



WELCOME TO OUR COMMUNITY OF PEOPLE WHO LIVE, WORK OR HOLD A LEASE IN HOLLAND GARDENS

This newsletter has been compiled by members of our community, the committee, and the concierge team. The information herein is helpful to the community, even though some items may appear to be more relevant to the leaseholders.

This month we would like to thank John Disson for his contribution on electricity suppliers, electricity meters and the IPS/landline checklist.

Please note that we will be holding a community zoom session on July 8th where we will be discussing 2 items: the BSF (see item 2 below) and taking more control of our estate through Right to Manage or other options (see item 11 below)

1. Covid Update

The Borough of Hounslow was identified as one of the areas (the only Borough in London) where the highly transmissible delta variant was spreading fastest. Hounslow council has been conducting door to door testing in the borough and the operatives visited Holland Gardens on 16/06 and 17/06.

Residents are reminded to continue following Government guidance.

2. Update on Cladding, EWS1, and Building Safety Fund

Since April, the committee has been focused on ensuring that the large elements of outstanding work and submissions take place before the 30th of June deadline.

We understand the application was submitted on 30th June, so we have reached the first milestone in this long and complicated process.

And now begins some more hard work: reviewing the tenders, interviewing the sub-contractors, ensuring that the contractors are fit for purpose, ensuring they are keeping to the scope of the work and that the scope meets the BSF requirements, keeping our needs as leaseholders at the forefront.

More up-dates will be given in the next community zoom on 8 July and through the WhatsApp group. Please do attend the zoom if you can. Please look out for the invitations.

3. Update on the fire risk assessment (FRA) undertaken in March 2021

Following a challenge by the Committee, we have been informed by our Managing Agents, Strangford that the fire evacuation policy is a 'stay-put' policy unless we are directly affected by smoke or fire (e.g., if a fire is occurring in our own flat). This seems to be a hybrid solution that many fire safety assessors and managing agents are adopting because of what happened at Grenfell. There is concern that if residents are told that it is a 'stay-put' policy, they will stay put even if their common sense tells them to evacuate or even if the fire is occurring very close to them and they are being affected by it. Some organisations are now referring to this 'stay-put unless you are



personally affected’ policy as a ‘stay-put plus’ or a stay-put hybrid’ policy.

The London Fire Service will not be sending their teams on familiarisation visits to Holland Gardens.

The committee has asked Strangford to make sure that the Fire Risk assessment report by Watson, Wild & Baker, reflects the stay put plus policy.

The report highlighted a number of actions that need to occur in order to ensure fire safety, and Strangford have now provided us with their action plan attached below.

ACTION PLAN

The following actions are required to comply with the law:

| Serial | Action required | Individual responsible for taking action | Implementation Date | Remarks |
|--------|---|--|---------------------|--|
| 1.1 | Implement findings of risk assessments. | SML | On-going | |
| 1.2 | Keep appropriate records. | Fidelity | In contract | |
| 1.3 | Review findings of risk assessments after any significant change, if there is reason to believe it is no longer valid, regularly to keep it up to date and immediately after an incident. | SML/WWB | TBC | SML to advise WWB of any significant changes |
| 1.4 | Communicate the “Letter to dwelling leaseholders”, included in the appendixes of this report, or a similar letter (See “ Letter to Dwelling Leaseholders ” Glossary), to <u>all</u> dwelling leaseholders (with a private door located in the common internal areas) on the property, and keep | SML | April 2021 | COMPLETED 16/04 |



