

# Battersea Fields Newsletter

APRIL 2024

Battersea  
Fields  
Resident  
Management  
Organisation

Welcome to our latest edition of the Battersea Fields Residents Organisation newsletter, here to inform you, the residents of Battersea Park Estate of what's been happening on your estate.

In our previous newsletter I mentioned issues of drug users being attracted to the estate last year, sourcing illegal drugs from a resident and causing anti-social behaviour in and around a number of blocks. I am now pleased to report that following investigations by the Police, the dealer was arrested and the matter is going through the justice system. The council is also preparing a case to apply to the courts to take back possession of their flat.

The RMO will continue to work closely with the Police and other agencies to stop all forms of anti-social behaviour and will take firm action on perpetrators in the form of breach of tenancy or lease conditions, where appropriate.

I also mentioned in the previous newsletter that the estate will shortly be getting a new bicycle enclosure on the corner of Orkney Street and Dagnall Street. This will be similar to the one located on Millgrove Street and should be installed within the next two months. If you would like to make use of the new enclosure for the storage of one bicycle per household, please visit the estate office now to pre-register for a free space.

Best wishes,

*Chris Clutterbuck*

Chris Clutterbuck – Housing Manager



# Major Works - Dry risers and water tank renewals

---

The council's contractor, Quinn London, is now on site working to install dry risers to all three sections of the high-rise blocks on the estate, Atkinson, Walden, Dresden, Macdonald and Berry House.

Residents will have noticed scaffold now completely installed for the project and the middle sections of each of the blocks, i.e. flats 23-55 or 21-50, have the new dry risers 90% completed.

There was an issue with the original design of the dry risers for the outer sections of the blocks, i.e. flats 1-22 & 56-77 or 1-20 & 51-70, but this has been resolved by the London Fire Brigade & Building Control and work is progressing block by block. This has however delayed the expected completion date by 4 weeks, so it is unlikely that the contractors will be off the estate until at least mid-June.

The other major works project is roof water tank renewals and roof edge barriers to be installed on a number of low-rise blocks, Langhurst, Farnhurst, Rushlake, Hopkinson, Bishopstone and Lodsworth House. New water tanks on the roof at 56-77 Dresden House will also be done.

The council's contractor, Clairglow, are currently on the estate with their site container located on the green outside Dresden House. Clairglow will write letters to each of the blocks prior to works commencing but disruption to residents will be minimal as the work is localised to each of the roofs.

If you have any questions or concerns about both projects, please contact the estate office.

**SAVE  
THE DATE  
29th JUNE**

## Summer Fun Day 2024

---

The annual Summer Fun Day on the green space in front of Walden House last year was a huge success with very good turnout by residents, helped of course by the glorious weather on the day. The RMO are now planning this year's event with a BBQ, games and activities for all ages, so please look out for further information about the event in the notice board of your building coming soon.

## Used cooking oil containers

---

Did you know we have facilities on the estate available for residents to dispose used cooking oil?

There are green containers to pour your used cooking oil into, these are located outside the estate office on Kennard Street and outside 21-50 Berry House on Anerley Street. The containers are emptied periodically and the oil recycled.

We ask that all residents make use of these containers and not to pour fats or oils down the drain as it solidifies which causes costly blocked sinks, communal drains and potentially damaging and messy back surges.



Kennard Street



Anerley Street

# A message from the cleaning manager - Boris Montoya

## Bulk rubbish

Please be aware that it is not permitted to dump rubbish including bulk items on and around the estate including footpaths.

Wandsworth Council enforcement officers have the power to issue £400 fixed penalty notice on-the-spot for fly-tipping. Fly-tipping is also a breach of tenancy and lease conditions.

The weekly bulk rubbish collections by our contractor are to ensure the estate is kept tidy from illegal dumping, this is **NOT** a service for residents to freely dispose of their bulk items. Please do the right thing and dispose of your bulk rubbish appropriately.

