



## → Blue BMW 5 series M13 ELX

If you see this car on the Estate again, please call the police on 101 as it is of interest to them.



## Periodic redecoration

Periodic redecoration will be carried out during 2015. Property owners decided at the 2011 AGM to delay this from 2014 to 2015 and decided at the 2014 AGM to delay the next redecoration from 2019 until 2020 to reduce service charges.

The remaining flat block wall repairs and other maintenance will be carried out at the same time as redecoration, when hoists and scaffolding are already available. This will save cost.

## Flats

Rendall and Rittner will carry out the section 20 consultation required by law for the proposed work. Work will be funded from the flats reserves that have been collected since 2010 for this purpose. Only flat owners have contributed to these funds, not house owners.

The external work for all flat blocks is:

- Complete the less urgent repairs to cracks in brickwork. Full details are on the website.
- Repair or replace soffit boards and loft vents to prevent entry of pests, depending on which is more cost-effective.
- Clear and repair or replace flat block gutters, mesh to prevent entry of debris and downpipes as necessary.
- Ease and adjust flat block entrance doors, including replacing door closers if necessary.
- Decorate externally, including at roof level, doors and windows. Flat owners granted permission by 11 February 2015 who have replaced all of their flat windows with maintenance free ones will receive a small rebate for the work saved by January 2016.

Internal work will also be carried out this year if there is enough money in the flats reserve funds, otherwise it will need to be delayed until next year. We will know if we can afford the work this year after obtaining quotes for decoration.

The internal work for all flat blocks is:

- Before decorating, seal hallway floors. This was last done years ago will make them more resistant to dirt and any paint spills.
- Decorate common areas internally.

## Estate

When hoists and scaffolding are on site for flats work, the clock tower will be decorated and the top of the portico repaired. This will save cost.

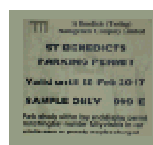
This work is funded from the Estate reserve, to which both flat and house owners contribute. No work is paid for only by house owners.



## LED lamps

Flat owners decided at the 2014 AGM to replace the fluorescent strip lights outside flat doors with LED ones. This will reduce the electricity these lights use by about 50% although the LED lamps cost more initially, so this will take between two and three years before it saves cost.

The work will be done in 2015 if there is enough money in the flats reserve funds, otherwise as soon as it can be afforded. Quotes will be sought with the decoration and from the cleaning and maintenance contractors to get the best value.



## Parking permits

The old red parking permits were valid to the end of February 2015. Rendall and Rittner posted new pale yellow permits directly to all properties on the Estate. This avoided problems caused by landlords not forwarding them to tenants. Visiting landlords and letting agents should use the guest permit provided to the tenant(s).

The new pale yellow permits are valid and should be used immediately. They are valid until February 2017. You can discard the old red permits, which are no longer valid.

Please read and follow the parking scheme rules sent with the new permits carefully, otherwise you may receive a penalty. You must park wholly within your bay and display a permit matching the bay number fully visible in the windscreen.





## **Flat blocks maintenance**

Polyteck carried out flat block maintenance between December and February. They:

- Replaced and adjusted faulty door closers.
- Fixed loose stair treads and floor tiles.
- Completed roof repairs with a hoist.
- Removed moss from porch roofs.
- Repaired the faulty landlord lighting at 18-28 St Benedicts Close that a previous contractor had been unable to fix in several attempts.
- Replaced old damaged porch light fittings.
- Replaced the detached soffit board at 31-36 Abbey Drive.
- Repaired a damaged gutter.
- Repaired and improved riser fire seals, as authorised by owners at the 2014 AGM.

Flat block locks were oiled so keys stick less.



## **Pest Control**

Between November and January, Microbee visited three times to lay traps and poison to eradicate mice from common areas in flat blocks where residents had reported them.

If there are mice inside flats, residents must also take action, otherwise the problem will remain. You can contact Microbee on 020 8540 9968 or at <http://www.microbee.co.uk>.



## **Tree Pruning**

During the summer of 2015, the sycamore and ash trees covered by preservation order between Abbey Drive and St Benedicts Close and the cedar at the back of 31-36 Abbey Drive will be pruned back to the same points as previously, provided that the Council grants permission.

Branches from the oak tree by Rectory Lane overhanging Abbey Drive houses will also be cut back. The Council has granted permission but has limited the amount that we can remove.

## **→ Wheelie bin petition**

Wheelie bins would help our rubbish problems as they are larger, have hinged lids and would fit in bin stores. Unfortunately, local waste lorries cannot handle them. Please sign the petition for Wandsworth Council to change at <http://epetitions.direct.gov.uk/petitions/70533>.



## **Ground works**

Polyteck carried out ground works between December and February. They:

- Levelled uneven Estate paving by the portico, in the alley between Carlisle Way and Limetree Walk, and at the top of the steps from St Benedicts Close to Rectory Lane.
- Replaced failing security light bulbs.
- Cleared vegetation from on top of the portico, but this will need further repair.

## **→ Maintenance web pages**

Information on all maintenance work is at <http://www.stbentooting.co.uk/maintenance>.



## **Snow and ice**

Light snow overnight soon melted on 3 February. While freezing and icy weather was forecast, a bag of grit & salt was put out by the bin in the middle of St Benedicts Close for residents to use on icy areas if needed.

If snow lays, bags are also put out in Abbey Drive and in Limetree Walk for residents to use and the gardening contractor clears snow.

## **→ Items in communal areas**

Residents of flats may not store items in communal areas because of the fire risk and the obstruction of emergency exits. Any items found will be removed without notice and a note left.