| | | | | |
|-----|--|----------|-------------|---|
| | records of this action; or, enforce the terms of the lease as appropriate (refer to the maintenance paragraph). | | | |
| 1.5 | Communicate suitable fire emergency information to all relevant persons on the property; ours can be found at Appendix 4 . | SML | April 2021 | COMPLETED 16/04 |
| 1.6 | Where floors within the " protected shafts " comprise non-load bearing fire batts or other non-load bearing fire stopping, measures should be taken to physically prevent persons from stepping into the shafts, and warning signs should be clearly displayed within the shafts; e.g., shafts near numbers 66 & 87. | Fidelity | April 2021 | SML request Fidelity to provide signage |
| 1.7 | Instruct a competent person to carry-out a full discharge test of all emergency lighting on the property if this has not been done within the last 12 months; any necessary remedial actions identified should be taken. | Fidelity | In contract | |
| 1.8 | Maintain fire doors so that they are in good condition, are able to self-close, are not wedged open and can form adequate smoke seals in accordance with their design specification; remove any acoustic pads from the door frames. | SML | April 2021 | Arrange review of all fire doors, and quote for works as necessary. |



| | | | | |
|------|--|------------------------------|------------|---|
| 1.9 | Instruct a competent person to test/inspect the AOV (automatically opening vent) at the top of the common stairway serving 66-87 and take any necessary action. | Fidelity | April 2021 | Included under contract |
| 1.10 | Ensure the FD60S fire doors to the " protected shafts " are securely locked at all material times and that they remain free from any stored combustible items. | Peter Kibue (estate manager) | On-going | Forms part of concierge routine inspections |
| 1.11 | Instruct a competent person to carry-out a full fire stopping survey of the " protected shafts ". Fire stopping between the roof spaces and the protected shafts and the protected shafts and the subterranean parking areas should be present, appropriate and in good condition. | SML | TBC | To be reviewed post-cladding works? |
| 1.12 | Instruct a competent person to inspect the fire-stopping within the dry riser cupboards and take any necessary action. | SML | As above | As above |
| 1.13 | Clearly display a suitable and completed Health and Safety Law "What you need to know" Poster or provide every employee with the relevant leaflet (See "Poster (Health and Safety Law "What You Need to Know")" Glossary). | SML/PK | April 2021 | COMPLETED 14/05 |



| | | | | |
|------|--|--------|------------|--|
| 1.14 | As there are persons employed on-site, risk assessments that would otherwise be provided by a contractor must be provided to the employee when there is a real risk of injury occurring, i.e. during gutter clearance, working at height, etc. | SML/PK | On-going | Individual contractors to provide RAMS as necessary. |
| 1.15 | Instruct a full pressure test and visual inspection of the dry risers on the property if this has not been conducted within the last 12 months (in accordance with BS9990:2006); any actions identified as necessary should be taken. | SML | April 2021 | SML instructed Astral Fire (Fire FM). Initial survey 21/05. Awaiting update. |
| 1.16 | Repair the vehicle gate serving 142-172 (currently locked shut) as this should be available for use as an emergency exit. | LSA | April 2021 | Completed between site survey and FRA being issued. |
| 1.17 | Indicate the vehicle gates with suitable escape route signage in the covered parking areas. | | | |
| 1.18 | Take the remedial actions identified as necessary in the external façades report. | FRC | On-going | |
| 1.19 | Take steps to prevent persons from using solid fuel BBQs or smoking on the communal roof terraces/balconies. | SML/PK | April 2021 | COMPLETED 16/04 |

The following actions are recommended to comply with best practice:



| Serial | Action recommended | Individual responsible for taking action | Implementation Date | Remarks |
|--------|--|--|---------------------|--|
| 2.1 | Communicate the “Fire Emergencies” information and “Fire safety information for occupants of flats/dwellings” to relevant persons, which can be found in the appendixes of this report. | SML | April 2021 | COMPLETED 16/04 |
| 2.2 | Where appropriate, the landlord’s utility services cupboards should be secured, locked and labelled with appropriate signage i.e. gas services and electrical services should be indicated with “appropriate signs” (See “Suitable Signage” Glossary). | SML/PK | April 2021 | PK to check cupboards and advise what signs are required. SML to order for PK to display |
| 2.3 | Reduce any excessive gaps below fire doors by installing cold-smoke brushes. | SML | April 2021 | Included with point 1.8 |

In relation to PEEPs (Personal Emergency Evacuation Plans) for people with extra needs, Strangford believes that they are not responsible for developing these and that they will have discharged their responsibility by providing a Gerda box which will hold details of people who need extra help. This will be an on-going issue, and the question of who the responsible party for developing plans for residents following the disaster at Grenfell is now being debated at parliamentary level.

