

Portland Estate

Issue 11 – April 2017

We're here to help...



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Site Office and welfare facilities are located in between blocks Woodsford & Broadmayne Our office is open Monday to Friday between the hours of 8.30am – 4.30pm excluding Bank Holidays

Freephone: 0800 103 2926

SOUTHWARK COUNCIL CONTACT

Kola Jimoh
Customer Relationship Officer
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**Outside office hours
you should use our
Emergency No:
07946 220 827**

Please read your Residents Handbook for full details about the proposed work and schedules to your estate and property.

Dear Resident

Welcome to the eleventh edition of our monthly newsletter for Portland Estate. Southwark Council is investing more than £12 million in improvements to the estate, which includes Lulworth, Bridport, Woodsford, Studland and Broadmayne. A&E Elkins Ltd will provide these works as the long term Partnering Contractor for your area.

WORKS DESCRIPTION AND UPDATES

Bridport

- Works at Bridport are fully complete and Southwark's Clerk of Works has signed the block off.
- The lateral main works are awaiting sign off by Southwark.

Woodsford House

- Renewal Roof Works – 100% complete
- Window Surveys – 100% complete
- Window Replacement Works – 100% complete.
- The scaffold will be dismantled once the IRS is installed and block works are complete down to the 1st Floor.
- The scaffold netting will be removed once every 3 floors are complete. This will enable more light to come through the scaffold. The same procedure will apply to Lulworth.
- At present, we have completed the jet washing to the brickwork at Woodsford on 13th, 12th & 11th floor. From Wednesday 5th April 2017 jet washing to the brickwork at the 10th, 9th & 8th floor will be taking place. Windows have also been cleaned to the properties of those floors that are now completed and this will continue upon completion of 3 every floor. New Silicone will be reapplied to window frames and re-painted.
- All residents have been notified of the brickwork cleaning and will be notified nearer the time when cleaning works are due to commence on their floors.
- Painting to the communal hallways are underway at Woodsford. All floors have been undercoated and your chosen colour for the block (Blue 0187) will be applied accordingly.

We work as part of the **Considerate Constructors Scheme**.



For more information please call 08007 831423 or visit the website on www.ccscheme.org.uk

Building sites signify to the public that works are in progress, and this can sometimes result in bogus callers who will attempt to visit and gain entrance to properties by claiming to be involved in the works.

Please remain fully aware and vigilant of this possible security risk and always ask to see an identification badge.

If you are still unsure, please immediately contact our Resident Liaison Officer, any of our bonafide workmen will be more than happy to wait while you check.

Our ID badge provides details of the operatives name and position, and contain a photograph of the operative.

Authentic cards will clearly show the A&E Elkins logo.

If in doubt please call the RLO'S for verification or the Police.

For emergency repairs that need immediate attention, please call the Contact Centre on FREEPHONE 0800 952 4444 or 020 7525 2600.

All non-emergency repairs can be reported on the Southwark Council website 24/7.

Visit:
<http://www.southwark.gov.uk/repairs>

In partnership with



Lulworth House

- Renewal roof works – 100% complete
- The majority of window surveys and works have been completed. There are still a few properties outstanding, that we are yet to access. If you have not yet had a window survey or window repair repairs completed, please contact RLO Natasha Nicholls on 07496 352 583.
- Cleaning to the brickwork at Lulworth took place from Wednesday 15th March 2017 to the 13th, 12th & 11th floor. All residents were notified advising them to move any belongings from their balconies and if they needed help to call Natasha Nicholls the RLO for assistance.
- From Tuesday 18th April 2017 brickwork cleaning will commence from the 10th, floor down to the 8th floor. All residents have been advised to keep their windows closed. On completion of cleaning the brickwork to each floor, new Silicone will be reapplied to window frames and re-painted.
- Drilling works have commenced at Woodsford & Lulworth and are progressing well.

Studland & Broadmayne

Scaffold erection at Studland commenced on Wednesday 15th March 2017 and scaffold erection at Broadmayne commenced on Monday 27th March 2017. Scaffold is currently on programme however, we have been experiencing health and safety issues at Studland. It has been reported that residents are disposing of human waste and urine from Studland House and onto our work force. Although this may not concern you, letters have been sent to all residents of Studland House advising that this is unacceptable behaviour. Southwark Council have been informed and have stated they will take appropriate action against anyone caught and anyone who has participated in this anti-social behaviour. If this situation occurs again we may have no choice but to stop works until a full investigation is carried out, which will have an impact on our scheduled programme.

Portland

The works currently in progress at Portland will cause some noise, please accept our apologies for any inconvenience or disruption that may be caused.