



Affected by Damp?

We have heard that a few flats are experiencing problems with damp.

Please check out this website for information

http://www.dampness-info.co.uk/diagnose_google.htm

Please note that if you are in a top floor flat we have added insulation to the roof which means there may be a greater temperature difference between the ceiling and the walls, that make good ventilation essential.

Please ensure that your airbricks are not blocked.

We are sure that the very cold winter we have had has made things worse



Graffiti

You will have noticed that we have had numerous graffiti attacks on the outer wall at the front of the building. We have instructed Scott's to have this painted over, but were waiting on confirmation of the paint colour used during the refurbishment. This has now been obtained and we will keep a supply of paint on hand to ensure a quicker response next time!

Gates?

We will be applying for planning permission to erect security gates for the building. We would like your opinion on the best way to control access. There are three options

Entry Phone System (cabled to flat).

Wireless system (rings designated phone number)

Manual system (you enter a code to get in)

Each has a different advantage/disadvantage. We have set up a survey on our website (see below) so you can vote,



Don't forget our website www.carmichaelcourt.co.uk where you can post suggestions and contact the directors & managing agents

Bikes & Storage

We are about to embark on the next stage of the work to improve the facilities of the block. We are looking to replace the existing bike storage area with a covered bike rack. In the meantime we would be grateful if you could please use the existing space for keeping your bikes, keeping them chained to posts and drain pipes can cause damage to the building and the bikes.



Also please try keep the items outside your flat to a minimum, this makes the whole area better for everyone



Mobile Phone Masts

We have recently turned down a request but O2 to assign the rights to use their masts on our building to Hutchinson 3G. We have been told that this will mean that O2 are unlikely to renew their lease in 2012.

Next time:

- Results of Gate Survey
- Year End September 2009 Accounts