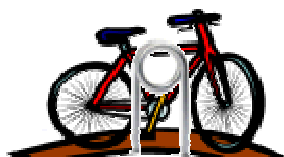




Newsletter – September 2014



Cycle Stands

Following application by the Directors, we are pleased to report that Wandsworth Council has installed two additional cycle stands in Abbey Drive at no cost to us.

These are in the space made available by the straggling tree that fell in a gale last winter.

There are also cycle stands in St Benedicts Close and Limetree Walk. Bicycle owners using the stands are recommended to chain the bicycle and both wheels to the stands to prevent theft.



Rubbish and Fox Problems

There is an increasing problem with foxes ripping open rubbish bags and scattering rubbish. This has occurred particularly with used nappies, causing a disgusting mess. Action against foxes is strongly controlled by animal protection laws.

Residents must put rubbish in strong plastic sacks (not carrier bags) and put these in their rubbish bins with the lids on. We recommend bins with handles that lock the lid, which can be bought in local hardware stores for about £12.

There will be resolutions to the Annual Meeting to gauge support for action to remove the foxes and to supply suitable bins for those properties without bins with lids at the property owners' expense, as the Directors believe that owners will have widely differing views on these matters.



Tree Pruning

Lime Trees

E Payne reduced and raised the lime trees in Limetree Walk in July. The trees are protected and the work had council planning permission on the recommendation of its tree officer.

The work was recommended by a professional tree surgeon, and is necessary because of the confined location between buildings. The trees must be kept away from buildings, paths and street lights for safety and will soon grow back.

Small Trees

After the expense of the lime trees and extensive work to small trees over the last two years, small trees will not be pruned generally this autumn.

If any small trees are causing a **major** problem, please report them by **30 September 2014** using the Fault Report form on *St Benedicts Online* at <http://www.stbentooting.co.uk/online> or tell the Managing Agent, preferably by email. Work cannot be carried out where all possible work has already been done, nor to preserved trees.



Security Lights and CCTV

The replaced flood light on the side of 105-119 St Benedicts Close and the new motion activated light on the side of 89-103 light the far area of the car park as requested at the 2013 AGM.

After repeated antisocial and illegal behaviour in that area, the police requested and the council temporarily installed monitored CCTV there.

The failed light near the steps down to Hawthorn Crescent has also been replaced with a new bulkhead light, so all steps on the Estate now have lighting for improved safety. The step edges have also been re-painted for visibility.

➔ Lock Replacement

Remaining old and worn flat block entrance door locks will be replaced in the autumn. We will write to owners, who must authorise tenant keys.





Newsletter – September 2014



Maintenance Update

Flat Block Repairs

Builder Woodgrove, which had won the tender with the lowest price, started carrying out the more urgent flat block crack repairs in July.

There were two delays while further structural engineer advice was sought. This confirmed that work should continue as planned with additional steel rods to support minor cracks in inner blockwork that have not opened or moved. Work is now expected to finish in September.

Less urgent repairs and further roof re-sealing will be carried out with the periodic re-decoration in 2015, when lifts and scaffolding will already be available, to keep costs down.

Flat Block Roofs

The original roofing contractor on Rendall and Rittner's panel failed to complete repairs to leaking roofs in March. We therefore contracted our usual maintenance contractor, Hobex, to carry out further investigation in June and July.

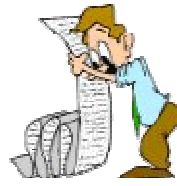
Hobex provided estimates that were competitive with those obtained originally, so we have instructed it to complete the necessary roof repairs without tender, under powers approved at the AGM in 2013. It is essential to complete repairs before autumn and winter. Roof work is planned in the week starting 15 September.

Pest Control for Mice

Following the pest survey earlier this year, Microbee will work to eradicate mice from flat block common areas once the flat repairs are finished. This is expected to be by October.

It is necessary to wait until walls are repaired otherwise mice can simply enter again. Hobex is checking for and sealing holes that may allow entry at ground level. If you replace your toilet cistern, you must fill the hole for the old overflow.

There are particular issues in blocks 1-71 St Benedicts Close and 2-24 Limetree Walk. **Owners and tenants must also take action** at the same time, otherwise it will not be possible to eradicate the mice. You can Microbee on 020 8540 9968 or at <http://www.microbee.co.uk>.



Work in 2013-14

- Demolition and rebuilding of the damaged car park wall in St Benedicts Close.
- Repair of drains where required, flushing and clearance of road and parking space drains then fitting of mesh to reduce blockages.
- Installation of three sets of bicycle stands.
- Installation of additional lighting where anti-social behaviour was observed and for steps.
- Extra fencing in areas suffering from trespass and repair of storm-damaged fencing.
- Pruning of small trees as required and reduction and raising of the lime trees in Limetree Walk with planning permission.
- Found new maintenance contractors after issues with those used previously.
- Safety work after health & safety inspection to steps, paths and flat block riser fire seals.
- Revaluation for insurance purposes of Estate buildings including flat blocks.
- Drain and soil investigations for flat block cracking, tender and section 20 notices for work and carrying out more urgent repairs.
- Repair of leaking flat block roofs.
- Replacement of three failed and irreparable old flat block entryphone systems.
- Replacement of remaining worn old flat block locks with those on the new master system.
- Fitting more LED lamps obtained cheaply in flat blocks to cut electricity costs.
- Pest survey and work to control pests.
- Streamlined flat sub-letting application not to require documentation in most cases.
- Action on anti-social behaviour causing nuisance and risk to other residents.

→ Annual Meeting

The Annual General Meeting is expected to be in late November as usual. We will put details on the website and send papers to owners. We encourage you to attend as this is your chance to influence how the Estate is run to benefit all.

