

The Estate has a secured composting area for the use by residents for the disposal of plants and leaves. Please contact the Estate Office for details and to arrange access by booking a time to use the composting area.

Insurance

Please make sure that you have your own up to date Contents Insurance Policy to cover theft or accidental damage to items such as personal effects and soft furnishings in your property. The Estate's Buildings Insurance Policy does not cover these items and is therefore not responsible for them. For any queries, please check our website: <https://www.stpaulscourt.co.uk/shareholders.html>

Estate Office Contact Details:

Whilst our telephone number remains the same, see below, our email address has changed to:

Email address: estateoffice@stpaulscourt.co.uk

Telephone No: 0208 741 0125