



THE HIGH (STREATHAM) MANAGEMENT LTD

Newsletter February 2011

This newsletter is brought to you by the Board of Directors of The High (Streatham) Management Ltd.

The High Website

We are very pleased to announce the re-launch of The High website, which can now be viewed at <http://www.thehighstreatham.wordpress.com>

The site contains lots of useful information for residents, including contact details and various pictures of The High that have been taken over the years.

The front page will be updated to give the latest news, e.g. on any current or planned social activities or work programmes in the building. Additional links provide information from other groups on items concerning Streatham and the surrounding area.

We hope you like the new site – any comments on it are welcomed.

Social Events – Film Club

We are also pleased to say that The High film club has now got underway with three screenings having taken place in the last few months, all in our meeting room to the rear of the building. We hope now to establish the film club as a regular monthly activity for all residents throughout the autumn and winter months. For the spring and summer we will consider some other events, including a repeat of the Secret Kitchen food tasting that took place in 2010.

Look out on the website and notice board for further details of events as they come up. Please also let us know if you have any other ideas for social activities or wish to become more involved in these.

Windows / TV reception

The last newsletter covered the topics of the refurbishment of the exterior of the building (including the outside window frames which are the responsibility of individual owners) and the upgrade the current communal TV aerial system to a fully integrated reception service.

The directors, together with Goodacre our building's managing agent, are continuing to work on these areas.

We do not expect any short term activity with respect to the exterior work, although we are looking to build this into our future financial planning. We do remind you that replacement of the panes in each flat is the responsibility of each individual owner, but appreciate it is easier to carry out the replacement during a period when scaffolding is in place for work on the general exterior to the building.

With regards to the TV reception, we hope to send a communication in the coming months regarding the new integrated reception system, which we will have in place in time for the forthcoming digital switch over. We anticipate that the work can be completed with the current reserve fund, with no additional cost to the leaseholders above the normal service charge.

Recycling and Rubbish Collection

We are lucky in The High, that we have a door collection service for our rubbish (**Monday-Saturday**). However we remind residents that rubbish must **not** be left out overnight. This could encourage pests and vermin into the building.

Rubbish should be put out for collection in the morning, before 9.00am. Residents who continually breach this rule will be charged. If you are a tenant, the charge will be sent to your landlord. Lambeth Council encourages recycling through the use of the orange bags. These are available from Colin Ford.

If you have any concerns regarding pests/vermin in the communal areas or individual flats, please contact Colin Ford.

Cleaning/Building Work

Cleaning schedules are posted on the notice board of each foyer, indicating when this will be carried out in your block. Please be aware that you are responsible for cleaning any mess/rubbish that results from building work that is carried out in your property. Please also note that building work should only be carried out Monday-Friday 8.30am - 5.30pm and Saturday 8.30am - 1.00pm.

Who is who?

The High (Streatham) Management Ltd is the company that owns the Head Lease for The High and is responsible for ensuring that obligations under the Head Lease are complied with. The majority of flat owners are shareholders in this company. If you are a flat owner but do not hold a share in the company, please contact Goodacre Property Service. **The Directors** of the company are volunteers who give their time behind the scenes to run the company and instruct Goodacre.

- Please contact the Board of Directors if you would like to learn more about their activities or if you wish to become involved in the management of The High
- Please also contact the Board if you have any feedback on the running of The High, such as the service provided by Goodacre, or on the upkeep/cleaning of the building
- You can contact the Board at our new email address of thehighstreatham@gmail.com We will do our best to respond as soon as possible but we would remind you that we take on this responsibility in our spare time, so please bear with us.
- Alternatively, if you cannot get online – please pass your message to The Board of directors *via* Goodacre or Colin Ford who can pass on your message to us.

Goodacre Property Service is the managing agent of The High and administers the running of the building and any major works on behalf of The High (Streatham) Management Ltd.

- Please contact Goodacre if you have any questions regarding your lease, service charge or ground rent.
- Tel Goodacre Property Services: 01689 854000 email: gps@goodacreproperty.com

We now have four **members of staff** working in The High; Colin Ford, our onsite caretaker, supported by an assistant caretaker and two cleaners. Please contact Colin if you have any concerns regarding the cleaning, rubbish collection, pests or vermin. Please also contact Colin for advice prior to carrying any heavy goods in the lifts.

Please only contact Colin between 8.30am-4.30pm Monday to Friday unless it is an emergency: Tel 020 8677 6226

Security

We are striving to make The High as secure as possible for residents, with CCTV cameras included in all foyer areas and in the refurbished lifts. Please help us by ensuring you keep the main door to your block closed at all times and by not letting strangers into the building.

Bicycles

Bicycles must not be left in the communal areas. A bike store is available at the back of the building. If you are interested in finding out about available spaces, please contact Goodacre.

Want to become involved?

Do you have some time to spare to contribute to the activities within The High? This could involve joining the Board of Directors (if you are a shareholder) or helping with the social activities or some other aspect of our work. We are always on the lookout for new volunteers and you can contribute as much time as you wish. If you are interested and wish to learn more, please contact the directors.

Improving The High takes time and dedication and some projects take a long time to come to fruition. However, it is the individual residents who make the biggest impact to their own and their neighbour's quality of life. It is up to each of us to maintain our building's reputation and standing in Streatham.

Visit The High online at <http://www.thehighstreatham.wordpress.com>