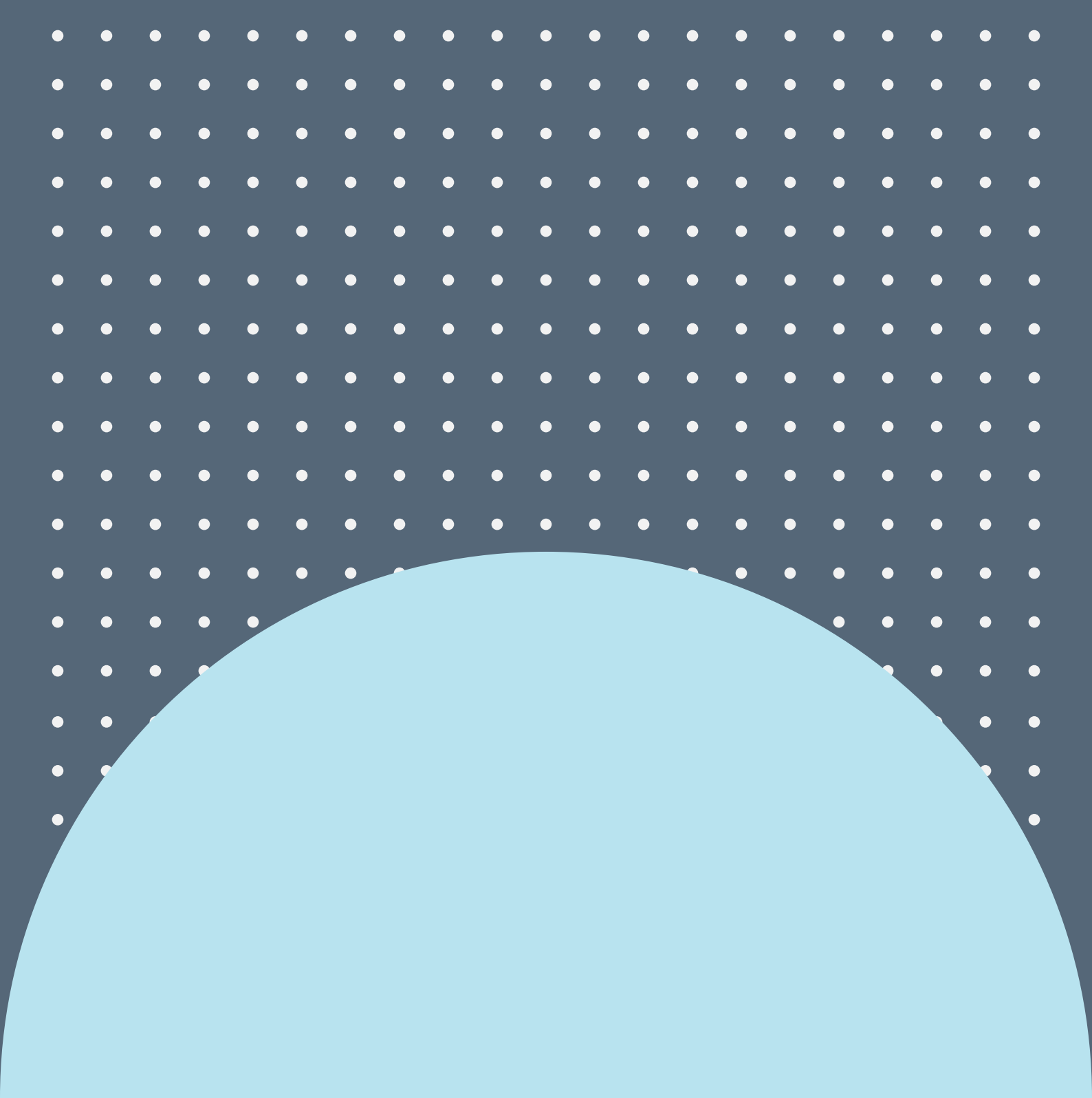


Newsletter



We're excited to bring you the very first edition of our newsletter. In this issue, you'll find helpful seasonal tips, important site updates, and answers to some of the most frequently asked questions we've received in 2025.

