



TEDDINGTON GRANGE MANAGEMENT LTD NEWSLETTER

ISSUE: WINTER 2018

Harrowdene



Gardens

Belderbos have been working hard to get to grips with the new contract at Harrowdene Gardens. The Directors are continuing to work closely with them to ensure that they provide the best service and support and maintain the gardens to the highest standard.

New planting will take place, once agreed with Belderbos in early 2019. This is to fill some of the gaps where plants were lost in the summer heatwave.

Please note the gardening contract operates on reduced hours over the winter months.

Otherwise normal working days will continue to be Monday and Friday, with two people working each day.

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

Some of the trees have been recently pruned by the Tree Surgeons, with further work scheduled for early 2019.

The Directors continue to work closely with the Tree Surgeons to ensure the safety of the Estate.

Litter

Whilst the gardeners continue to litter pick as part of their contract, can we encourage you all to deposit your rubbish in the storage bin areas or challenge any culprits if it is safe to do so. This then helps to keep the Estate a place for everyone to enjoy.

Please help to keep the Estate looking at its best by picking up any rubbish that you see and placing it in the bin store area.



RUBBISH

Please remember: If you are vacating a property, it is your responsibility to dispose of your rubbish and not to leave it in bin store areas. The rubbish collections are **ONLY** for household waste and not large items.

If you have to dispose of any larger items, these **MUST** be disposed of at one of the Council's recycling centres. Details can be found on the Council website: www.richmond.gov.uk

Health & Safety

Regular maintenance of the Estate is carried out and includes the work identified during the annual Health & Safety check. The managing agents regularly review the Estate.

Adverse Weather



To remind you all: In case of snow bags of grit are stored in one bin store per courtyard.

Residents are encouraged to make use of the grit in the event of adverse weather conditions.

Smoking



Please be aware that smoking in the communal areas of ALL flats is not permitted under the Health and Safety policies of the Estate.

A gentle reminder: Please consider your fellow residents when smoking, and avoid smoking directly under windows of other residents, as this may impact on their health and wellbeing. Thank you.

Can we also ask that you dispose of your extinguished cigarette ends appropriately and do not leave them in the gardens, paths or roads.

Dog Fouling

There has been a rise in dog fouling on the Estate, especially in the shared pathway down to the Station. The gardens are shared by everyone, and it is important to remove your dog waste. **IT IS UNSIGHTLY. IT IS ALSO UNHYGIENIC.**

Please act responsibly, Thank you.



Parking

A gentle reminder 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, emergency vehicles require access to the properties. Can you refrain from parking over the fire hydrants, and do not park on the corners or the pavements or block 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

As part of the maintenance of the Estate there is an ongoing review of the garages: for the replacement of damaged lintels and uprights.

Be vigilant! Some garages have been broken into recently.

Please contact Grace Miller if you see any lights not working, and get in touch with 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

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.

Service Charge: There will be an increase in Service charge for January 2019. This is to meet the costs of the replacement carpets and increase in Insurance.

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 several 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.

www.teddingtongrange.co.uk

WEBSITE

Do you have a spare few hours to help out with our website, please?

The website is being updated. If anyone would be happy to help with this, please can you contact Grace Miller, who will then forward your information on to the Directors. Thank you.

Neighbourhood Watch Scheme

A Neighbourhood Watch Scheme has been set up for Teddington Grange.

A gentle reminder: To make the scheme work a representative from each courtyard is still required. 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 NWS meeting for residents, together with the police.

Let's keep the Estate a safe place for everyone to enjoy.

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.

For non-emergencies, call 101.

Call for Directors

If you are an owner of a flat on Harrowdene Gardens and have a few spare hours a month and want to be involved in the general running of the Estate by being a Director, please contact either: 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

We wish everyone a Happy and prosperous New Year