In the meantime, we need to ensure that our Gerda box contains information for the fire service on our residents with extra needs. **If you would need extra help to evacuate or stay put in the event of an emergency, we would be really grateful if you could make the estate manager aware of your needs so it can be lodged in the Gerda box.**



4. **EVI, ANPR, Intercom Update**

On Monday 21st June Mark (chair), Kalit (IT and Communications) and Ed (Treasurer) met with Nick Otsuka, Senior Key Account Manager at EVI, Matthew and Lauren both of Strangford, regarding the entry phones/monitors and ANPR.

ANPR– Since installation, the ANPR has never functioned fully, unfortunately. The committee has agreed to give EVI 3 months to demonstrate that the system works for all residents and following that, the community will need to decide whether to continue with the service.

Monitors/Entry phones- We have experienced numerous issues with the entry phone system and in particular the monitors within our flats.

Nick informed us that EVI are responsible for the entry phone system wiring to the ground floor only. Any wiring above that, including that within the Dry risers, was

installed by a company called OTP and when there has been issues, EVI have addressed them within 24 - 48 hrs.

Monitors – For people who bought new monitors, Nick confirmed that EVI have tried to address the issues experienced by leaseholders with both new monitors and old monitors. We suggested that they devise solutions for each monitor " A bridging solution" between the monitors and existing wiring.

In the meantime, residents whose intercom is not working can report this to reception. If reception is receiving a number of complaints from a block (1 or 2), this would imply that there is a communal fault, which the engineer will be called out to remedy.

Please be aware that if it is not a communal fault, the individual flat owner will be charged for the repairs and the call out. Prior to the engineer being contacted, the concierge will request written confirmation from you, stating that you have

been made aware that you will be charged for the repairs, should it be found that the fault is within your individual flat, and not a communal fault.

If you are having a problem with your door fob(s), please contact the concierge for assistance.

5. **Electricity Providers and Meters**(with huge thanks to John Disson)

Related Meters

The electricity supply at Holland Gardens is terminated on what is known as a Related Meter. This means we have what is known as two MPANs (meter point administration numbers) on one meter. This was the standard type of meter fitted when Holland Gardens was developed and at the time, they were all connected to the supplier SSE.

Over time many residents and owners at HG have moved to alternative suppliers. Unfortunately, some of the new suppliers did not understand how our supply was configured, believing that we have two meters (because of the two MPAN numbers), thereby



causing the supplier to apply two standing charges to their invoice.

The only time when two standing charges can be applied is if you have two separate electrical supplies to your meter. This is not the case; we have just one single supply entering our meter; so, if you find that your current supplier is charging you two standing charges, contact them and explain to them about your single supply. You can also claim back all the excess charges you have previously paid.

[Heating the Boiler](#)

Following the discussion on the WhatsApp group about hot water, the most economical method to heat the water boiler is to keep the Perm switch permanently On, keep the On Peak switch Off, keep the Off-Peak switch On, this ensures you are heating your water on the cheaper rates, which is throughout the night and then with the afternoon boost reheating the water you may have used during the day.

[Smart Meters](#)

There has been much discussion on our WhatsApp group about smart meters. At HG, because of our related meters, moving to a smart meter can prove to be troublesome and it is yet to be established for those who

have had a smart meter fitted just whether they have been able to retain the afternoon boost. For the rest of HG residents, some suppliers such as Bulb are trialling Economy 7 in certain areas with a limited number of customers. There may be other companies doing the same. It is worth shopping around and checking the tariffs charged.

Ultimately having Smart Meters fitted will give a great deal of versatility on how electricity is supplied. For example, with a Smart Meter, customers can be supplied with a hand-held monitoring device telling the customer exactly how much power they are using.

There are also other potential benefits of smart meters. For example, In Spain most customers have now had Smart Meters fitted, and this has enabled the Government to instruct all suppliers to offer the same domestic tariff to their consumers. They have also implemented a system where there can be three periods split into six where you can choose when you consume the most power. This can also be altered by the season of the year.

