

Winter 2009 London Yard Newsletter



Message from the Board

Welcome to the last newsletter of 2009! We were very pleased to hear such great feedback about them at the AGM and everyone appreciated being kept up to date with news so we are pleased to announce that the newsletters will continue into 2010!

That is the good news but unfortunately the bad news is that Board numbers are looking disappointingly low at the moment. If you think you have relevant skills to contribute and would like to play an important part in shaping the future of London Yard, please contact us on the email address below. Alternatively, we'd also welcome anyone who may have a particular interest in a certain area of the development and who may like to work on a sub-committee without becoming a director on the Board. We look forward to hearing from you. Have a great Christmas!

The LYMC Board

Contacts

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

-The London Yard Board :
NEW - lymc@londonyard.net

- Parc 24 hour emergency: 0207 537 9394

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



Damage to the Rising Bollard

Unfortunately there have now been a few incidents of damage to the rising bollard by the restaurant and the post between Van Gogh & Vermeer. We are reviewing the CCTV footage on the rising bollard and are pursuing matters with the police but please be vigilant and report any acts of vandalism to Security.

AGM

The AGM was held on 17th September and we are pleased to report that it was a very proactive and positive event. The Directors who stood were all elected and the Board received positive feedback on our efforts from a number of shareholders which we'd like to gratefully acknowledge.

One issue not resolved at the AGM were the proposed changes to the M&AA. Comments have been taken on board and we will look to finalise the document at an EGM to be held at a later date. Details to follow.

Parking

The parking policy has been revised as a result of feedback from shareholders and was finally amended as a result of input at the AGM. Please visit www.londonyard.net to view the final policy or see the copy posted on the security hut. The key changes are:

- 1.2.3 Parking on Leerdam Drive
- 1.2.4 Parking on Rotterdam Drive
- 1.3.9 Cancellation and expiry of permits
- 1.4.6 Completion of visitor permits
- 1.5.1 Parking arrangements for commercial property leaseholders and staff
- 1.6.1 Allocated shoppers bays
- 1.6.2 Parking provisions for restaurant patrons
- 1.9.2 Commercial vehicle parking
- 1.10.1 Clamping and removal of vehicles

Implementation of the Policy

The new policy has been widely circulated with door drops, leaflets on cars and discussion at the AGM. We are closely monitoring the clamping company with Parc and whilst some may see this as a draconian approach, it is unfortunately a necessary, but hopefully short-term step. The implementation of the policy has already resulted in less unauthorised vehicles parking on London Yard.

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.

Keeping Safe

As the nights draw in earlier, please make sure that you keep your blocks secure by firmly closing doors behind you and not allowing anyone in that you don't know. If anyone tries to follow you into the building be confident in challenging them and if you spot any suspicious behaviour, please contact Security on 07889 161615



Disposal of Rubbish & Recycling

We have now reviewed our Rubbish & Recycling policy and as a result there may be some change to the location of your designated bin store. Please visit the website to view the new policy and ensure that you only use your designated bins in future. We have also provided blue & grey bins in the lobbies for your junk mail.

Disabled Parking Bays

We currently only have 1 designated bay but are planning to develop 3 more around the development. Please contact Parc for details.

Bike Racks

We consulted on this at the AGM and one shareholder, with a passion for cycling, commented on the best design for the bike racks and we thank him for his excellent suggestions. The bike rack behind the security hut is now better lit and we have plans in place to install 1 new rack under the arches at 14-96 Amsterdam Road. Depending on the uptake of these we may put in more racks or a secure housing for bicycles.

Lighting

All the lights across London Yard were recently cleaned to improve the lighting and we are in process of improving lighting around the pond. We want to ensure that any new lighting in the area is sympathetic to the environment and are open to suggestions.

Works

With ongoing external and internal works across the development we're keen to ensure that they don't get damaged, e.g. by bikes, buggies or by people moving in and out. The works should be seen as investments in our buildings so please try to be more careful in maintaining them.

External Works

We are continuing our robust process and have appointed a new development surveyor who will be responsible for the external renovations on all the blocks that have not been done in the last 4 years. All external signage has now been replaced, including the large shop sign at the entrance to Amsterdam Road.

Internal Works

Tender documents are prepared to go out to a carefully selected group of contractors and will be sent out by end November. We received positive feedback at the AGM on the new internal colour scheme and have taken all comments into consideration.

Gardening

We are well under way with the new planting season and the plan is to mainly plant evergreen in different shades, heights and shapes as it's low cost, low maintenance and gives greenery all year round. The tree surgeons have been quite severe in cutting back the trees but this has been necessary due to past neglect and the planters in Amsterdam Road have been repaired and upgraded with root repellent membranes to prevent further root damage.

Gardening Group

It was suggested at the AGM that we set up a 'gardening party' to help take responsibility for caring for our gardens. If you're interested in taking part, please contact the Board or Parc.