



# Wyvil Estate Residents' Association (WERA)

<http://wyvilresidents.wix.com/wyvilestate>



<https://www.facebook.com/wyvilestate>

[Like Us](#)

## Newsletter October 2014

Dear Fellow Resident



\*\*\*\*\*

**Residents and guests Xmas Party**  
**Saturday 13th December**  
**4pm - 8.30pm**  
**Wheatsheaf Hall**



**Eat Drink and Make Merry - No Bah Humbug allowed**

**Free food, drink, children's activities, Bingo, Santa, music, prize draw,  
mince pies and mulled wine**

**ALL RESIDENTS WELCOME - PLEASE COME ALONG**

**Windows:** Tenants windows are being installed. Lambeth Living told us on 24 October that **windows for leaseholders who have opted in will start arriving on 31 October. First installations in Adrian House are scheduled for 3 November.** We have told Lambeth Living that they need to consult residents about installation dates immediately and to be prepared if people cannot be at home straight away. **The second batch of windows (for Basil House) is due to start arriving on 3 November and will be fitted thereafter.** Please monitor the work carefully. You should get complete new windows, including the plastic surround edging unless you ask for it not to be provided (for example, if you have your own decor). Maintenance of existing windows is underway. Please check carefully that appropriate work is done. You will be asked for keys to locks. There have been examples that if keys are not forthcoming the contractor has changed the lock and handle at huge expense which will reflect in your rent increase calculation and service charge. Keys for most window locks can, we have been told, be purchased very cheaply. You may wish to check your windows and keys before contractors arrive and buy replacement keys if you need them.

**Norman House:** The leak returned earlier this month and the flats are still very damp. We continue to press Lambeth Living at the highest level to take action. Please make sure if you contact Lambeth Living about any leak or other repair that you record who you speak to, what they say and what reference number they give you and let us know if work is not done/done properly.

**Maintenance and Repairs:** We want to build up a picture of how Lambeth Living and Contractors are doing in terms of maintenance and repairs. It is very important for you to tell us if work is not done to an acceptable standard or if it is not done at all. You pay for this work through rent and Service Charge so it is in your interest to tell us if it is not done properly. Don't sign off work as complete unless you are completely satisfied. We can help if you are not sure. If you want to **share your stories with us, good and bad, please do so via email or by dropping a note into our mail box. See Contact Us on page 2**

**Major Works:** The works are now well underway. We have had several reports of bad workmanship and slow work progress. Sometimes good work can be unreported - please tell us if the work in your area has been done well and on time. **Please tell us how the works have been done for you: good and bad: See Contact Us below.**

The Contractors and Lambeth Living have set up **drop in sessions** for anyone who wants to ask questions or raise queries about the Major Works. Details are on our website and on the Contractors notice board directly opposite the main entrance to the Estate.

**Electrical conduits:** Adrian and Basil are finished and other blocks underway. Please contact Paul Moxham (pmoxham@lambethliving.org.uk) if you want to discuss routing of electrical conduits. This part of the major works programme seems to be progressing well but please give us feedback.

**Conduit boxing in:** we understand that the cost for this extra work will be partly offset against savings elsewhere in this part of the works budget but that there may be a slight increase of approximately £200 per flat (which will be added to the overall cost of the project, not collected separately). With this figure being so small in relative terms, and the aesthetic benefits so large, the Residents Association intends to use its discretion in deciding whether to accept this extra charge. Please let us know immediately if you feel strongly we should not do so. We will take a majority view.

**Car Parking:** New car parking controls are due to be enforced very soon. If you have not already got a parking permit and park on the Estate, we strongly advise you to get one as soon as possible. Permits are now issued at this office:

North Lambeth Housing Office  
91 Kennington Lane  
SE11 4HQ

They need proof of address and residency, driving licence, MOT certificate, insurance, car log book and permission to park your car from your landlord if you are a private tenant. The cost is £30 a year. The office is open Monday to Friday 0900 to 1700. They are busiest on Mondays and Fridays, so best to avoid these days.



**Contact us:**

**By email:** [wyvilestate@gmail.com](mailto:wyvilestate@gmail.com)

**By post:** There is a letter box on the wall of our meeting room for you to contact us (the Hut between Edgar and Frank Houses)

**By visiting our website:** <http://wyvilresidents.wix.com/wyvilestate>

**By Facebook:** <https://www.facebook.com/wyvilestate>

**Keeping you informed:**

If you have email it is much easier and faster for us to contact you but if not we will try to get out newsletters by hand and put them up on notice boards, including our own outside our meeting room (between Edgar and Frank Houses)

**Need more space?**

Our newsletter sponsors Lock & Leave Self Storage can offer storage solutions for all residents at a reduced price! They offer 1,000 highly secure steel enclosed rooms in 40 different sizes, all accessible individually 24/7. They also sell boxes, bubble wrap, packaging and you can now rent a mailbox



Website <http://lockandleave.co.uk/london>

phone: 020 7498 3366

Reception/facility situated on Stewarts Road opposite Union Road.