

# Springfield Court

## Today's NEWSLETTER



**Hello everyone,**

Thank you to those who attended the Commissioners' surgery, and an update on what was discussed is detailed within this newsletter.

### Springfield Court Refurbishment

Residents were advised that the project was now moving ahead, and the plans had been submitted to the Planning Department for approval. Once approved it is the intention to give a presentation and show you the plans.

The summary sheet has been recirculated for your information.

It is expected that works will commence in 2024.

### Car Parking

The car park is under the management of the Department of Infrastructure, and issue with pooling water will be reported to them.

Residents were informed that improved car parking was included within the refurbishment program. Electric charging ports will also be installed.

### Trees

Trees within the grounds of Springfield Court will be cut back by the Arborist at the end of August.

Replacement trees will be planted where trees have been removed.

### Signage at the Complex

Please do not alter signs.

They are there to assist you and your visitors. Adjusting and replacing signs is taking time up that would be better spent doing other tasks.

If you have an issue with a sign, please speak to the Housing Manager.

### OUT OF HOURS MAINTENANCE

All Commissioners emergency maintenance services are available outside office hours

Telephone:  
(07624) 493314



**Onchan District Commissioners**

Enquiries: (01624) 675564  
Out of Hours: (07624) 493314

email: [housing@onchan.org.im](mailto:housing@onchan.org.im)  
website: [www.onchan.org.im](http://www.onchan.org.im)

### Rose Bed - Seating

Timber has been delivered, but due to the expensive material being used, we are waiting for the appropriate contractor to be available to complete the work.



**Weekday Mornings**  
8.30 a.m. to 1.30 p.m.

**Julie - Tel: 485867**



**Weekday Mornings:**  
9.00 a.m. to 1.00 p.m.

**Lisa - Tel: 206618**



## WARDEN CALL SERVICE

The monitoring service is in operation 24 hours a day.

In the event of an emergency, please do not hesitate to pull the emergency cord and call 999 if you are in need of urgent medical assistance.

## Fibre Broadband

Fibre will be installed in the Complex, but there is no timeline as to when this may happen as Manx Telecom will be required to upgrade the infrastructure.

## Smart Meters

No date of installation as yet.

The meter will act as your normal meter does, but will allow residents to change to pre-pay and monitor usage.

You will be informed as and when this is due to take place.

## Staff News

A new member is welcomed to the Housing Team.

**Property Maintenance Officer:**  
**Dominic Smith**

We wish him well in his new role.

## Slime from taps

If you find black slime around the holes of your shower faucet, or taps it's due to oxidized manganese and harmless bacteria feeding off the minerals in the water. This might also show up in the form of black stains in your toilet bowl.

This has been checked and is not harmful in drinking water.

Please be assured that the cold water from the bathroom and kitchen sinks are pressure fed, so there is no standing water.

## Gas Charges

The Authority do not have a daily standing charge which is applicable to a domestic gas rate, as the Authority are charged a commercial rate. Residents are only charged for what is used to ensure a breakeven position. Please be assured that the Finance Team are keeping a close eye on any changes.

## Blue Badges

If you are disabled or find it extremely difficult to walk long distances, a Blue Badge can help you to park your car more conveniently. There is no charge for a Blue Badge and they are normally valid for three years. The badge is for you to use in whatever vehicle you are travelling in.

For further information contact  
**Disabled Parking Blue Badge Scheme**  
Telephone: 686325

## Reporting Issues

Please be assured that issues you report to the Sheltered Housing Co-Ordinators are forwarded for attention. If you are unhappy with the response, please contact:



Housing Manager Andrea: Tel: 646192  
Property Maintenance Manager John: Tel: 693652



email: [housing@onchan.org.im](mailto:housing@onchan.org.im)



## Springfield Court Refurbishment Update



### Overview of improvements to the Complex :

- More parking provision.
- More lifts/easier access to all parts of the complex where feasible.
- Replacement concrete roof tiles and membrane only (lofts already insulated) and installation of photovoltaic solar panels.
- New balcony railings and floor coverings.
- Internal decoration to the communal walkways and lounge.
- Upgraded electrical supplies to Phase 1 properties that currently have no way of isolating supplies to the individual flats, in addition to relocating the meter room.
- Improved heating efficiency to reduce fuel costs and improve functionality for residents.

Unfortunately, there is a long drawn out process before the works can get started. The plans will be going through Planning Department. Please be assured that the background work is progressing through the necessary channels.

We will endeavour to keep you updated as the project progresses.



District Surveyor

Ryan: Tel: 693651



email: [surveyors@onchan.org.im](mailto:surveyors@onchan.org.im)

## MGP 2023 SCHEDULE\*

Friday 25 Aug Qualifying & MGP Lightweight Race	12:30 - 16:30	18:00 - 21:00
Saturday 26 Aug Classic Senior MGP Race & Junior MGP Race	11:00 - 21:00	n/a
Sunday 27 Aug Rest Day	n/a	12:45 - 18:00
Monday 28 Aug Senior MGP & Classic Superbike MGP	09:30 - 21:00	n/a
Tuesday 29 Aug Contingency	n/a	09:30 - 21:00

## FACTS

Springfield Court is built in two phases:

Phase 1: Built 1980 - 30 units

- 18 x 1 person flats
- 12 x 2 person flats

Phase 2: Built 1990 - 38 units

- 18 x 1 person flats
- 20 x 2 person flats



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