We'd love to hear from you! If you have feedback or ideas for future editions, please email us at info@block-buddy.co.uk.

Need to speak to the team?
We're here Monday to Friday,
9am–5pm on 0113 831 3235.



Roof works

We recently carried out a drone survey of the building to ensure everything is in good condition, and while the results showed only a few minor issues, these still need to be repaired properly. To allow safe access for the contractors, scaffolding has now been erected around the block. Following a full tender process, the works have now been instructed to the chosen contractor and will be completed shortly. Once all repairs are finished, the scaffolding will be removed. We'll continue to keep you updated as the works progress.



Carpet cleaning

We're aware that some areas of the communal carpet are in need of a refresh. Please be assured this hasn't been overlooked and a full professional deep clean of the communal areas is scheduled to take place in the spring. Thank you for your patience while we get this arranged.

Fire risk assessment

As part of our annual fire safety requirements, a qualified assessor recently carried out the building's Fire Risk Assessment to ensure the block remains safe and compliant with current fire regulations.

This includes checks of all communal areas as well as individual apartment front doors, as fire doors play a vital role in slowing the spread of smoke and fire in an emergency and are legally required under UK fire safety legislation to be inspected regularly.

If your front door could not be inspected because you were not home, please email info@block-buddy.co.uk and we will send you a simple checklist so you can complete the required fire-door check yourself.



Grounds - winter update

As winter begins, our gardeners, Claro Landscapes, will visit once a month as part of the planned schedule, returning to twice-monthly visits from March.

A grit bin with scoops is available at the rear of the block for residents to use during icy conditions - please return scoops after use, to ensure fair and safe usage for all.



Recycling tips

Recycling properly helps protect the environment. Rinse items, recycle only accepted materials, and avoid placing non-recyclables in recycling bins.

Reduce waste by reusing items, composting food where possible, and disposing of batteries and electronics responsibly.

Frequently Asked Questions

Can I keep a pet in the apartment?

Pets are not permitted in apartments or on balconies without formal permission. This also applies to visiting pets, regardless of how long they stay. We've received complaints in the past and have acted accordingly, so please ensure you request permission from info@block-buddy.co.uk prior to having any pets.

What can I store in the bike store?

The bike store is for bikes and prams only. No other items should be stored here.

Please Note: storage is at your own risk, and Block Buddy accepts no liability for lost, stolen, or damaged bikes or prams.

Who is responsible for individual apartment front doors?

You are responsible for your apartment front door. Please make sure your door complies with current legislation and any guidance we provide. Non-compliance could invalidate building insurance.

Can I store items in the communal corridors / riser (meter) cupboards?

To keep everyone safe, communal corridors and risers must remain clear of all items at all times. Storing belongings such as footwear, welcome mats or rubbish bags outside apartment doors creates a fire risk and could invalidate the building's insurance. Please help us maintain a safe environment by ensuring these areas are kept clear at all times.

How often are the communal areas internally cleaned?

Communal areas are cleaned fortnightly by Choice Cleaning.

How often are the grounds outside & around the block maintained?

Our Grounds Maintenance contractor, Claro Landscapes, maintains the communal grounds at the block. Please note, the wider estate outside the block is managed separately by another agent/contractor.

Scalans is the wider estate management company.

Get in touch with Scalans via 0161 236 8888

Have Your Say

We'd love to hear from you! If you have feedback or ideas for future editions, get in touch.

info@block-buddy.co.uk
0113 831 3235

We're here Monday to Friday,
9am–5pm

PPHA.

Get in touch

Get in touch to speak to a member of the team via email and we'll be happy to help you

info@ppha.uk

We're here Monday to Friday,
9am–5pm

Customer Voice Panel

We are setting up online Customer Voice (Scrutiny) Panels to hear your views on our services and how we can improve them.

Panels will run at different times to suit our customers.

If you would like to join our Customer Voice Group or find out more please visit:

www.ppha.uk
info@ppha.uk

From all the team at PPHA & Block Buddy, we wish you and your loved ones all the best for the New Year.

We look forward to continue to provide an exceptional service to all of our customers.