We appear to be some way behind this development which was implemented on 1st June in Spain. However,

Spain has demonstrated how smart meters can only become 'smart' when they are implemented across the country in all homes.

6. Update on Fibre Optics

Everyone should have received a letter from SCCI explaining the process for installing fibre optics.

You will be able to book an appointment for the fibre optic box installation inside your apartment, once the work in communal areas is complete. SCCI are now on site, and the work is expected to continue into the second week of July across Holland Gardens.

If you are experiencing any issues with the engineers from SCCI, please contact John Disson via [WhatsApp](#) and he will take it up with the installation company.

All employees of SCCI on site at HG will carry identity cards. If you feel unsure of anyone working in your area, please do not hesitate to ask to see their ID card.

Once the work in the communal areas has been completed, you or your landlord will receive a letter (see below) inviting you to apply to have the fibres terminated within your flat.



As you are aware SCCI Alphatrack are the appointed contractor to install a new communal fibre provision on your building.

All the initial works are now complete and we will be installing your fiber enclosure on:

Fibre Provision

We have completed the install of the new fibers to your home, these are currently coiled outside your front door in the ceiling void.

We now need to make an appointment with you directly to terminate these fibers in your entrance hall above the front door. This work will take approximately 1 hour to complete.

In order to make an appointment please contact us on the number below:

Our engineer will be available on:

Please call our Customer Support Team on 01279 630 563 between 9.00am–5.00pm Monday to Friday to make an appointment. (Unfortunately, we are unable to give timed appointments but will offer an AM or PM preference).

You must contact us to make an appointment

If you have any concerns or questions, please do not hesitate to contact us as a member of the RLO team will happy to discuss the works further.

We look forward to hearing from you.

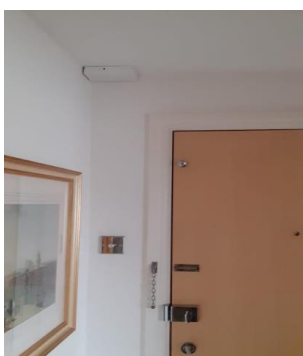
Yours faithfully

The SCCI Installation Team

01279 630 563

socketinstallations@scci.co.uk

Here is a photo of what the box will look like if fitted inside your flat





7. **ISP/LANDLINE checklist** (Thanks to John Disson)

[If you have Broadband, together with a Landline phone.](#)

If the dialling tone has stopped and broadband is not working, **contact your ISP (internet service provider)** and they will carry out a test to locate your router. If that fails, they will call BT to repair the external line fault.

If the dial tone is working but Broadband is not, **contact your ISP**. An internal test will locate a fault on their equipment.

If Broadband is working and the phone is not, **Contact your Phone supplier**.

[If you have only Broadband on a Landline.](#)

If the broadband is not working **contact your ISP**, who will carry out an internal and external test. The internal test will look for a fault on their equipment which they will repair. The external test will try to locate your router. If that fails, the line may be down, and they will call BT to investigate the problem.

ISPs can access a BT database with up to the minute details of major breakdowns in most areas. This can also help inform you when the breakdowns will be cleared.

All the above does not cover any faults that may have occurred in the apartment. If that is the case repairing this will most likely incur a charge.

The above information is intended as a quick reference guide and will hopefully assist you to analyse any in house faults that may occur, but there remains a lot more details of broadband usage that need to be explained. Here is a useful link to find out more. <https://www.which.co.uk/news/tag/broadband-providers>

8. **Gym update**

From the 24th of May 2021, following updated guidance from the government, up to 3 residents from the same or different household were permitted in the gym together.

However, on the 9th June 2021, in response to the more transmissible Delta variant, the gym policy reverted to only one household per allotted hour.

This policy will be reviewed around mid-July, when there is further information about the delta Variant and further government announcements.

9. **Lifts**

The committee continues to investigate the best way to proceed with the lift upgrade programme to achieve continued safe and efficient functioning of lifts at Holland Gardens. An assessment, by a



competent 3rd party, should be undertaken to determine which lifts need replacing, which need maintenance, and which are fine. Any updates will be communicated.

