

# QUEENSWOOD MANAGEMENT ASSOCIATION NEWSLETTER

Issue 5, April 2005

## **Gardener's World**

We are now working on implementing our spring development programme, in conjunction with Nigel.

Its main thrust is planting flowering perennial shrubs that will give a touch of colour to the gardens, while still keeping to our low-maintenance approach.

You might have noticed that the climbing plants on the trellises are beginning to establish themselves. Hopefully, you've also noticed the note of cheerfulness across the estate from the daffodils.

## **Trees**

Some further, but minor, surgery is planned so that our trees are kept in good order.

## **Rodents**

One of your board members is now qualified and authorised to purchase and lay poisonous baits for rats and other rodents. This should save us a considerable sum each year.

## **Could it be your son or daughter?**

A number of gutters and downpipes have been damaged recently by children playing football and other ball games in the garage areas. Plants and shrubs have also been damaged by careless youngsters – or worse, vandalised by them.

In future parents/carers of any children found to be damaging any of the estate's fixtures, including trees, shrubs and plants, will be held fully responsible for the costs involved in reinstating the damaged items.

## **Share Certificates**

The share certificate replacement programme came to a formal close at the end of March 2005. As we went to press, eleven lessees had still not provided their details for inclusion on the shareholders' register, and so had not been issued with replacement certificates.

With effect from 1 April 2005, the company will charge a fee of £75 when a share certificate is issued. This will apply when shares are transferred to a new leaseholder, when duplicate certificates are requested or when the eleven shareholders mentioned above get round to asking for their replacement certificates.

## **QMA Board**

We're pleased to tell you that Bob Haswell has agreed to join the Board. Members and their block responsibilities are:

- Block A – Kim Crosby (Flat 83)
- Block B – John McElarney (Flat 75)
- Block C – Griff Griffith (Flat 105)
- Block D – Bob Haswell (Flat 19)
- Block E – Pauline Thurman (Flat 137)
- Block F – Len Kerridge (Flat 135)

## **Work in the Pipeline**

### **Annual Roof Inspection**

The 2005 annual roof inspection will be carried out in the spring, when the weather is suitable. In view of the recent spell of good weather, this shouldn't be too far away.

### **Roof light replacement**

During the last roof survey, a number of the fibre glass roof lights – both those over the top-floor hallways, and those over individual bathrooms – were identified as likely to need repair or replacement. The reflective paint on some roofs was also seen to be cracking and flaking in places. It is likely that we will need to carry out remedial work on most, if not all, blocks before the end of the year.

### **Communal Areas – Asbestos Survey**

To meet our obligations under Health and Safety legislation, and our insurer's requirements, we will be conducting a survey of the communal areas to see if there is any asbestos present. If there is, depending on its location and accessibility, we might need to plan for its safe removal.

### **Main Drains**

A CCTV survey of the main drains will be made in the spring. This might result in some minor inconvenience to residents for a few days.

*"We're a small community - let's be proud of it"*

### **Car Parking**

You are reminded that parking in the estate's open spaces is limited to just one car per flat. Commercial vehicles may only be parked in the designated area, close to the main entrance.

### **Safety and Security**

We continue to get reports of prowlers lurking round the estate. Opportunist thieves will take any chance that they can to steal your property.

Be vigilant – make sure security doors are closed, don't leave valuables on view in your car, and keep your garage securely locked. If in doubt about any dubious characters, don't hesitate to call 999.

Our programme of improving the security lighting at block entrances is continuing.

### **Hull & Co**

If you need to contact our managing agents for any reason, they can be reached on 020 8518 0131.

A number of residents have recently asked Hull & Co to conduct surveys regarding dampness allegedly caused by leaking roofs. In most cases poor ventilation has been identified as the problem. Please note that in future Hull & Co will charge individual lessees for surveys if the problem turns out to be one for which QMA Ltd is not responsible.

### **Consent for Internal Structural Work and Dishes & Aerials**

Some residents seem to have forgotten that all internal structural work in any flat needs prior approval. If you want to remove or relocate internal partitions or walls, for example, you need to get the work cleared first. If you don't get clearance, you can be required to reinstate your flat back to its original configuration before you can sell it.

Installation of satellite dishes or television aerials on any roof also requires prior written consent.

### **Domestic Electrical Work**

From 1st January 2005, UK legislation requires that all domestic electrical installations must be designed and installed in accordance with Part P of the Building Regulations. They must also be suitably inspected and tested to verify that they meet the relevant equipment and installation standards. In most cases this will mean that you will need to employ a properly qualified and certified electrician for any wiring work – this is especially important in kitchens and bathrooms, where there is the added danger of electricity combined with water.

Failure to comply with 'Part P' might invalidate your insurance in the event of any damage to your flat, or a neighbour's, caused by faulty wiring, leaving you open to significant costs – and more importantly could endanger your life or someone else's.

### **Noise**

Banging doors and loud music, particularly late at night, continue to be a problem. Please be considerate to your neighbours, and keep the noise down.

### **STOP PRESS – FLY-TIPPING**

A couple of days before Easter, a fly-tipper dumped a large load of rubbish at the end of one block of garages. This cost us nearly £300 to get cleared. If you see anyone fly-tipping, please try to note down the registration number of the vehicle, so that we can pursue the owner for recovery of our costs.

### **We Value Your Comments**

If you have any constructive ideas or comments about this newsletter, or what's going on at Queenswood Gardens generally, please don't hesitate to let one of us know.

All we ask is that you put your thoughts on paper; it will make it easier for your ideas to be distributed to board members for consideration at our meetings, and it will also ensure that we don't forget your comments – we're only human!

### **Household Rubbish**

Once again you're reminded that the communal rubbish bins are for ordinary household rubbish only. The council's waste contractors won't take items that aren't household waste, and they won't take anything that isn't in the bins.

If you need to get rid of heavy items then you must make your own arrangements to have them taken away to a suitable waste disposal facility, such as one of those operated by the London Borough of Redbridge.

Redbridge will collect large items for disposal at very reasonable charges (which are reduced for senior citizens). Contact them on 020 8554 5000 for a quotation and to schedule a collection.

And on the subject of rubbish, please don't leave your household rubbish bags in the hallway outside your door – it is unsightly, unhygienic and a breach of your lease.

### **Buildings Insurance**

All buildings on the estate have recently been revalued for insurance purposes. This will inevitably result in a small increase in the insurance premium payable.

Please note that our insurance covers the buildings only – your personal effects are not covered, and you should make your own arrangements if you want them insured.