

# Summer 2009 London Yard Newsletter



Photo by David Thompson, Frans Hal Court

## Priorities for Parc

### • Service charge apportionments

We are continuing to work with our accountants to ensure that all blocks have the correct apportionments but you can do your bit to help. We need copies of all the leases from leaseholders to help us ensure that each individual property is being charged accurately according to their lease. Please send a copy of your lease direct to Parc Properties.

### • Debtors

Our solicitors have begun actively pursuing our debtors so that we can recoup money for the estate.

### • Externals / Internals

Due to the importance of these areas we are ensuring that we follow a robust process. We have instructed a 3rd survey on the externals and are currently in the process of preparing tender documents for the internals. These works will not be carried out through all blocks at the same time but will be a step by step programme. If you have any questions, please contact Parc.

### • Lifts

Assessments have been carried out on all the lifts and we have instructed our contractor to carry out a number of improvement and safety works.

### • Mandatory insurance work / trip hazard work

These are underway and all trip hazards have been repaired.

### • Parking

Apologies to all those who are waiting for new permits. We are in the process of beginning implementation on the new parking policy, which includes non-forgeable permits. The policy will be sent round to all shareholders soon.

### • Security

The security contract has been awarded to a new company and the hours of the Guard have increased. 20 Checkpoints have been installed across the estate and they are supported by a back-up mobile patrol.

If you notice any anti-social behaviour please call 07889 161615

### • Review of all contracts currently held by LYMC

A number of contracts have been reviewed and improved, such as pest control, cleaning and window cleaning.

## Message from the Board

As the sun begins to shine, it's time for the next instalment of our London Yard newsletter to keep you, our shareholders, informed about activities on the estate. Together with the Board, Parc have been working incredibly hard to tackle the various issues that exist in London Yard, however, we ask you please for your continuing patience and support as many years of neglect cannot be put right overnight. We appreciate that you all have concerns, as we do too, but we ask that you bear with us as we strive to make the necessary improvements.

Have a great Summer! *The LYMC Board*

## AGM

The AGM will be held on 26<sup>th</sup> August which is within our 15 month regulation deadline. The reason for this is that we have been waiting for 2 sets of accounts to be fully audited so that we can present you with a clearer picture of the financials. Invites and Packs will be sent in due course

## Contacts

- Mark Plunkett at Parc Properties : 020 7515 3553 or mark@parcproperties.co.uk

-The London Yard Board : lymc@londonyard.net

- 24 hour emergency no: 0207 537 9394

- All other contacts can be found on the website: [www.londonyard.com](http://www.londonyard.com)



## 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. Please visit the website for a full copy of the code.

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

### Disposal of Large Items

Please do not dump large items such as furniture or white goods, etc. on the estate as it de-values our properties and costs us all £3-4k a year. Each property is given 2 FREE collections a year from the council so please take advantage of this – call 020 7364 5004.

We will be proposing at the AGM that the Caretaker take responsibility of disposing of all large items through the council by attributing them against a long list of individual properties.

Alternatively please visit [www.freecycle.org](http://www.freecycle.org) as one person's junk is another's treasure!

### Front Entrances

We ask you to please be vigilant with keeping front doors closed and not letting in strangers. As many of you know, paintings were stolen from Frans Hal Court which is an unfortunate and unnecessary cost. Please be more aware of keeping your building secure.

### BBQs

As we enter into the BBQ season, please can we ask you not to place your barbeques directly onto the lawns as this results in burnt out grass and adds to the unsightly state of London Yard.



### Open Evenings

The Open Evenings were held at Parc Properties on Monday 9th and Wednesday 18th March with unfortunately low attendance of less than 10 people. We hope this means that most people are happy with the changeover from Woods.

### Bin Stores

As promised, the bin stores have now been unlocked for a trial period. We will keep these areas under review and will re-lock them if they are used inappropriately again. Please report any anti-social behaviour to the Caretaker or Security.

### Gardens

All the planting that can be done has now been done. Unfortunately the estate only has 2 water points so we can't support a mass watering project. The gardeners have therefore decided to wait until the Autumn when we can rely on some natural watering! We hope you agree, however, that there have been some noticeable improvements:



### Late Payments

We have now matched the penalty clause with the lease so late charges will be due after 21 days, not 14. Please be assured that we won't be chasing or charging any leaseholder with late fees if you can prove you have paid.

### Parc 24 hour Contact

In cases of emergencies, Parc can be contacted out of hours. Please call the Meridian Place security and they will contact Parc if they judge your call to be of sufficient severity. Otherwise, you will be contacted the following day.

### Tenant Contacts

Please ensure that you provide Parc with contact details for your tenants as it is imperative that they are able to contact residents in an emergency. If your property will be left vacant for more than 1 month, please advise Parc.

### Long Term Plans

We recognise that it is important to enhance the estate in areas such as Satellite dishes being removed and ways to improve privacy of the estate by methods such as Gating. However, we do feel there are so many other items which take priority at this current time so will be looking at these items again in the next financial year