10. Patio doors and windows

Door/ Window Maintenance: The committee have given names of companies who can undertake maintenance to Strangford. At the last meeting, 16th June, Strangford confirmed that they were working their way through the list of alternative companies. In the meantime, those people who have issues with their doors please report this to the [conciierge](#)

11. Options for managing Holland Gardens including Right To Manage(RTM)

Please note that our zoom session on 8 July will have “Taking control through RTM or other options” as a major item, so do please familiarise yourself with the following:

There are a number of available options, some are relatively easy to implement with little cost, and some are much more complex and require funding. The options are:

- **Recognised Tenants Association (RTA).** This is a group of tenants (normally leaseholders) who hold houses or flats on leases/tenancies from the same landlord on similar terms coming together to represent their common interests. The association can act on the tenants’ behalf, because it is recognised for the purposes of section 29 of the Landlord and Tenant Act 1985. To gain recognition, we must either be given notice in writing from the landlord (HomeGround) to the secretary of the association (Alessandra Gaeta), or we can apply to a First-tier Tribunal (Property Chamber). Advantages: It is an inexpensive method. Leaseholders will be involved/consulted in the running of the development but not take on the management responsibility. We would be able to see where our money is going and what it is being spent on and it could provide a more informed position to dispute charges that we may feel unreasonable. It provides a collective voice for us as members. Disadvantages are that it gives us barely any more rights than we already have.
- **Right To Manage (RTM).** This is a statutory right awarded to tenants under the Commonhold & Leasehold Reform Act (2002). It gives leaseholders the legal capacity to manage the estate. The usual process is to form a Right to Manage Company (also referred to as a Residents’ Management Company), to deal with management of the building. In reality, the Right To Manage Company or Residents Management Company usually appoints managing agents (who are accountable to the RTM) to manage the estate. The right to manage gives us the opportunity to manage our own living environment. Advantages: it allows a fair service charge to be set and prevents the landlord being able to charge extortionate amounts. Disadvantages: RTM company may be short of funds and have to charge high service charges; the RTM inherits all responsibility for management from the freeholder to the RTM. Leaseholders are also responsible for paying the costs associated with the RTM company formation – and in registering the new company with Companies House, and the annual running costs.
- **Enfranchisement.** Leasehold enfranchisement (often referred to as ‘freehold purchase’ or ‘collective enfranchisement’) is when a group of leaseholders who own flats in the same building collectively purchase the freehold interest from the landlord (HomeGround). Our right to enfranchise is a legal entitlement under the Leasehold Reform Act (1993). The advantages are that we would then own our flats and take over the running of common areas. Advantages: no need to worry about extending leases (although we have 999-year leases anyway), leaseholders



can choose service providers, it may add value to the property; leaseholders would not have to abide by the freeholders' restrictions e.g. around pets or letting our flats. The disadvantages and difficulties are getting agreement from the freeholders and from fellow leaseholders and ensuring enough leaseholders have the needed funds; the potential cost of buying the freehold which includes legal and administrative fees, cost of purchase of the freehold, surveyors' costs for the freeholder and the leaseholders and the complexity within the legal process.

- **Commonhold.** [This](#) is an alternative to the [long leasehold](#) system. It allows you to own the [freehold](#) of individual flats, houses and non-residential units in a building or on an estate. Unlike [leasehold](#), there is no limit on how long you can own the property for. The rest of the building or estate which forms the commonhold is owned and managed jointly by the flat owners (referred to as [unit-holders](#)) through a commonhold association. A commonhold can only be created out of freehold land, or a freehold building, and comes into effect when the land is registered at the Land Registry as a commonhold. A commonhold can be a new building or an existing building, or land which has not been built on. Once the commonhold is in place, the new law provides a formal framework of the rights and obligations that apply between the unit-holders, and between the unit-holders and the commonhold association. The disadvantages are that this is not yet a widely used method and is quite complex.

