

## St Paul's Court

Estate Office

Colet Gardens

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# Summer News 2020

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### *Message from Kevin Miller, the Chairman & the Board of Directors*

*As we start to return to our regular pace of life, we are all contemplating the new normal. We are assessing the risks Estate-wide while the COVID virus is very much still with us. I am aware we all have different comfort zones and for many, levels of anxiety and concern will be higher than for some. I want to reassure you that we are continually reviewing and adapting our plans, in-line with Government guidelines, as lockdown eases.*

*Subject to any local restrictions, the Estate Office is open with social distancing in place. You are welcome to enter the Estate Office keeping in mind social distancing. We are all learning to embrace the new normal.*

*As part of this, you might be aware, that both pedestrian gates at Colet Gardens and Gliddon Road, have been closed 24-7 and can only be opened with an SPC job. We have consulted with James Lee Nursery prior to this and they in turn discussed this with the parents who might have used the Estate as a throughway to the Nursery. They did not see this as a problem so the gates will remain closed as long as possible.*

*We have been successful in the purchase of the paved way from the London Borough of Hammersmith and Fulham that sits between the Gliddon Road pedestrian gates and West London College. We are now looking at ways of possibly moving the gates subject to right of access for emergency vehicles. I will keep you updated.*

*We have no further news for you about the proposed redevelopment of the West London College other than we await a response of the appeal against the decision of Historic England.*

*Finally, the Annual General Meeting for Shareholders has been scheduled for Friday 21<sup>st</sup> August 2020. Due to covid-19 you won't be allowed into the AGM without your invite, which will shortly be sent to those who advised us they will be attending by the closing date of Friday 24<sup>th</sup> July 2020.*

*Wishing you a restful and fun holiday during the remaining Summer months!*

# Estate Works

## BBQs

BBQs are allowed in properties with gardens but smoke and smell of food can be a nuisance to neighbours. We would like to ask leasees and tenants to let your neighbours know in advance of the event.

## Building Insurance

The Estate building insurance was recently renewed. A copy of the policy schedule can be downloaded. Lessees can download a copy from our website.

## Groundmen & Security

Our groundmen and security have bespoke uniforms with the SPC logo.

## Lifts

Annual inspection and maintenance of all 4 lifts have been completed. No problems were identified.

## Gardens

- The raised beds near Block 1, 2 and 7 have been replanted.
- The arborist deadheaded the trees on the Southern part of the Green (lawn towards the College).
- On-going maintenance and garden works continue throughout the Summer.

## Noise Disturbance

Please be mindful that noise is a nuisance especially on these hot nights with windows opened. Please be aware that Under the Rules and Regulations contained in the Fifth Schedule of the Lease it states that "no noise should be emitted so as to cause annoyance to the owners, lessees and occupiers of the dwellings comprised within the Estate so as to be audible outside the Demised Premises between the hours of 11pm and 9am".

## Wooden Floors

You may not be aware that due to the nature of the build of the Blocks in SPC sound travels causing disturbance to neighbours. One of the main culprits is wood flooring and the dragging of chairs and other items. Although the lease states that apart from kitchens, floors must be covered with carpet with a good and thick underlay. We would like to ask lessees and tenants with wooden floors to be mindful of their neighbours especially those who are vulnerable and are at home most of the day where noise can become stressful.



## Next Collection Days

If you have items to donate, they can be left in the back of the Estate Hall. The next collection days will be Wednesday 26<sup>th</sup> August and Wednesday 23<sup>rd</sup> September 2020.

## Working together!

### Use of the Main Lawn

*Any parent(s) taking advantage of the recent warm weather and using paddling pools etc. for children to play in, please use the Southern part of the Green (lawn towards the College).*

### Renovations of Property

- *Lessees thinking of having renovations to your property, if so a "Schedule of Notice" of works should be submitted to the Estate Manager, as soon as possible and prior to the start of works.*
- *All contactors must sign in on a daily basis and obtain a temporary card. If they need a temporary parking permit, they can obtain these from the Estate Office.*
- *Please ensure that all contractors maintain social distancing with our residents due to Covid19.*

### Recycling

*The LBHF council is responsible for emptying the bins have and will refuse to take away contaminated recycling and can impose a fine for repeat offenders.*

- *Please do not leave your rubbish outside of the bins. This is a health hazard!*
- *Recycling bins are for loose items only. Full white/black bin bags are not to be used in the recycling bins.*
- *Cardboard boxes should be flattened before being placed in the recycling bins.*
- *If the bins are full, please take the recycling home and wait for the bins to be emptied.*
- *If you have large bulky items to dispose of then please contact the Council on 020-8753-1100 to arrange for a separate collection. These items can be left near Bin Room 6, which is located in the underground car park.*