

Spring 2009 London Yard Newsletter



Message from the Board

Hello and welcome to our new and improved London Yard Newsletter for 2009! The board feel it's important that we communicate activities on the estate to all our shareholders, as both the issues that exist and the achievements that we make in tackling them, impact on us all as owners.

The newsletter will therefore be published every quarter to give you news and updates on our initiatives.

We hope you enjoy this first issue - please contact us if you have any suggestions for content.

The LYMC Board

Contacts

- Please contact the board if you have any questions, comments or concerns:

lymc@londonyard.net

- Or contact Mark Plunkett at Parc Properties directly on 020 7515 3553 or email mark@parcproperties.co.uk

- All other contacts for the estate can be found on the website:
www.londonyard.net



Our new Managing Agent!

As most of you should now be aware, we have appointed a new managing agent to lead us all into an exciting phase of action!



After a robust tender process in which a number of agents responded and were analysed by the board, Parc Properties were appointed due to their excellent references and their experience and skills in handling an estate of our size. They commenced work on 2nd February 2009 and we hope that if you have been in contact with them since this time, that you are already enjoying the improved service!

We ask you to join us in welcoming them to London Yard and to please give them your patience during the transition phase.

Open Evenings

Parc are hosting two Open Evenings to give you the chance to speak to them directly and ask any questions or raise any concerns you may have.

You are invited to drop in on an informal basis on either **Monday 9th or Wednesday 18th March** during the hours of **5 - 7pm** and spend as little or as much time as you'd like having a chat with any of the Parc team.

They are based locally in Meridian Place, E14 9FE and they look forward to seeing you there.

Priorities for Parc

As our new Managing Agents begin the process of taking over from Woods, we have given them a list of outstanding issues that need to be tackled as priorities. For your information and assurance, these are:

- Service charge apportionments
- Debtors
- Externals / Internals
- Lifts
- Mandatory insurance work / trip hazard work
- Parking/caretaking & security
- Review of all contracts currently held by LYMC

Let's work together



Whether you live on the estate or not, we all need to take responsibility to ensure that London Yard is an attractive, well managed and safe place to live. This is even more important in the current climate as we face decreasing property values and reluctant buyers.

If you let your property, it is your responsibility as landlord to ensure that your tenants treat the property and estate with respect and that they follow the rules as set out in your lease and comply with the code of conduct. If you would like a full copy of this code, please contact the board.

Each quarter, this section of the newsletter will highlight a different area of concern that requires attention and action by us all.

Bin Stores

Unfortunately, due to anti-social behaviour, we are sorry to report that we have had to lock the bin stores at Van Gogh, Vermeer Court & Frans Hal from 9pm-6am.

Please help us by disposing of your rubbish in sealed bags only and putting your recycling in the designated bins. Once we can be reassured that the stores are being used correctly we will re-open them. Please report any anti-social behaviour to the Caretaker .

New Initiatives

We have already been busy working with Parc to put some new initiatives in place

Security

We are currently in the process of appointing a new security contractor that will greatly improve the service that we experience at no extra cost to us.

Hours will be increased which will ensure that we have a constant presence on the estate.

The new security guard will also be required to tag in to various checkpoints at regular intervals that will allow us to monitor his movements and ensure that he remains vigilant at all times.

If you witness any criminal behaviour, contact Security or call the police.

Slipway

Bollards have been installed across the slipway to stop non-residents parking there and causing a disturbance. The bollards were paid for by the Local Authority and can be removed to allow for the launching of boats.

Parking

One of the main problems on the estate is improper use of the parking spaces by both residents and non-residents.

Parc have experience in administrating efficient parking schemes so one of the first steps in tackling this issue, will shortly be the introduction of new permits. These permits will be managed by Parc so will be issued regularly as requested and will be less possible to forge.

At the same time, we will be marking parking bays and painting double lines in the main 'No Parking' areas.

These steps are underpinned by a completely new parking policy which will come to fruition later in the year.

Gardens

A lot of time was spent by the gardeners in 2008 laying the groundwork for what we hope will be a much more attractive display in Spring 2009. We appreciate that we still have some way to go but hope you will be pleased with the progress made so far.

