



## HARROWDENE GARDENS

**Welcome** to the 2020/21 Newsletter from the Directors of Teddington Grange Management Ltd. What a difficult year it has been for all of us. However, the community spirit across the whole of Harrowdene has been amazing, especially during the lockdown. What with the WhatsApp Group, weekly Foodbank collections and many people out enjoying the gardens through that lovely summer. Plus, we had visits from 3 young owls to delight us all, who even now continue to visit on occasions.

## GARDENS

We are pleased to announce that the contract with Belderbos has been extended for a further year which allows for continuity and the ability to make further improvements to the gardens. Belderbos worked throughout the pandemic to keep the gardens looking beautiful this year. The same team is now coming on a regular basis which makes a huge difference to the maintenance of the gardens. New planting has continued throughout the year, and we are very excited with the wildflower meadow trial, which is being monitored closely and still needs some work. Ready for spring a large number of bulbs have been planted in the courtyard planters and across the gardens for impact. Please note the gardening contract operates on reduced hours over the winter months. Normal working days will continue to be Monday and Friday, with two people working each day.

**TREES** - The Directors work closely with the Tree Surgeons who provide an annual inspection of all trees to ensure the safety of the Estate. Good news for Courtyard 5, after the sad loss of the Silver Maple and the Robinia in this courtyard in 2020, the Directors are pleased to let you know that, after taking advice, 4 new trees will be planted in February around the courtyard. In the granite square: Gleditsia triac, "Sunburst". In front of block 109-120 Malus "White Star", and on the two mounds: Viburnum rhytidophyllum and Crataegus laevgata 'Paul Scarlet'. These trees are between 150cm and 450cm high at delivery and will be planted by the specialist nursery who grew them all.

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.

## HEALTH & SAFETY

Regular maintenance of the Estate is carried out and includes the work identified during the Health & Safety checks. The Managing Agents regularly visit the estate to check for problems.

**ADVERSE WEATHER** - To remind you all: In case of snow, bags of salt and grit are stored in one of the one-bed bin stores in each courtyard. Residents are encouraged to make use of these in the event of adverse weather conditions.

**SMOKING** - Please be aware that smoking in the communal areas of ALL flats is not permitted under 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 well-being. 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?

## RECYCLING

The Council provide recycling containers for three types of waste. They accept glass, tins, plastic etc, 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 spoils the look of the estate for everyone. Please store your containers out of sight. NOTE CHRISTMAS TREES ARE NOT COLLECTED - Check council website for collection points in the area.

## LITTER

Whilst the gardeners continue to pick litter as part of their contract, can we encourage you all to deposit your rubbish in the storage bin areas? This 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 areas.

PLEASE NOTE: ANY LARGE REFUSE ITEMS WHICH ARE NOT INCLUDED IN THE WEEKLY COLLECTION NEED TO BE DISPOSED OF PERSONALLY AT THE COUNCIL FACILITIES. (see Council website: [www.richmond.gov.uk](http://www.richmond.gov.uk))

## GARAGES

Be vigilant! Some garages have been broken into. Please report any faulty lighting to Grace Miller or get in touch with the Police if you see anything suspicious.

## PARKING

A 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. To ensure that emergency vehicles have ease of access to the properties you should park with due care and not over the fire hydrants. This is a public road and traffic wardens do visit the estate and do issue parking fines. All residents are encouraged to park in their own garage, and it would be appreciated if 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.

## ONE-BED FLATS

**CARPETS** - New stairwell carpets have now been installed in all the one-bed blocks. Please remember to keep these areas TIDY AND CLEAN especially if you are having works carried out in your flat so that the carpets last for years to come. Please ensure contractors cover the carpets when carrying out work which could cause soiling or damage.

**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. This has continued throughout the pandemic.

**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

## CALL FOR DIRECTORS

Do you have a few hours to spare? - The Directors meet every couple of months and each works to assist to maintain Harrowdene Gardens and help to minimise the maintenance charge. It is valuable work and all carried out on a voluntary basis. Please contact Grace Miller who will put you in touch with the Directors.



**WISHING YOU ALL A HEALTHY & SAFE YEAR AHEAD**