

Appendix A

Communal Heating and Lighting Charges.

Following the meeting on Friday evening 31st October 2008, the following measures are in process to urgently review the provision of communal heating and lighting.

- 1) The council will arrange for a survey to be carried out this week at Leach Court and St James House to establish that all communal heating and lighting facilities are working correctly and are set at the appropriate level. The survey will examine thermostats and settings, boiler efficiency and timers.
- 2) The council will this week establish a programme of survey and inspection to all other blocks with communal heating and lighting. It is expected that this survey work will be completed by the first week in December.
- 3) The surveys will be carried out in conjunction with Tenant/Resident representatives of the blocks wherever possible.
- 4) We will arrange for the meters to be read and re-read a week later to examine whether the usage is within accepted parameters. We then use this information to verify that the service charge costs are correct.
- 5) We will look into giving future access for Tenant/Resident Representatives to carry out their own meter readings providing this does not compromise health and safety.

The council is committed to employing all reasonable measures to ensure the most economic and efficient provision of heating and lighting to communal areas. Naturally, in light of the recent increases in fuel costs, the council will use every endeavour to examine ways in which costs can be reduced.

The council are already implementing a programme of replacing communal lighting timers with light sensitive mechanisms whenever there is a breakdown. This will overcome the need to attend and alter timeclocks. We will investigate the costs and implications of progressing this across all communal lighting without waiting for a breakdown to occur.