You can dispose of bulk items at the local tip located on **Smugglers Way, Wandsworth SW18 1JS**. Wandsworth Council can also collect and remove bulk items for as little as £20 for four items. Please visit the Council's website if you need to book a collection.

**You can also anonymously report to the estate office individuals who are blighting your estate by dumping any rubbish.**



## Rubbish chutes

There are a total of 15 internal rubbish chutes on the estate, 3 in each of the high-rise blocks. Unfortunately, a small minority of residents continue to ignore basic advice previously given on how to use them. Items such as building rubble, kitchen worktops, door frames, ceramic tiles and laminate flooring from flat refurbishments continue to block and damage the inner lining of the rubbish chutes. Carpet, bedding, large boxes and even pizza boxes are also causing blockages.

In the past 12 months residents were charged £11,878.00 for specialist contractors to unblock chutes which were too severely blocked for our cleaners to clear.

**Only small rubbish bags containing general household waste which are securely tied should be placed in the chute.**

The cleaning team and I work hard to keep the estate clean and tidy and are proud to do so, please help us by not illegally dumping bulk rubbish and throwing large items down the refuse chutes, which takes time away from the general cleaning of the estate.

Thank you for your understanding and co-operation.

Boris



## Defibrillator

The estate now has a fully automatic defibrillator which was part funded by the RMO and the Department of Health and Social Care. The defibrillator is stored in a heated cabinet located outside the front door of the estate office at Walden House and is accessible 24/7. In the event of an emergency and when dialling 999, the ambulance service will provide a code for the locked cabinet to access the defibrillator. Since its installation in December there have been 4 emergencies where individuals have been advised of its availability and location.

# Dog owners

The office continues to receive complaints about dog owners allowing their dogs off lead and to foul the communal areas. Dog owners are reminded of the strict dog-by-laws in operation on the estate, the following offences are enforced by the council's Animal Warfare Unit which can lead to hefty fines...

- It is an offence to let your dog foul the footpath next to any public road. You can be fined up to £2,500.
- **You must not let your dog on or foul any of the amenity greens**, playgrounds or gardens.
- Dogs are allowed on paths and footpaths, parking spaces, roads and other hard surfaces as long as you **keep them on a lead** and do not let them on the greens, playgrounds or gardens.
- Any breach of the dog bye-laws is considered a breach of tenancy and lease conditions. The council may take legal action which, in certain cases, could lead to the loss of your home.

# Money worries?

It's a difficult time for many but financial advice and support is available if you're struggling to make ends meet. Here's details of some organisations who can help:

**Financial Inclusion Team at Wandsworth Council:** For help with benefits, budgeting and debt advice, search for the Financial Inclusion Team on the council's website at: [wandsworth.gov.uk](http://wandsworth.gov.uk) and complete the 'contact form,' or call: **0208 871 8780**

**Citizens Advice Bureau:**

Advice on benefits, debt and more:

Tel: **0808 278 7833 (freephone)**

**South West London Law Centres:**

For advice on a wide range of debt issues including credit and store cards, council tax, bank and pay-day loans, help with grants for Thames Water customers facing hardship: **0208 767 2777**

**Difficulties paying Rent:**

call Sue at the estate office on **0207 622 7499** for advice and support.

**Discretionary Support Grants:**

Find out which discretionary support grants from Wandsworth Council you may be entitled to:

[www.wandsworth.gov.uk/housing/benefits-and-support](http://www.wandsworth.gov.uk/housing/benefits-and-support)

**These include grants for food and fuel, white goods & furniture. Grants for help with rent for those receiving Housing Benefit or Universal Credit which includes a housing element.**

You can obtain help to apply for these from Citizens' Advice Bureau on: **0204 529 0674**



Thank you for reading, remember the estate office can be contacted between 9am - 5pm, Monday to Friday on **0207 622 7499** or by emailing [office@battersefields.co.uk](mailto:office@battersefields.co.uk)