



Newsletter – June 2017



Budget 2017-18

Inflation is rising, insurance costs increased with building values now including VAT and the Government increased insurance premium tax again. Despite this, the average increase for flat charges would have been close to the inflation rate of 2.6% except for unexpected repairs.

The Directors selected a new cleaning contractor and renegotiated the gardening and external cleaning contracts to control costs.

The average increase for flats including repairs will be about 1.1% above the inflation rate, with some blocks slightly above and some slightly below inflation and higher increases for the three blocks needing work. These are 130-133 Rectory Lane and 31-45 Church Lane needing roof work and 2-24 Limetree Walk sewer repair.

Estate costs have reduced slightly, so freehold house charges are reducing again by 3.7%.

The budget for reserves includes known work like periodic repair and decoration, electrical testing (due this year), insurance revaluation (which the 2016 AGM confirmed would be in 2019) and flat communal floor sealing.

The electrician who fitted LED lamps in flat hallways and rewired the fittings reported that they were reaching the end of their life and the health & safety inspector advises that standards now are higher than when the flats were built, requiring safety lighting and more electrical protection. An initial estimate to carry out this work around 2025 has been included, as the LED lamps are expected to last until then.

Owners selling flats should include accumulated reserves in the completion payment calculation.

→ Possible drug use

Residents have seen groups of youths loitering on the Estate, especially behind flat blocks in the evening, possibly supplying and using drugs.

If you see anyone behaving suspiciously or supplying or taking drugs, please call the police non-emergency number 101 immediately. Even if they cannot attend immediately, it will be logged and patrols may be increased.



Maintenance

Air brick grilles

Following the trial of grilles over air bricks at 2-24 Limetree Walk to deter pest entry, the survey was repeated. There was a very poor response and no evidence of reduced pest problems. The trial will therefore be extended for a year to the larger block 1-71 St Benedicts Close, which also has mice, before incurring costs on other blocks.

Entryphones

The old entryphone systems are life expired, increasingly fail and spares cannot be obtained. Most have been replaced over the last three years and the remaining old systems will be replaced in 2017. These are mostly in 2-storey blocks and in Limetree Walk. Letters to residents will advise the dates they need to provide access for the handsets to be fitted.

Cameras

Additional camera boxes have been put up where requested at the 2016 AGM and old rusted ones elsewhere are being replaced.

Letterboxes

Locks have been replaced in flat letterboxes missing them or obviously left open. Letterboxes must be kept locked shut for safety and security. Damaged letterboxes will now be repaired.

Tree work

Thank you for reporting trees causing issues. Tree work will be carried out in July and August.

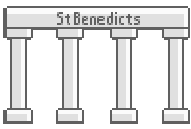
The website has monthly updates on work.

→ Cost of losing keys

Flat blocks have special security keys that cannot be copied. If you fail to take care of these or landlords fail to recover them from tenants and there is a risk to the safety and security of other residents, you will need to pay for the lock cylinder and all block keys to be changed.

Two landlords have recently had to pay around £300 - £350, with the cost depending on the number of flats and keys held. You are advised to have insurance covering key loss.

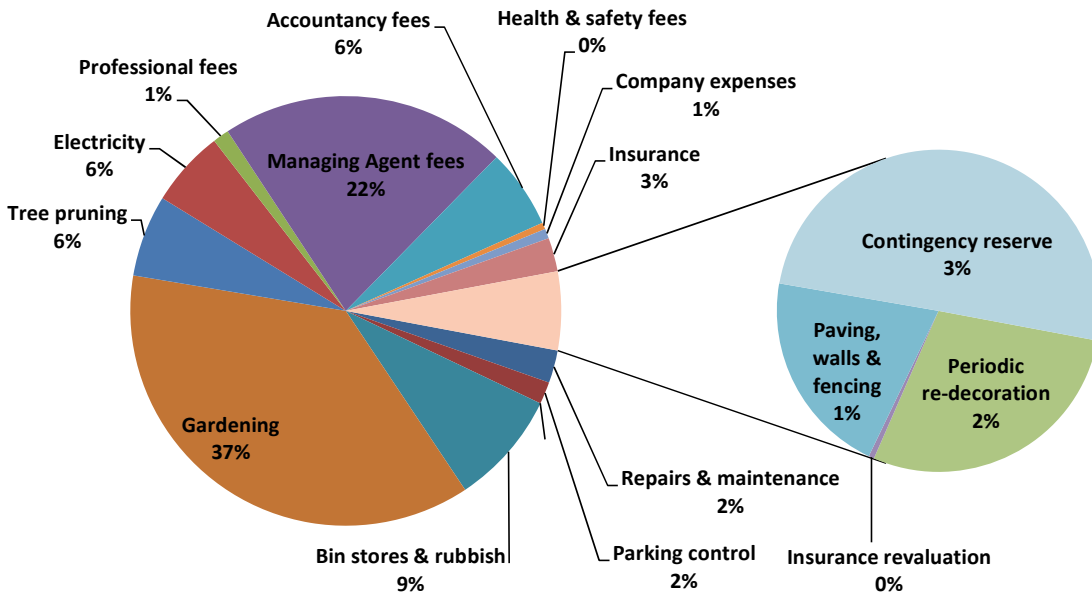




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The diagrams below show where your money is spent, to the nearest percent (those shown as 0% are less than 0.5%). Annual expenditure is shown on the left, reserves on the right.

Freehold houses / Wandle Housing Association breakdown



Leasehold flats breakdown

