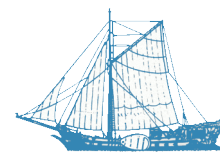


Winter 2012

# London Yard Newsletter



[www.londonyard.net](http://www.londonyard.net)



## Message from the Board

The Quarterly Newsletter is saved!! Our resident editor, Gemma Appleby, who started these in 2009 has now handed her pen over to Geoff Roynon, one of our new Directors. Gemma has done a wonderful job and we would just like to thank her for helping us so much in the extremely important job of communicating regularly and comprehensively. Geoff brings a great style and keen eye on what should be brought to our collective attention and we'd like to welcome him on board. If you do have any points that you would like to see covered in our newsletters, then please email Geoff at our email address: [lymc@londonyard.net](mailto:lymc@londonyard.net). Have a great Christmas and New Year and we'll be in touch again next Quarter.

*The LYMC Board*

## AGM

We had a really productive AGM with a good turnout. A big thank you to all who attended and contributed so positively! All six new Directors were elected and our auditors were re-appointed. Once again, we have a strong mandate from our shareholders to continue on with the work we are doing to cost effectively maintain our development and will do so with renewed vigour - and more Board members! Three Directors also stepped down alongside Gemma; Mark Ferris, Ro Mills and Shelley Charik. We would like to thank them for their incredible help and support on the Board and we are very sorry to see them go.

## Survey

Thank you also to all of you who contributed to our survey in response to our letter in September. We will be publishing on our website an overview of the comments and what it tells us as soon as we are able. From the survey

also we had more volunteers for the Board, six as we say above were elected and we have another 3 that we are going to co-opt this month. This is such great news for London Yard and with so many new people stepping up to help us all, it places London Yard in a very good position in terms of continuing to get things done and keeping a firm grip on our costs!

## Parking Update

We have now looked at various car park management companies who offer ticketing services and who operate in this area. We identified five and interviewed one, which we have now dismissed as not meeting our needs on closer inspection. We are looking closely at another which we hope will give us the flexibility to deter and penalise those who should not park on our properties but also not penalise those such as ourselves who are parked here in accordance with our parking policy. Once we have identified this company, we will write out separately on this and include the updated parking policy. Until then, please continue to apply for parking permits in the usual way.

## Christmas Trees

Just a reminder about disposing of your used Christmas trees. Tower Hamlets council will collect and dispose of used trees if they are placed in the outdoor storage area before the 10th January 2013. Real trees only please! The storage area is located on the South boundary at the end of a 3 garage block with wooden fencing to the entrance.

## Facebook

London Yard has now set up on Facebook!! Please visit the page and make yourself a fan of the page! Currently the easiest way to find us is to enter **London Yard E14** in the search box at the top of the Facebook page. The first time you visit us please click on the **Like** button as this will help us get statistics about site use – and will also allow us to set the page up with its own link!

We will publish details of any upcoming events and news about the local area which London Yard residents may want to attend - e.g. Christmas Carol concerts.

## 25 Year Plan

We held a consultation in 2010 when we first introduced this rolling maintenance plan. We think it's time we held another one and plan to do so on the 12th February. More details nearer the time.

## Recycling Bins for Junk Mail

The plastic recycling bins used for disposal of junk mail which were located near the mail boxes in each block, have had to be removed following the Health & Safety and Fire risk assessments recently completed. They pose a potential

fire risk for arson. Please take any junk mail away with you and place in your pink recycling sack or leave it near the mail boxes and the cleaner will remove it.

### Condensation

With winter now upon us people tend to keep their windows and doors closed which can lead to problems with condensation. We have posted a document "Condensation and Condensation Mould" on the notice boards in all the blocks and the document is also available on our web-site.

### Internal and External Works

Internal works for the remaining blocks are going through the Section 20 process. We anticipate that Stage 2 will be despatched shortly and works will commence end Jan/early Feb. Some owners have proposed that the works should be done to a lower standard to save money and we will work closely with them to resolve.

The out of plan external works required for Frans Hals Court are under review following feedback. We are looking to complete more investigative works and will be writing out to owners in that block shortly. All other external works remain as identified in our rolling maintenance plan (the "25 year" plan)

### Pest Control

Winter is the time of year when mice invade homes for warmth and food. If you find evidence of mice in your home you should try to find where they are gaining access to your apartment. More guidance is available on the noticeboards in the block lobbies and on our website.

### Working Regulations

Building works can only be done between the hours of 9-5 Monday to Friday and 9-1 Saturday with no works permitted on a Sunday or Public Holidays. This is to protect the quiet enjoyment of others and is in line with our Leases. We mention this as we have had concerns from residents that these hours are not being complied with. If you employ a contractor to do any building work on your property you must adhere to the Working Regulations, which you should download from the London Yard web-site (under 'Policies'). This also covers boilers.

### Community Matters

Our very own Ro Mills has now been made Chair of the Ward Panel that covers our area. Congratulations Ro! We are also very pleased to report that Ro will continue to look after our interests in the wider community despite no longer being resident. Ro updates:

Ward Panel -Various Partnership projects on the Isle have been set up between the SNT, LBTH Enforcement Office and local businesses. There was a walkabout by the SNT and the Ward Panel members recently, as well as members from the local community, to show the changes in these areas and this included London Yard (photos in next edition of East End Life). The partnership programme has cleared away 4

areas of ASBO behaviour on the island, and several businesses have flourished as a result (one of these businesses is owned by a LY resident and owner). There was a Police & Community Safety Board Public meeting - Residents' Question Time held on Thursday 8th November which was well attended. The latest objective is for more Neighbourhood Watch schemes to start up again. Ro will be attending a meeting in early December on our behalf, to find out more about the schemes, and to offer some ideas on modernising the scheme.

AIC - There is general concern on the number of developments looking to go up on the Isle. It is already ferrying local schoolchildren to off the Isle schools, due to lack of space. With the two below mentioned developments and ASDA's redevelopment, it means the local population will increase by about 24,000 people! Wood Wharf (at the top of the island next to Canary Wharf) and Calder's Wharf, at Island Gardens Conservation Area (just by the entrance to the foot tunnel) to mention just two. There are mention of these developments on the London Yard FB page – and a petition for Calder's Wharf, please keep an eye out for mention of these plans.

### Welcome Pack

This is now ready and on the website, link on front page. The Pack is designed to be used whether you have just bought a property on London Yard or whether you are renting to tenants. Please feel free to download or send the link to your tenants. All feedback welcome!

### LYMC Events



### Contacts

- Mark Plunkett at Parc Properties: **020 7515 3553**
- Or e-mail: [docklands@parcproperties.co.uk](mailto:docklands@parcproperties.co.uk)
- The London Yard Board: [lymc@londonyard.net](mailto:lymc@londonyard.net)
- PARC 24-hour emergency: **020 7537 9394**
- All other contacts can be found on the London Yard website: [www.londonyard.net](http://www.londonyard.net)