

# QUEENSWOOD MANAGEMENT ASSOCIATION NEWSLETTER

Issue 8, May 2007

## Television Integrated Reception System

We're pleased to tell you that installation of the television IRS should begin in early June. We're also pleased to say that the system will be enhanced so that it offers access to Sky HD and Sky Plus.

The first task for our contractors, G A Evans Aerial Systems Ltd, will be to fit satellite and terrestrial aerials on the roof of each blocks, together with the necessary cabling and electrical equipment.

Once they have done that on all six blocks, they will turn their attention to connecting up sockets in individual flats. Two new cables will be installed, using the existing holes in the wall from the old aerial system wherever possible. This will then be terminated in a four-way outlet panel that provides satellite, Freeview, and analogue (the existing "free-to-air") television and FM radio signals.

Internal installation is expected to begin around the beginning of July. You will receive a more detailed letter from G A Evans nearer the date, explaining the installation process, but broadly the procedure will be as follows. Initially the contractor's staff will call on each flat unannounced. If the resident is at home they will continue to complete the work.

If the resident is out, a card will be left asking them to contact the contractors to make an appointment. Once the resident calls, they will be offered a selection of several days for them to choose from. This procedure will provide the maximum amount of flexibility to each resident.

## Gardener's World

Work carries on as usual – there are no great changes either planned or that have been implemented to tell you about. Nigel and John continue to keep things looking good. It's very gratifying to hear the positive comments of residents and visitors; the general consensus fed back to us is that the gardens have never looked better.



The recent dry spell has again taken a bit of a toll on the lawns, but the wet weather over the May Bank Holiday weekend gave them a much-needed watering – though it probably wasn't too welcome otherwise.

Our hanging baskets are in train and should be up by the end of this month – in fact they might be up by the time you get this newsletter.

## QMA Board

Board members and their block responsibilities are:

- Block A – Mike Thompson (Flat 73)
- Block C – Griff Griffith (Flat 105)
- Block D – Bob Haswell (Flat 19)
- Block E – Pauline Thurman (Flat 137)
- Block F – Len Kerridge (Flat 135)

You can contact the board by dropping a note to them, or leaving one addressed to the particular director on their block's notice board.

If you want to contact us about any company administrative matters, please write to the Company Secretary at our registered address: 164 Cranbrook Road, Ilford, Essex, IG1 4NR

## What's Going On?

### EXTERNAL DECORATIONS

Hull & Company have sent out the specification for external decorations and received a number of tenders, which they have reviewed jointly with the board. We have chosen our preferred contractor and, subject to agreement on dates for commencement of the work, the formal notices should be sent out to all lessees within the next few weeks.

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### BOUNDARY WALL

You might have noticed that the boundary wall is receiving some attention, with about 1,500 bricks being replaced. This will both improve the appearance of the wall and make it safer.

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### PEST CONTROL

Rats and other vermin continue to be a problem, although we're confident that we have it under control. As part of our ongoing pest control, a number of black boxes have been placed around the outside of the blocks with rat bait in them. Please keep your children, and your pets, well away from the boxes.

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

## **Keeping Queenswood Gardens Safe**

### ***Safer Neighbourhoods Teams***

Did you know that there have been changes in the way that the Metropolitan Police allocate their resources? They have introduced the concept of the Safer Neighbourhoods Team. This is based on:

- A team of officers dedicated to every London neighbourhood;
- A more accessible, more visible, more accountable police service;
- Local communities getting a real say in deciding the priorities for the area in which they live, allowing the police to provide long-term, local solutions to local problems while maintaining a focus on reducing priority crime.

If you have access to the Internet, you can learn more about Safer Neighbourhoods Teams at: [www.met.police.uk/saferneighbourhoods/](http://www.met.police.uk/saferneighbourhoods/)

We've established a dialogue with the Wanstead Safer Neighbourhoods Team (SNT). The team leader, Sgt. Kevin Pape, met the directors at a recent board meeting and explained how they operate. The team is based at Wanstead Police Station and consists of Sgt. Pape, two police constables and three police community support officers.

The team members spend most of their time out on patrol in our neighbourhood, meeting the community and identifying and dealing with those crimes and issues that cause the general public the most concern. They adjust their shift patterns to address these priority issues.

The Safer Neighbourhoods Team want to hear from you if you have an issue to raise with them. Their phone number is **020 8721 2796**. If your call is not answered, it is probably because they are all out on patrol, so leave them a message on the answerphone and a member of the team will get back to you. Alternatively, you can send them an e-mail at: [wanstead.snt@met.police.uk](mailto:wanstead.snt@met.police.uk)

Please note, however that the Safer Neighbourhood Team is not there to provide a 24-hour response – that's the role of response team officers. Response team officers pass on information to Safer Neighbourhoods Teams as appropriate. So do remember that these contact details should not be used for anything that might require an emergency response. In an emergency you should still dial **999**.

### ***Cold-Calling Scams***

One of the issues that the Wanstead SNT is keen to address is what are known as cold-calling "scams". There are many variants of the scam, but they are all similar in nature. Someone knocks on your door unannounced, saying they are from, perhaps, Thames Water, EDF Energy, the London Borough of Redbridge, or that they are carrying out market research, or maybe from your bank or insurance company. They seem plausible – but are, of course, simply criminals trying to get your confidence. You might be tempted to ask them in – perhaps whilst you go to another room to fetch some papers that they ask you about. It's only when they've left that you find they have stolen your personal property – purses, wallets, credit/debit cards, keys, jewellery, and so on.

The SNT are launching a programme aimed at combating the people who carry out these scams. It is being led by PC Tracy Brown, and should hopefully kick-off within the next few weeks. We are working with them to make the programme a success at Queenswood Gardens. You will each receive a pack of information from Wanstead SNT explaining it in more detail. You might see signs going up on lamp-posts, and stickers on each block's entry-doors as a forerunner to the programme launch.

## ***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!

## ***Car Parking***

As you will know, the permit-based car parking scheme is now up and running. So far, everything seems to be going smoothly, and the general consensus is that it has made quite a difference – a number of residents have commented on how much easier it is to find a parking space when they come back to Queenswood Gardens late at night.

Central Ticketing tell us that they have only issued a handful of parking charge tickets and that most residents seem to be complying with the scheme – so it isn't toothless, as the few doubters thought it might be.

However, it seems that a small number of residents are abusing visitor's permits, using them to park a second car virtually permanently. Visitors' cars may only be parked for "a reasonable time" under the lease. As a rough rule of thumb, we would not expect a visitor's permit to be used for more than 18 hours at a time, and over a period of no more than 2 weeks. Permits that are used for an unreasonable time may be revoked.

In passing, would you please note that parking between the garages, even with a permit, can cause an obstruction and may attract a parking charge ticket.

## ***Electrical Equipment***

The electrical equipment (fuse-boxes, etc.) serving the common areas is being upgraded in all blocks – possibly for the first time since Queenswood Gardens was built.

This will bring the equipment into line with present-day electrical standards and should help to solve the problems we've had with external lighting over the past year or so.