

Newsletter – September 2011

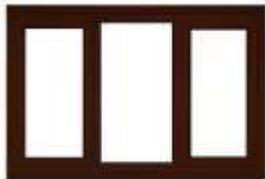


Demolished Wall

On 11 June 2011, a runaway car knocked down part of the wall by a car parking area in St Benedicts Close. The police attended and the car owner provided his insurance details.

Part of the remaining wall was cracked and dangerous, so it had to be demolished and the rubble was moved on 13 June 2011.

We obtained competitive quotations to rebuild the wall lower, with agreement of the owners of adjacent parking spaces. The wall will be rebuilt, reusing bricks where possible, when approved by the car owner's insurance company.



Rebate for Window Maintenance

As decided at General Meetings in 2004-5, flat owners who sought permission and replaced all their windows with maintenance-free ones like uPVC before the redecoration in 2010 are being given service charge rebates for the estimated costs saved by not painting them.

These are £29 for one-bedroom flats and £44 for two-bedroom flats, which have more windows.

We wrote to owners with the last statements for service charges due on 1 July to confirm who qualifies, as HML Shaw did not pass on a list.



Annual General Meeting 2011

Once the accounts have been prepared, we will arrange the Annual General Meeting around late October or November 2011.

Property owners are encouraged to attend, as this is your chance to influence how the company and Estate are run for everyone's benefit.



Work in 2010-11

Here is a selection of the work that we have carried out for you this year:

- Negotiated to reduce the audit fees and kept down costs to reduce most service charges.
- Obtained permission where necessary and pruned trees as requested.
- Unblocked a sewer and claimed on our insurance to repair a damaged drain.
- Laid concrete in a muddy recycling area.
- Obtained a grit / salt bin as requested.
- Dealt with a wall knocked down by a car.
- Reported and cleared fly-tips and put up more dummy cameras to deter fly tippers.
- Split flat reserve funds by block so that repair work is paid for by those owners liable for it.
- Investigated defects to two blocks of flats discovered during maintenance last year.
- Ran a competitive tender and replaced the cleaning firm for flat common areas.
- Replaced unsafe flat door mats and replaced notice boards with recycled larger ones.
- Ms Jacqui Kelly investigated waste and recycling, unfortunately without success.



Recycling Reminder

Wandsworth Council opened new recycling facilities in May 2011 and can now **recycle more types of plastic**. As well as plastic bottles (without lids) and tetrapaks, **you should now also recycle plastic food trays, tubs and pots (after rinsing clean)**. Plastic bags, film and cups still cannot be recycled.

Continued overleaf

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Maintenance Update

Smith Baxter surveyors investigated defects in two blocks in St Benedicts Close on 22-23 June.

While the lifting platform was on site, Community Vision removed an old communal satellite dish at roof level that was no longer used.

Unbloc cleared a blocked sewer on 15 June. CET Safehouse excavated and repaired the tree-damaged drain behind 31-36 Abbey Drive on 6 July, paid for by our insurer.

We have written to the individual owners in the blocks concerned and will keep them updated.



Tree Pruning

When requested, we cut back trees (not subject to a preservation order) that were obstructing a car parking space.

We then received another request. It is not cost-effective to have repeated visits for tree surgery, so we will do this with the next regular tree pruning work, planned this coming winter.

Please tell the Managing Agent by mid October 2011 if any paths or car parking spaces are obstructed by trees, so this work can also be considered. If you miss this deadline, the work will not be carried out for another year.



Mail Theft and Mailboxes

After two reports of theft from mailboxes, we wrote to flat owners in those blocks to see if the owners in those blocks wished to pay to have their mailboxes replaced. Owners decided at the 2010 Annual General Meeting to allow this. The owners concerned chose not to pay for the work.

St Benedicts History – Part 2 of 5

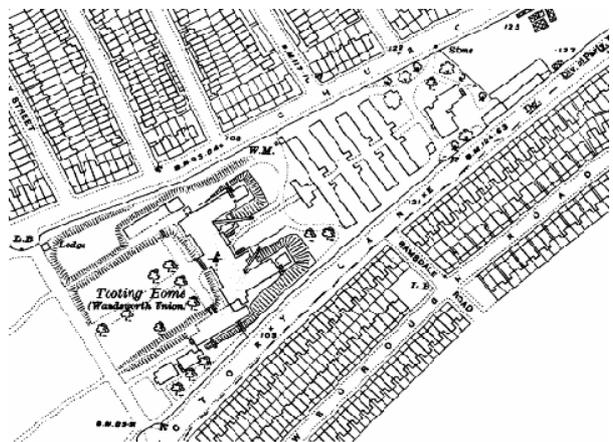
Tooting Military Hospital



The War Office took over the home during World War I and it became the Church Lane Military Hospital. After the war the Ministry of Pensions used it as a neurological hospital for shell-shocked and neurasthenic ex-servicemen until 1923. The buildings then became empty and derelict.

By way of reference, the London Underground Northern line extension from Clapham Common through Tooting to Morden opened in 1926.

The two maps show the same area then and now.



Same area as site map above 2010 © Google Maps