We would like to start the debate about the preferred option for us and will be holding a community zoom session on to hold a zoom session on 8 July on options.

In the meantime, Ozmen Safa, the committee lead on Section 20 and RTM has written the piece below which highlights the advantages to Holland Gardens of Right To Manage (RTM).

RIGHT TO MANAGE (RTM)

What is RTM and Advantages?

Part of Commonhold and Leasehold Reform Act 2002, set up specifically to allow leaseholders the opportunity to take management of their own development.

Control over the budget, how money is spent and what happens at HG.

RTM is non-fault based. It is a statutory right.

Examples: Insurance, choice of contractors, fibre, carpets, repair works, Section 20s, etc

Summary: Currently any actions require approval by freeholder. Power of approvals passes to the RTM Company, so control resides with RTM.

Do we Qualify?

2/3 tenants on leases originally longer than 21 years

No more than 25% commercial space

50% + 1 required

How Long does it take?

Max 6 months. (Add another 1-3 months if freeholder objects but would only delay process, not negate it.

Who owns the RTM?

The RTM is exercised by a limited company, not by individual leaseholders.

RTM Ltd takes responsibility for the management of HG.



Steps

Step 1:

Setup company and appoint Directors and Secretary and vote in by leaseholders.
Liability limited to £1 per member.

Step 2:

Director(s) of RTM invites leaseholders to join company serves s.78 Notices

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Step 3:

Reach 50%+1 then RTM serves S79 Notice on Landlord (very technical step, prescribed format).
Failure to do this gives freeholder the only chance to object to RTM.

Step 4:

Landlord can serve S84 Counter Notice within 1 month.
Grounds for objection limited to qualification of building/company members/defective notice.
Leaseholders can make an application to the FTT for determination if necessary.

Step 5:

Determination date given. S92 Contractor and Contract Notices to advise of pending RTM.

Step 6:

3 months after Determination Date RTM acquires Right to Manage (Acquisition Date).
Landlord hands over control/funds to new RTM Company.
RTM appoints Management Co and Contractors.

RTM Costs

Landlord's reasonable accounts/audit costs in curtailing account.
If dispute FTT (First Tier Tribunal) decide: generally, £1,000 to £2,000 max.
Costs payable by the RTM only after Acquisition Date.
RTM costs: Land Registry download/photocopy/posting to qualifying tenants.

Alternative Options: RTM Co v Recognised Tenants/Residents Association v Enfranchisement

RTM has greater powers than RTA.
RTA cannot make decisions about the running of HG.
Landlord is not obliged to act on any suggestions made by RTA and can ignore them.
RTM takes over all management responsibilities of HG.

RTA v RTM comparison

RTA: Request SC (service charge) summary, Consulted on S20 (section 20) works, no control over consents/approvals granted
RTM: Control SC, Controls S20 works, Grant consents/approvals under lease
Enfranchisement: This is the actual purchase of the freehold and is both costly and does not directly address the matter of management of the development, it merely passes over freehold ownership.



Comments

RTM is a very technical process, serving notices and making documents available on certain dates. Compliance and statutory requirements set.

12. How to contact the committee

You will be aware that we were unable to inherit the email addresses from the previous committee, but we have now managed to develop new email addresses for the current committee.

So, you can now reach the committee at the following email address (or by using the contact page on the website at <https://www.hollandgardenscommunity.com/contact>

- committee@hollandgardenscommunity.com (all members of the committee)
- chair@hollandgardenscommunity.com (Chair, Mark Zaki and Vice Chair, Yanping Dai)
- secretary@hollandgardenscommunity.com (Secretary: Alessandra Gaeta)
- treasurer@hollandgardenscommunity.com (Treasurer, Ed De Leonardis, Vice Treasurer, Rich Matthias)

Reminders

Car Parking spaces for visitors:

Please can we remind any visitors or residents who park in the parking spaces by reception to make sure they do not leave any personal items or bags in the car on display. We have recently experienced people on bicycle scouting cars to break into, to steal valuables.

Communal lobbies: Please avoid storing any items in the communal lobby due to fire and safety concerns.

