



## Newsletter – December 2011



### Rebate for Window Maintenance

Rebates of £29 for one-bedroom flats and £44 for two-bedroom flats have been applied to service charge accounts of flats with windows that you advised us were replaced before the redecoration in 2010. This will reduce payments due on 1 January 2012 for those not in arrears.



### Recent Fire

There was a small cooking fire in a flat in St Benedicts Close on 30 September. The fire brigade attended, the fire was contained and did not affect other properties. The fire emergency plan is part of the general notice in each block.



### Damaged Wall

We are frustrated that the damaged wall in St Benedicts Close is taking so long to repair. The tenant driver whose car damaged the wall has left the Estate, so we are having to pursue him through the insurance companies. The loss adjuster visited on 14 November 2011 and has authorised repair, which we can now arrange.



### Digital Television

London will switch to digital TV in April 2012. Our flat TV aerials are ready and many use it already. More in the next Newsletter in March 2012.

### Items from Flat Common Areas

Contact Rendall & Rittner by 15 December 2011 about items removed or they will be disposed of.



### Annual General Meeting 2011

The Annual General Meeting for St Benedicts (Tooting) Management Company Ltd was held on 30 November 2011. Property owners control the running of the Estate through this company.

The web site has been updated with decisions and draft minutes will be added when available. Here is a summary of key decisions:

- The Minutes of the AGM on 1 December 2010 and the Report of Directors and Accounts for the year ended 30 June 2011 were approved.
- The Directors provided an update on maintenance and a full explanation of the defects in blocks of flats and action taken. A letter is being sent to owners about this.
- The resolutions to allow loans between reserve funds and to defer periodic redecoration by one year to 2015 were approved. Loans will usually be interest free.
- The Directors explained the reasons for the resolution on sub-letting, which was to allow owners to decide and the Directors made no recommendation. The explanation is in the letter to all owners sent with this Newsletter. There was considerable discussion, with owners having differing views. The resolution to cancel old permissions to sub-let and use new terms was passed by 12 votes to 7.
- The results of Ms Jacqui Kelly's unsuccessful investigation on rubbish and recycling were presented. The Directors will investigate the cost of further suggestions from the meeting.
- There were no additional volunteers to be Directors and Ravi Joshi and Kevin Herrmann were prepared to continue. Three owners kindly offered help.
- Several items of other business were raised and updates given on actions from 2010.

Future announcements will be made on the social media service Twitter as well as on the web site. Twitter users follow @stben\_tooting.



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### Maintenance Update

Smith Baxter surveyors carried out a binocular survey to check for defects in other blocks of flats on 24 August 2011 to add to those that had previously been investigated in detail. The findings of both surveys were reported at the AGM, covered elsewhere in this newsletter.

We are writing to all owners on this and will send updates to owners in blocks affected.



### Tree Pruning

Small trees not subject to a preservation order were pruned on 28 November 2011, including those owners had requested by mid October.



### Flat Ryefield Electrical Panels

An owner in Abbey Drive needed access to the Ryefield electrical panel in the riser to allow work to their meter. The main electrical supply to the block runs to this panel.

Laing Homes fitted various old types of panels when building the Estate. We believed that the electricity supply company was responsible for these and had access previously but it insists that we are responsible as building owners.

The manufacturer states that keys to the old panels are no longer available and the cost of replacement it quoted is ridiculous, and would add over £10 to everyone's service charges.

We are therefore opening locked panels where necessary and resealing them with ties, to avoid this unnecessary cost. This is safe as the panel is still sealed and protected by the locked riser door. If we can find an economic way of replacing locks removed, we will do this later.

## St Benedicts History – Part 3 of 5

### St Benedict's Hospital



The London County Council bought the site in 1930. It spent up to £30,000 to renovate and re-equip it as a hospital for long-stay patients. The hospital reopened in 1931 as St Benedict's Hospital. It admitted three classes of patients: convalescents or those needing rehabilitation; the aged chronic sick; and young adults who were permanently incapable. The rehabilitation patients were transferred to Margate in 1938 and much of the activity of the Hospital was reduced, catering for the two remaining classes of patients.

The hospital joined the National Health Service (NHS) in 1948, when it had 200 patients, coming under the control of the Wandsworth Hospital Management Committee, part of the South West Metropolitan Regional Hospital Board. The X-ray Department was improved and a new chapel was built between 1948 and 1950. The hospital had 246 beds in 1950. A further 50 beds were opened for fracture cases from St James' Hospital, Balham (which was undergoing major rebuilding works) and for male patients undergoing rehabilitation in 1951.

By way of reference, electric trams were replaced by electric trolleybuses over the approximate period 1937 to 1950 and electric trolleybuses were replaced by diesel-powered buses during the 1960s.

Following reorganisation of the NHS in 1974, the Hospital came under the control of the Wandsworth and East Merton (Teaching) District Health Authority, part of the South West Thames Regional Health Authority. It was latterly used for geriatric care and closed in 1981.

### Blocked Sewer

Unbloc cleared another blocked sewer, in St Benedicts Close, on 23 September 2011.