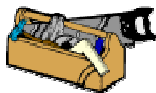




## → **Parking permits**

Parking permits expire in February 2023 so will be replaced early in the new year.



## **Maintenance**

Work is updated monthly on the Estate website at <https://www.stbentooting.co.uk/maintenance>.

Flat communal area safety work possible before wiring work that may damage the fire sealing was carried out, most recently fitting missing thresholds and blocks to improve riser smoke resistance and clearing debris. Items must not be left in risers and any that are will be disposed of immediately for fire safety. Work will be finished after wiring work that may damage seals.

Flat communal staircase windows were replaced with uPVC ones as this is more cost-effective than decorating wooden windows at height.

Once work needing issue of keys to occasional contractors is over, the programme to replace the security key system can begin in early 2023.



## **Electrical upgrade**

Life-expired flat communal electrical installations also powering Estate lights were upgraded to modern standards with all LED lighting.

Communal hallway lights now only turn on as people pass instead of all night, with large reduction on electricity use and cost, necessary following huge price increases. 12 flat staircases now have emergency lighting but changes are needed to poor Laing Homes wiring to enable emergency lighting in 9 staircases: 17-27 Carlisle Way, 18-28 St Benedicts Close and all in Church Lane, Limetree Walk and Rectory Lane.

Flats that do not need the light outside their door on all night are encouraged to turn this off using the large switch on the side of the riser; *do not* use switches on the light fitting itself. Lower power porch lights remain on at night for safety.

## → **Snow and ice**

If snow falls or is forecast or it is icy, grit / salt will be put in St Benedicts Close (by the bin), Abbey Drive and Limetree Walk for residents to use.

## → **Holiday waste collection**

Wandsworth Council waste collections are expected as usual on Mondays 26<sup>th</sup> December and 2<sup>nd</sup> January. Christmas trees must be put out for collection for shredding by 9<sup>th</sup> January, when collection is expected, not any later.



## **Tree work**

Now leaves have fallen, additional tree work will start to improve safety following damage from increasingly frequent and violent storms in recent years. This will continue over the next two years, funded by slightly higher Estate charges.

## → **Riser damage and debris**

Once they are repaired, if flat contractors or suppliers damage risers or leave debris, costs of repair and debris removal will be re-charged to the two flats concerned. Landlords will receive the charges so must tell tenants and agents.



## **Hire bikes**

Leave hired electric bikes like Lime where they do not cause an obstruction. Recently, bikes have been left blocking footpaths, forcing people into the road and greatly inconveniencing those with child buggies, limited mobility or poor sight.

The most suitable places to leave them are in Church Lane and Rectory Lane by the seat or phone box where pavements are wider and others are more likely to see and use them.

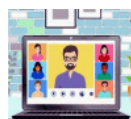


## **Electricity overbilling**

Rendall and Rittner agreed action to refund amounts paid improperly and correct Electricity wrong bills, for which replacements are awaited.

## → **Season's greetings**

The Directors and Managing Agent wish all owners and residents a happy, peaceful and healthy Christmas and New Year.



### Annual meeting

The General Meeting was held online on 17<sup>th</sup> November 2022.

The 2 Directors and 5 other property-owning shareholders or Proxies attended from 14 who had voted or nominated Proxies in advance. The Senior and Assistant Property Managers from Rendall and Rittner also attended with no vote. The chairperson cast Proxy votes as instructed, cast 2 in a personal capacity and one other named Proxy attended.

The chairperson explained how the meeting would be conducted online and the Directors and Property Managers introduced themselves. Full documents including draft minutes are available at <https://www.stbentooting.co.uk/agm>.

The following matters were considered and all votes were passed without opposition:

- Minutes of the January 2022 meeting and the accounts for 2021-22 were approved. An update was given on financial issues, for which Rendall and Rittner agreed resolution at Director level. Amounts paid incorrectly have been refunded, while details of payments to Ecotricity and corrected electricity bills are still awaited.
- The effect of reduced time remaining on 125-year flat leases was explained, as set out by the Government-backed Leasehold Advisory Service. Until now, 999-year leases have been offered for just the cost of solicitors' fees. Now the increase in flat value is significant, the Directors felt owners should decide whether to allow fees related to the increase from 1<sup>st</sup> July 2023. This was approved, so **owners without 999-year leases are strongly urged to consider this before the cost increases significantly**.
- Extensive work during the year, including several items of periodic work, was set out in the September Newsletter and summarised in the meeting papers. This covered four sets of periodic re-decoration, communal fire safety work, communal electrical upgrade and would include tree work when Council consent was received (still outstanding after over three months). There were no queries online or in the meeting on this work.

- Now costs of safe working at height are so disproportionate, owners will be asked at a future meeting whether flats with remaining wooden windows should pay some or all of the extra costs involved, as leases allow. If not, they would be heavily subsidised by those who have already paid for window replacement.
- A final report was provided on the revised water leak policy, which continues to be very successful, with major leaks much reduced and no insurance claims for water escape since then.
- Mr Joshi and Mr Herrmann are willing to continue as Directors. There were no objections nor volunteers to assist. They were thanked for their work.
- Several matters were raised under any other business, listed below.
- Waste disposal and food dumped on the Estate were discussed. Messages will be sent and signs erected to remind residents to put out recycling on Sunday evening. Landlords agree to tell tenants about proper disposal of waste. If the person leaving food for foxes is identified, Rendall and Rittner would write to them. Although illegal, it is unlikely the Police would take action.
- Where those dumping waste are identified, action is taken against them, as with large boxes and two lots of building waste recently. If they or landlords do not remove this, the property is charged for commercial disposal.
- A suggestion was made to improve forms on *St Benedicts Online*, which will be tried.
- The broken fencing and post on Church Lane and the tree damaging the wall on Hawthorn Crescent have been repeatedly advised to Wandle Housing Association but it has taken no action, so the dangers have now been reported to Wandsworth Council.



### Flat leases

Following the decision taken at the General Meeting, owners with 125-year leases will be contacted again to warn that fees related to the increase in property value may be introduced from 1<sup>st</sup> July 2023 for 999-year leases.