

## Newsletter Document

### Introduction

*Dear Resident*

*Welcome to the 15th edition of the Pullens Estate Newsletter.*

*Southwark council are investing £5.3 million in improvements to your homes and the estate. A&E Elkins Ltd will provide these works as the long term partnering Contractors for your area.*

*Our site offices are situated at 6 Stopford Road, London, SE17 3BP adjacent to the T&RA hall our office hours are 8.30am to 4.30pm Monday to Friday excluding Bank Holidays.*

*We will be sending out monthly newsletters to keep you informed of progress of works and we welcome any comments regarding what you would like to see in the next edition.*

## Project update

**Peacock St** External Works – 100% complete

**Iliffe St 1-96** External Works – 100% complete. Roof doors will be completed on completion of estate works.

**Crampton St – 56- 182** External Works – 100% complete Letters have been sent to residents for the collection of roof door keys.

**25-56 Penton Place** – Scaffolding 100% complete and window works have commenced.

*If you are a ground floor occupier and have plants at the rear garden, please be aware that we will not be able to accept responsibility for these if they are damaged or die, due to lack of light. We will however be able to help you by moving them to the roof area if this is required. If you would like assistance with the moving of plants/garden items, please contact your resident liaison officer **Vicki Sheldon**.*

**Amelia St – Rear scaffolding will be dismantled on the completion of each stairwell.**

*We have now started to dismantle scaffold to stairwells 6 and 7. Whilst the scaffolding is in place, the roof area remains part of a construction site. There will be '**Strictly No Access**' for residents during this time. If you have any plants that will need watering or property on the roof that you are concerned about, please contact your resident liaison officers **Vicki Sheldon***

*We will inform you once works have been completed and scaffolding is due to come down.*

**IMPORTANT!** *Please be reminded to inform your insurance company that scaffolding has been erected around your building! If you do not it may invalidate your insurance. Please also ensure that all your windows and doors are secure before you leave your property. For properties that there is no scaffolding at present, the roof doors have been locked and residents will be issued with a key in due course.*

**Chimneys** – There will be some chimney works carried out. There may be occurrences where soot and dust fall down the chimneys into properties. This has happened in the past and may occur in the future. We would advise that to minimise any dust/soot, you cover fire places if they are still in use.

**Window Overhauls** Window work appointments are currently in progress at Amelia Street and appointments have started to be arranged for 25-56 Penton Place. Ground floor properties will have appointments arranged once scaffolding is down. If you have not had an appointment made, **Vicki Sheldon** will be in touch in due course.

**Electrical tests** have been carried out to most of Southwark tenanted properties. Letters have been sent advising them to contact their resident liaison officer **Vicki Sheldon** to arrange a convenient appointment.

**Electrical upgrades** most electric works have commenced, if you have not yet received an appointment please contact **Vicki** who will be happy to arrange a convenient appointment.

**Rusting hinges**

Please be aware that it has been brought to our attention that there may have been a batch of faulty hinges used on some of our windows amongst the Pullens estate. If you notice any rusting occurring on window hinges we have fitted please contact Vicki at your earliest convenience as to arrange an appointment for us to return and replace them.

**Surveys - Front entrance doors**

Front door surveys have been carried out to the majority of the estate. If you have not yet had a front door survey **Vicki Sheldon** will be in touch in due course. Pilot door has been completed to front door to enable residents to see what works are being carried out.

**Satisfaction Surveys** have been posted to Peacock Street & Crampton Street. We would be grateful if residents could complete and return to 6 Stopford Road, London, SE17 3BP or alternatively you can call **Vicki Sheldon** to collect.

**Extra Information**

**Satisfaction Surveys** will be posted to residents once their block is complete and scaffolding taken down. We would be grateful if residents could take the time to complete these