

The Spinney News

for all The Spinney residents and shareholders

No. 17 April 2020

helping to make The Spinney a great place to live.....



Dear Shareholders and Residents,

Life has changed dramatically since the last newsletter. We hope you are keeping well and safe.

As a result of the Covid 19 restrictions, there is information below on how we should deal with the current situation at The Spinney, as well as reminders to respect the terms of the lease.

Please take a moment to read and digest, in case some of the compromises needed to make it a good place to live have slipped your attention. Major work has been carried out during the last year and details of this are also outlined below.

Everything mentioned below is for the benefit of all. We hope that it will be received and acknowledged in the spirit it is intended. Please refer to The Spinney Handbook, if you are uncertain of the conditions of your lease (see overleaf).

The Spinney Directors

<http://www.thespinneyhertford.co.uk>

bsmcl.directors@gmail.com

Response to Covid 19 Restrictions Pool Area and Gym/Sports Hall

Please note that in line with government direction during this period of social distancing, in the interests of everyone's well being, **the pool and surrounding area is closed until further notice.** We have taken into consideration not just social distancing advice but also the known risk of virus transfer to individuals from any hard surfaces present in the pool area.

CDC / WHO data suggests that Coronaviruses such as SARS-CoV-2 can remain infectious on hard surfaces such as those found in the swimming pool area including metal, wood, glass and plastic for up to 9 days! This is a clear risk in the case of our swimming pool area, notwithstanding the waterborne risk of transmission.

As related previously, the pool heaters also need replacing (at an estimated cost of approx. £5,000) prior to opening of the pool. These works will be carried out when it is considered appropriate and safe to do so.

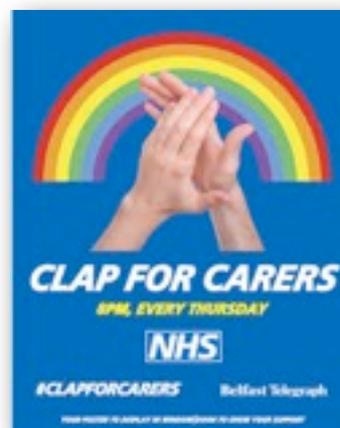
It may well be that government direction on use of communal pool areas will have changed by the time we are in a position to have repaired the pool heaters and had the water chemically treated with chlorine.

You are advised **not to use the gym and sports hall.** If you choose to ignore that, you do so at your own risk. Any user would be personally responsible for wiping down surfaces and equipment. A recent user has left lights and heaters on overnight. This is unacceptable behaviour and costs us all. Please check everything is switched off and all doors inside and out are locked before you leave - better still, please don't use it at all.

In all communal areas, such as the laundry, garden, hallways, etc., please respect social distancing and give your neighbours plenty of space.

The Spinney joins the country in applauding key workers every Thursday

Great to see everyone out and sharing in our gratitude for the great work being done by the NHS, carers and all key workers.



Do you need help?

As part of our community, do please let the Directors or neighbours know if you require any assistance at this difficult time. We are all here to help support each other.

General Maintenance during Lockdown

Many thanks to both our gardener, Paul, and to our cleaners, for continuing to work to keep our common areas clean and the gardens looking so beautiful. For those of us who are self-isolating, we are extremely grateful to be able to do so in such a pleasant environment.

Please note that the **window cleaners** are coming on Tuesday, 28th but, due to Covid 19, will **not** be **cleaning balcony windows/doors.**

Recycling and Rubbish Disposal

- **PLEASE.... recycle appropriately**

Only put in the bins, that which is listed on the outside. Two of the blue bins are for white paper only. Please check carefully which one you're using.

Recycling bins do not take plastic bags.

Bins containing the wrong items will not be collected. If you can't be bothered to sort your rubbish appropriately, it's better to put it all in the general waste bins.

- **PLEASE.... put all rubbish in the bins**

Anything outside of the bins won't be collected.

The large bins are for **everyday household refuse only** Large items or builders' waste, such as **DIY leftovers, old furniture, kitchen or bathroom items etc. are not collectable here.** Please hang on to them until the waste sites are reopened.

Can all residents please accept communal responsibility to keep The Spinney common areas tidy by picking up any litter that may be lying around.

Balconies

To help maintain the look of The Spinney, may we remind you of item 15 in your Handbook:



- **have only furniture and plants** on balconies (no tools, rubbish, etc.)
- **no washing or towels**, banners or signs to be hung over railings or on the balcony;
- **no washing to be hung in windows**, where it can be seen from outside.

Many thanks for your co-operation.

Have you read The Spinney Handbook?

This document constitutes part of the lease and ensures that living at The Spinney is a pleasurable experience for everyone. If you don't have a copy, please ask a Director.

It's also available on the **The Spinney website:** www.thespinneyhertford.co.uk



BSMCL Directors

Following last year's AGM, 2 more Directors were appointed, bringing us up to our full complement.

Your Directors are: Mike Gray (acting Chair), Ian Wright, Aga Otterson, Rod Boyce and Darcy Goodwin.

Shareholders may contact us at bsmcl.directors@gmail.com.

Tenants should go directly to their landlords or letting agents with any queries.

Essential electrical works

These have recently been completed, including testing / servicing of all emergency lighting and repairing of outside lighting circuits.

Roofing

Despite the Directors' best plans for a rolling programme to reroof each block according to greatest need, due to recent weather emergency repairs/renewals have had to be made much sooner than budgeted for.

The large corner block of flats 13-20 has been reroofed at a cost of £35,000. The roof of block 7-12 was damaged in recent high winds. The cost was £15,000 and is currently subject to a dispute with the insurance company.

As a result, it is essential that all maintenance payments are made as soon as possible, so could we please remind you that

BSMCL Maintenance Payments are to be paid by 1st May 2020

at the very latest.

It is essential that these payments are made on time in order to maintain the upkeep of the development.

Noise carries

....around the development very easily. Could everyone please take care not to disturb your neighbours, especially in the warmer weather with doors and windows open. Please be aware that conversations on balconies and over car speakers can be heard by everyone! Please don't leave car engines running unnecessarily.