



TEDDINGTON GRANGE MANAGEMENT LTD NEWSLETTER

ISSUE: SPRING 2018

Harrowdene



Gardens

Spring has sprung

On that note we would like to introduce Belderbos who have started the new gardening contract from the 5th March. Their working days will be Monday and Friday, 2 people working each day.

TGML has thanked Davidia for their past 3 years which has brought the landscape back to a good level of maintenance. We are grateful for all their work completed. I am sure you agree there has been a marked improvement in the Gardens over the last few months.

We are proud to announce that our Estate was successful in 2017 in winning a **Gold Certificate** in the **Richmond Borough in Bloom competition**. This was our aim following our success in 2016 in being awarded a Silver Gilt Certificate.

The 2017 Certificate was presented at the Awards Presentations Evening in September 2017 to the two Teddington Grange Directors who specifically deal with the gardens.

The Directors and Managing Agents will be working closely with the new gardeners to see if we can continue to achieve Gold in 2018.

To view the certificate and a picture of the presentation please visit our website.

www.teddingtongrange.co.uk

The tubs - help required



Thank you to those who helped with the watering of the tubs in each courtyard last year. More volunteers for this task over the coming year would be very welcome, to share the load during the hot weather.

A watering can can be found in the first bin store cupboard in each courtyard.

Remember, if you have any concerns regarding the grounds, please inform the Managing Agents Grace Miller **020 8605 1200**, who can then co-ordinate a response.

Trees

Two of the Directors have recently met with the tree surgery company and a full review was undertaken of all the trees on the Estate. The Tree Surgeons have just completed all the work required to protect the natural beauty of our Estate and maintain a safe environment for owners and the properties.

Litter

It is noticeable that there is more rubbish being thrown in the grounds, possibly by residents but more likely by contractors or passers-through. Please help to keep the Estate looking its best by picking up any rubbish that you see and disposing of it in a bin store, as well as challenging any culprits if it is safe to do so.

Health and safety

A recent Health and Safety Report for the Estate has been completed and a Contractor will be identified shortly to complete all the required work.

Finally, gritting bags are stored in one bin store per courtyard for use when there is snow on the ground. Residents are encouraged to make use of the grit if they see the need to do so.

Remember, if you have any concerns regarding the grounds, please inform the Managing Agents Grace Miller **020 8605 1200**, who can then co-ordinate a response.

Parking

With the increase in the number of cars using Harrowdene Gardens parking is becoming ever more difficult. Please note that it is not acceptable to park directly in front of your garage or any part of the garage forecourt as this can cause difficulty for your neighbours in accessing their own garage.

Please be aware in the event of an emergency vehicle requiring access to the properties – can you refrain from parking over the fire hydrants, do not park on the corners or the pavements or blocking access to the properties.

Please remember this is a public road and Traffic Wardens do visit the estate and do issue parking fines.

All residents are encouraged to use their own garage and please could landlords ensure that their tenants have access to their garage as this is a requirement of the lease. PROPERTIES MUST NOT BE LET WITHOUT THE GARAGE INCLUDED.

Garages

There is an ongoing review of the garages for the replacement of damaged lintels and uprights. Any required works will be completed over the coming months.

Be vigilant! Some garages have been broken into recently. Please contact Grace Miller if you see any lights not working or the Police if you see anything suspicious.

One Bed Flats

CLEANING The cleaning of the communal stairwells is carried out on a weekly basis and the window cleaning is now routinely provided every two months .

ENTRY PHONES Just a reminder there is an annual maintenance contract for the entry phones. If you experience problems please inform Grace Miller **020 8605 1200** and they will arrange for someone to visit if necessary.

OUT OF HOURS EMERGENCY HELPLINE Grace Miller have set up a service with MRP Repairs Ltd which does not have an upfront fee. Their telephone number is **020 8942 2779** although if you just telephone Grace Miller this number will be given on the message when you ring. Please note that any costs for work not normally covered by the service charge will be passed on to owners for payment.

DAMP ISSUES When drying clothes it is advisable to leave a window open. In certain areas such as bathrooms and kitchens the warm air contains a lot of moisture. If that air then spreads to cooler parts of the property, it will condense on any colder surface. This can be reduced by installing ventilation/extraction to these areas. Remember any such installation that goes through to the outside will need

to be agreed with the Managing Agents BEFORE installation.

STAIRWELLS The stairwells in block 13 -24 were painted and new carpet laid with more robust matting in 2017. As this has been a good success, it is planned for the carpets to be replaced and stairwells to be painted in blocks 37-48 and 60-72 in 2018. Further blocks will be completed on a rolling programme until all are completed.

A gentle reminder that the internal hallways are shared and therefore please respect these areas.

A regular problem is found after a flat has had major work carried out. If you see damage, please advise Grace Miller and any repair costs can then be charged to the flat concerned. Contractors should be instructed to cover the carpets when necessary to protect them from excessive soiling.

RUBBISH. Again after a recent check a large number of bin stores were found to contain items of rubbish that will not be removed during the weekly bin collection. If you have to dispose of any such items, these MUST be disposed of at one of the Council's recycling centres. Details can be found on the Council website. <http://www.richmond.gov.uk>

RECYCLING

The Council provide recycling containers for three types of waste. They accept glass, tins, plastic etc, and paper and food. These are kept in the bin stores for the one bed flats.

Each two bed property has its own containers and these should be kept in the cupboard near the front door. Recently a number of complaints have been received concerning containers stored outside properties which spoil the look of the Estate for everybody. Please store your containers out of sight.

Estate Guide

The Estate Guide has recently been updated and is available on the TGML website, it has lots of information and help for both owners and tenants living at

Harrowdene Gardens. Go to www.teddingtongrange.co.uk

WEBSITE

The website is in the process of being updated and streamlined to make it more user friendly and provide relevant information.

NEIGHBOURHOOD WATCH SCHEME

A Neighbourhood Watch Scheme has now been set up for Teddington Grange and George Gimber has kindly agreed to be the coordinator. To make the scheme work he does require a representative from each courtyard to feed information back to him so a full picture of any problems can be fed back to the police and suitable action taken. If you are able to help in this please let Grace Miller know who will then pass on your details to George. The next step is to arrange a NHW meeting for residents, together with the police .

Please note Teddington Police Station front desk is now closed and the nearest Police Stations are in Twickenham or Kingston.

Can we ask you all to be vigilant, to keep our neighbourhood safe.

In an emergency please call 999. Non-emergencies, call 101.

Finally

Teddington Grange Management Ltd is run by a volunteer group of Directors who live in Harrowdene Gardens, and do a lot of the work in their own time with the view of keeping the maintenance fee as low as possible and the estate maintained to a high standard. The appointed Managing Agents, Grace Miller continue to manage the Estate on a day-to-day basis. Any queries or problems should be directed to them on the telephone or e-mail below.

Details are: Sally Busby or Ruth O'Reilly, Grace Miller & Co, 84 Coombe Road, New Malden, Surrey KT3 4QS.

Tel: 020 8605 1200

Email: sally@gracemiller.co.uk



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