

Springwood Hall Residents Information Leaflet



Renovated in 1995,
Springwood Hall in Bardsley,
Oldham, is a development
consisting of 56 apartments.

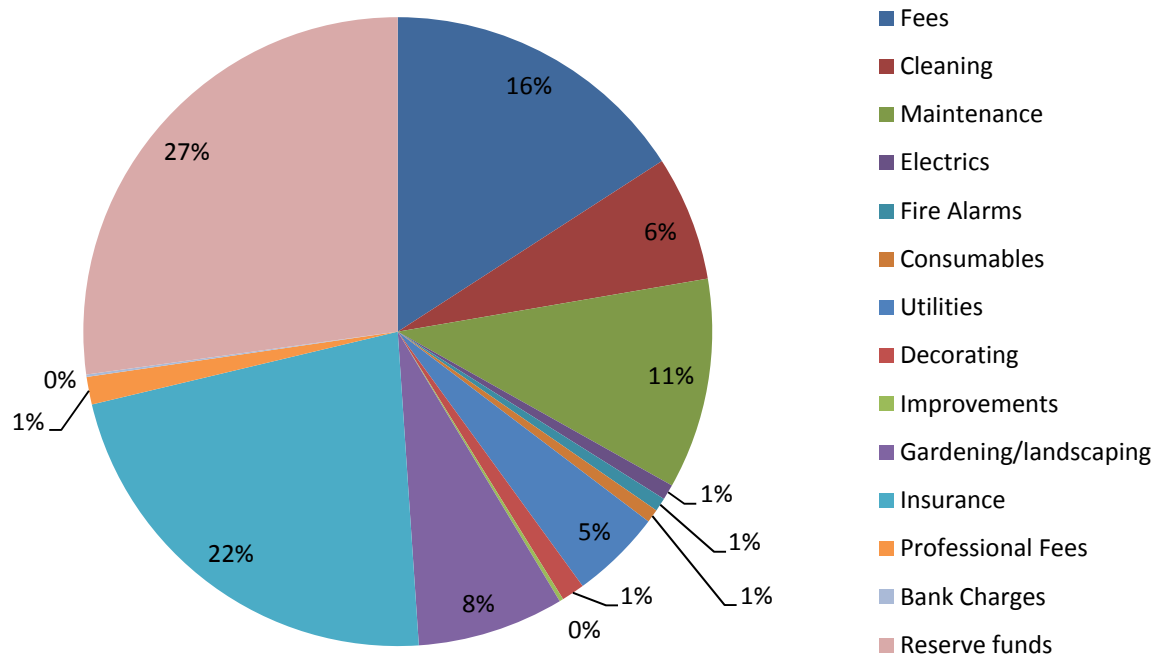
Key questions answered by your managing agent

- The electric and water meters are located under the stairs.
- Window cleaning is completed every month.
- You can install satellite television.
- Gardening visits take place every month in Winter and once every two weeks in Summer.
- Car parking is as per the lease plan; vans are requested to park in the overflow car park on the left of the site as you enter, away from the main buildings.
- Access to the main buildings are via keys, Access to the site is via a vehicle gate fob or code, the codes are displayed in each foyer. Please contact Complete Property Management for replacement fobs.
- Cleaning takes place on a weekly basis.
- Due to the construction of the building good airflow and the use of de-humidifiers is beneficial to reduce any moisture or mould.
- Recycling is encouraged.
- The trees surrounding the site are outside of the developments boundary and are subject to tree preservation orders. If you are concerned about overhanging or dangerous trees, please contact the local tree officer.
- The health and safety and fire risk assessment is located with the directors.

Summary of the main points of the lease (for full details please refer to your copy of the lease)

- You are responsible for keeping the premises in good sustainable repair and condition.
- You are not permitted to make any structural or external alterations to the premises.
- You must allow the landlord, agents or workmen entry into your property to carry out checks or repairs at a reasonable time (with 48 hours notice unless an emergency).
- If you wish to sublet your property you must comply with the details within the lease.
- You can only use your property as a private residence.
- You must obtain written consent from the landlord if you wish to keep any domestic animals or birds.
- You are not permitted to affix or display any signs on the exterior of the building or from the interior if visible from outside.
- You will be liable for any expense if you void the insurance in any way.
- You must obtain consent from the landlord if you wish to attach any additional television points.
- You must comply with the rules for parking on the development.

Budget 2012 (Produced by Complete Property Management)



Building element life span

The detail below is produced from standard building lifespan data to act as a guide to the life span of building elements at Springwood Hall. A professional site audit can be arranged to establish the estimated cost to replace each building element in the future to enable accurate reserve fund planning.

Building element	Details	Life span (years)
External		
Roof	Tiled slate	64-74
Gutters and pipes	Plastic	30
External brickwork	Stone, stone pillars and lintels	50+
External render	Under archway and to side	20-53
Windows	Wood painted and UPVC	35-50 and 37
Gates	Electric wrought iron gates	mechanism - 10
Fencing	Wood panels	22
External staircase	Metal staircase	28-59
External lighting	Down lighters	15
Car park surfaces	Tarmac and gravel	24
Internal		
Carpets	Carpets	13
Wiring	Installed in 1995	30
Intercom	Seven	10
Lights/emergency lights	Uplighters	20-30
Fire safety services	MCP's	20
Doors	Timber	33
Lift	None	