



Fairways Estates

Teddington

Spring 2010

The latest news on what is happening on your Estate.....

New Managing Agents. The members of the Board are delighted to welcome Nightingale Page Hickman & Bishop as our new managing agents. As you will know, they took over from Bartholomews as of 1st January this year. **Philip Manser** is our Estate Manager and he has already made himself familiar with the Estate. He hopes to introduce himself to as many residents as possible over the coming months. Any queries or problems should be referred to Philip on **020-8399 0061**; in his absence, if you do not wish to leave a message on his voicemail, then please ask for Liz Pirie or Pat Bittlestone who will be pleased to help. Any queries relating strictly to accounting matters i.e. charges, payments, receipts etc. should be addressed to Dee Hobbs, or Kate Taylor in Dee's absence.

The Pool. The swimming pool has been showing signs of its age, and it became clear last summer that substantial refurbishment work is now due. Those of you who use the pool will have noticed that the mosaic tiling is loose and several cracks have appeared in the walls. The Managing Agent, together with the Board, commissioned an independent structural engineer to inspect the problems and submit a report. Following this, the pool was emptied and a condition survey with a swimming pool consultant and the structural engineer took place in early March. Remedial work could not be started earlier because of the risk of frost damage, but as a result of their conclusions, work is now scheduled to start during April. At the same time, a new twin boiler system is to be installed for the pool.

Every effort will be made to have the pool ready for the new season on 1st May: however, this will depend on the weather and the absence of unforeseen complications. A notice will be posted on the Pool WC door before end-April, and if the Pool opening is delayed beyond 1st May, a compensating extension will be considered at the end of the summer.

Remedial work on the paving stones surrounding the pool and outside the tennis court will now be postponed until after the pool closes.

Use of the Amenities (Marina, Pool & Court). In the next few weeks with the weather improving, more residents will hopefully be making use of our outdoor amenities. As residents, please remember that if guests or children are using these facilities, they must at all times be accompanied by a resident adult and that appropriate clothing must be worn. To avoid misunderstandings, please consult the Estate booklet **Living at Fairways** - "5 Common Parts and Amenities of the Estate" and Regulation No. 3 "Use of Amenities". If you don't have a copy, or have mislaid it, please phone Philip Manser (020-8399 0061) to request one.

Thamespoint – new residents. Barbara Pitcher is our roving ‘Welcome Person’ on the Board and hopes to make herself known to new residents as soon as possible after they move in. If any resident knows of any changes, it would be helpful if you could let Barbara know. Occasionally, new residents move in without letting the Estate know; this is particularly relevant when tenants are involved who may not be familiar with the Estate’s amenities.

Neighbourhood Watch update. Barbara is also our representative on the Hampton Wick and South Teddington Police Liaison Group which also interacts with Richmond Council. At these meetings, which she attends regularly, she meets Neighbourhood Watch members from all over the borough of Richmond and the local Police and thus gets an overall view of what is happening locally.

Any incidents should be reported to Barbara but first reported to the Police on **020-8607 9199** (central police control room) whereupon you will be given an incident number (necessary for insurance purposes in cases of theft or damage). This also makes follow up easier for all concerned and, if it is considered necessary, a police visit will follow.

Any cases of injury or damage etc. actually taking place, 999 should be called without hesitation.

THAMESPOINT

Thamespoint Gas Supply. Last year, and following a gas leak, Southern Gas identified a problem with the gas supply to Block B and replaced some of the pipework. They have now informed us that the pipework has to be renewed in all three blocks to comply with current safety standards. It is appreciated that this work will cause considerable disruption though every effort will be made to keep it to the minimum. Boxing in of the new pipework and making good following Southern Gas’s work will take place on each floor. Adept, the contractor, who successfully and very professionally completed the remedial work in Block B last year, will be contracted to carry out this work. All parties, Southern Gas, their various sub-contractors and Adept, are working together to make this work run as smoothly as possible.

It is expected that work will commence on 10 May with SG finishing their part by early July and the making good to be carried out

immediately afterwards, though there will be some preparation work by Adept prior to SG starting. All residents and non-resident owners will be kept informed as to the details of this work and the starting date and a separate and more detailed information sheet will also be provided to all Thamespoint residents.

Thamespoint - Chute-room Glass Panels. There has been concern over the stability of the glass panels in the chute-rooms. Re-seating of the panels requires access from the outside (the position of the chutes makes access from inside impossible) and the company who will undertake this work will do so after Southern Gas has finished. The work should take a matter of days.

It’s hoped that internal decorations will start by the year end when an updated and more modern look can be achieved.

Bungalow at 6 Thameside. We are all delighted that the bungalow, which had become very run down over the years, has now been sold. The new owners are Miles and Tina, who already live on the Estate. They have drawn up plans for the development of this site, and the Board and nearby house owners are involved in discussions to consider the effect.

Trees on the Estate. We have had a periodic survey carried out by The Tree Company on all the trees round the Estate, and some work will be started quite soon. In particular we want residents to be aware of three tree removals: the small willow on the sloping lawn between the Pool and the river will grow into an enormous tree blotting out upstream views from Thamespoint (for the time being it will not be replaced, though a suitable decorative tree may be decided on in due course); the mimosa in the bed facing B Block would continue to expand and interrupt the view over the Court; the small conifer tucked in the corner between the WC and the Court is too near the foundations and depriving the flower-bed of light. Also the big weeping willow by the Pool is due for a new 'pollarding' this year – it will look bare for a month or two but will

fill out very quickly over the summer. Incidentally, you will have noticed that the Pool hedge has been trimmed to 5' 6" and will be re-trimmed twice by end-summer.

Estate Signage. While the Estate gardens, as many of you are aware, are looking better than ever this year under the care of Eugene, the various signs all round it are badly in need of upgrading. The Board is making great efforts to bring the whole Estate up to a higher standard. One of the first manifestations of this is the new 'Thamespoint' sign at the end of Fairways and many Thamespoint residents and their visitors have commented favourably on the up-to-date and modern look of the sign. The next stage of signage for the Estate was demonstrated at the AGM last September and is now at an advanced stage of planning.

Anti-Social Behaviour. The Board is responsible for ensuring peace and quiet on the Estate, consistent with normal social activities and enjoyment, and will continue to take positive action against any anti-social behaviour by anyone, including young visitors, to the Estate. It has been necessary to call the police out on two or three occasions recently. With the summer coming up, and in the best interests of all of us, parents of school-age children on the Estate are particularly asked to be extremely vigilant about young visitors from outside the Estate – who may be uninvited groups looking for excitement or 'trouble' - and not to hesitate to call the Safer Neighbourhood team on 020-8721 2908 at the first sign of any trouble.

It has been brought to the Board's attention that cigarette butts are being thrown from a flat in Thamespoint, as well as from the upper floors of some of the houses. **IT SHOULD GO WITHOUT SAYING THAT THIS IS HIGHLY DANGEROUS.** So far a hole has been burnt in a boat's canopy and a cigarette end found near the petrol filler cap (with several gallons of petrol and a calor gas cylinder on board the possibility and consequences of fire are obvious). Also, should windows be open and the wind veer, the butt could be blown into a flat. This behaviour is completely unacceptable and every effort to resolve this problem will be made.



With well kept gardens, ongoing work at Thamespoint, a refurbished swimming pool, a new surface on the tennis court (laid in 2009) and new signage, the Board's aim of restoring the profile of the Fairways Estate as a 'high class' Estate is progressing steadily.