Keys: If you have a spare set of your apartment keys stored at the reception, please remember to send your instructions to the concierge (via email) about individuals/organisations

authorised to pick up the keys. This is to minimize delays when keys are being picked up. Keys will not be issued, without authorization.

Cigarette Butts

You are reminded to ensure that your cigarettes are disposed of appropriately.

How to keep in touch with what is happening at Holland Gardens – Website, WhatsApp, Facebook & Zoom

We have a website that has now been launched at: <https://www.hollandgardenscommunity.com> Please join and contribute.

We have a community WhatsApp group where residents and leaseholders receive up-dates on what is happening, exchange

information and raise issues. This can be accessed through the QR code:



or [here](#)

We also have a [Facebook page](#) – ‘Holland Gardens Residents’ to exchange information, to meet our community and to find out what is happening locally and within Holland Gardens. Please do join and contribute. We hold regular community zoom sessions which are advertised through our website, WhatsApp, Facebook, as well as through the newsletters.



13. Social Events

We are planning a Summer Get Together on Saturday 24 July, in the gardens of Block 2 and Block 1, commencing at 2 pm, and probably lasting most of the afternoon and at least some of the evening. This will be the first time many of us will be meeting each other face to face, rather than through zoom or WhatsApp, so please do come and meet your community.

Please RSVP through our [Website](#)

We need to know numbers as one of our residents has offered to provide amazing kebabs.

As long as it is not raining, we will have a string quartet playing popular classical music in the gardens from about 2.30 pm. The string quartet is provided by one of our incredibly talented leaseholders, Catherine, who plays in a symphony orchestra.

We are looking for any other Holland Gardens performers who would like to make use of the facilities (there will be

amplification, microphones, and electricity), so do please make yourself known.

Towards evening, we will have music provided by a very talented resident DJ.

We will bring disposable BBQs, paper plates, cups, napkins and disposable cutlery. Please do bring your own BBQ (if needed) food and drink, or a dish to share with the community. We are being offered a coal BBQ too, so if anyone knows how to cook on a coal BBQ, we need you! Please speak up. Other help we need is listed below:

Summer Vibes Get Together


July 24th, 2021, from 2pm GMT+1

The Gardens & Rooftop Terrace, Holland Gardens, Brentford TW8 0BH, UK





SUMMER PARTY HELP NEEDED!!

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- **GAZEBO NEEDED** - DO YOU HAVE A GAZEBO WE CAN BORROW TO HOST OUR AMAZING STRING QUARTET? IT NEEDS TO BE A STRONG ONE, NO SMALLER THAN 9'6" IN BOTH DIRECTIONS.
 - **ARE YOU A MUSICIAN OR PERFORMER** AND WANT TO TAKE PART IN THE SUMMER EVENT? LET US KNOW!
 - **FOOD AND DRINKS:** PLEASE KINDLY BRING YOUR OWN FOOD AND DRINKS TO THE PARTY.
 - **BBQ** - PLEASE BRING YOUR OWN DISPOSABLE BBQ IF YOU REQUIRE ONE. ALTERNATIVELY, IF ANYONE HAS AND WOULD LIKE TO SHARE WITH US A FULL-SIZE BBQ, PLEASE LET US KNOW IN ADVANCE.
 - **ICE BUCKETS** - WE WILL NEED BUCKETS TO KEEP ALL THE DRINKS AND FOOD CHILLED AND READY TO CONSUME. CAN YOU HELP WITH A BUCKET?

THE BEST KEBABS IN TOWN ARE BEING OFFERED BY OUR GRACIOUS NEIGHBOUR, WAQAR, SO PLEASE DO NOT FORGET TO RSVP, SO WE CAN MAKE SURE THERE IS ENOUGH TO GO ROUND.

[Click here to RSVP](#)

24TH JULY 2021, 2PM

ALLERGENS - IF YOU HAVE AN ALLERGY, PLEASE MAKE SURE YOU ASK ABOUT INGREDIENTS BEFORE SHARING A TASTY BITE!