

Ealing Village News



May 2011

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New Front Gates

In response to an EVRA survey and requests from residents, EVL is implementing a three-phase plan aimed at gradually limiting access to Ealing Village to residents and those with legitimate business on the estate.

The first phase involved the installation of a new back gate with a keypad entry system in September 2010.

The second phase was delayed by a rescheduling of Transport for London's bridgeworks, which included construction of the new front wall with railings and gates. A new keypad system will be added to the front pedestrian gates shortly. They will operate in the same way as the back gates and will use the same four-digit entry code.

The third phase involves the automation of the vehicular gates at the front of the Village.

The TfL Agency has asked that the vehicular gates remain open from 07:00-19:00 or later. So, both the pedestrian and vehicular gates will remain unlocked during those times but both will be shut at night. The exact times remain to be determined.

Residents driving in or out of Ealing Village during the hours at which the vehicular gates are closed, will be able to open the gates using an electronic clicker or fob which can be kept and operated from inside their car. These devices will be distributed closer to the time.

Visitors driving into Ealing Village will be able to gain entrance via a remote entry system, linked wirelessly from a keypad at the gate to a phone number of each flat's choice. Residents will be able to open the gates to calling visitors by pressing a specific key(s).

Precise and detailed instructions of how the vehicular gates will function, including an FAQ sheet, will be sent to all residents and leaseholders closer to the time of activation.

Crabtree Management Company has sent a letter to residents asking everyone for the phone number they would prefer to have programmed into the system. Please contact Crabtree to supply information requested.

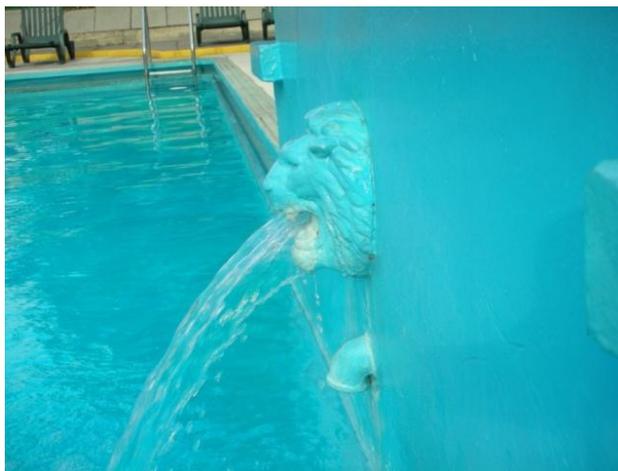
The vehicular gates will have a "fireman's switch" to which all emergency vehicles have a key. In the event of a power failure the gates will open and stay that way until power has been returned.



Health & Safety

EVL has undertaken a review of health and safety at Ealing village, refreshing its health and safety regime. Items covered include including:

- Legionella testing
- Buildings & walkways
- Electrical testing
- The Pool area



Pool Opening

The focus on health and safety has prompted EVL to reconsider a whole series of factors related to the pool and its day to day operation. EVL recognise that the pool and clubhouse are a key feature of the estate and are very important to the character and community of Ealing Village. Hence, efforts have been made to find an appropriate balance between the allowing people to enjoy the pool but recognising that we live in 2011 and not the 1930s.

As a result, a package of improvements to the pool and pool area are currently being undertaken, with the intention of reopening the pool on the **30th May** for the 2nd Bank Holiday.

The planned improvements include:

- Improved signage.
- Updated pool operating procedures.
- Installation of automatic pool dosing equipment.
- Anti-slip measures to areas around pool and changing room.
- Information for all residents distributed twice during the summer.
- Hand rails.
- Timed locks to the pool area.
- Procedures and safety jackets for pool-side working.

In order to inform residents of the work being done and the rationale behind these, a coffee morning will be held on **Sunday 22nd May at 11 am in the Clubhouse.**

Get Trained in Pool Safety

As part of a package of measures to maximise safety at the pool, EVL is offering FREE training for up to 10 residents in first aid, CPR and rescue from water.

The training will be delivered by the Swimming Teachers Association. It is available for residents who intend to use the pool during the summer. It will be delivered in the clubhouse and pool on Saturday 28th and Sunday 29th May. The training will lead to the award of the National Rescue Standard Pool Attendant Qualification, which is recommended for unsupervised pools.

For more information or to book a place call Tom Lloyd on 020 7963 8680.

New Directors needed

Do you have the time and passion to make a difference to Ealing Village?

EVL are looking for new members for EVL board would happily hear from any Ealing Village shareholder. EVL Directors are volunteers, but have direct influence on how the estate is run.

If you are interested please contact Sarah Malcolm in flat 94.

Property Manager

Your property manager is Tom Lloyd. Tom can be contacted at:

Tom.lloyd@crabtreeproperty.co.uk

Tel: 020 7963 8680

Fax: 020 7963 8690

Technical Working Group Survey

Thank you to all who have completed the Technical Working Survey. The results are being processed and will be posted on EalingVillage.com

Dates for the diary

- Pool opening coffee morning - Sunday 22nd May at 11 am in the Clubhouse
- Pool Safety Training - Saturday 28th and Sunday 29th May
- Pool Opening - 30th May