

Battersea Fields Newsletter

SEPTEMBER 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 about the major works projects being done by the council on the estate, namely the water tank renewals on the low-rise blocks and the installation of dry risers on the high-rise blocks.

Whilst the tank renewals were completed on time and without any issues, the dry risers have been another story. Unfortunately there were issues with the design and locations of the dry riser outlets which meant the project was delayed a few months. Thankfully, with pressure from the RMO, these issues have finally been resolved by the council and their contractor with all dry risers now installed and the scaffold to be removed very shortly.

The council is also planning on renewing the 15 lifts on the estate. The lifts are dated and many parts to repair them are no longer available, leading to sometimes significant delays in getting a faulty lift back into service. This major works project is currently programmed across three phases, with priority to the blocks where there's been a higher number of lift breakdowns.

Phase 1 – 2025 – Atkinson House and Dresden House

Phase 2 – 2025/2026 – Berry House and Walden House

Phase 3 – 2026/2027 – Macdonald House

The RMO will work closely with the council to ensure that disruption will be minimalised as much as possible. Further information will be offered and leaseholder consultation carried out closer to the planned dates.

Best wishes,

Chris Clutterbuck

Chris Clutterbuck – Housing Manager



Fire safety

On the 30th August there was a fire on the estate which caused damage to two balconies, thankfully no one was hurt and the fire brigade arrived within minutes to extinguish the flames.

The fire brigade has investigated and it is thought a lit cigarette thrown from a property above had landed on one of the balconies and the items on the balcony had caught fire.

This is a timely reminder that residents must extinguish and dispose of cigarettes appropriately and that smoking in communal areas such as walkways, stairwells, lifts or fire escapes is against the law.

For residents with private balconies, you must not store flammable liquids or combustible material on your balcony.

For residents with shared walkways and fire escapes, these must be clear of all items. By instruction from the London Fire Brigade and Wandsworth council, any items in these areas will be removed without further notice.



LONDON FIRE BRIGADE



Fire damage to balcony

AGM
25/09/24
6.30PM

Annual General Meeting

All residents are welcome to join our 2024 Annual General Meeting to be held virtually via Zoom.

If you would like to join the meeting on Wednesday 25th September at 6:30pm, please contact the office on **0207 622 7499** or by email office@batterseafields.co.uk to request an agenda, copy of the 2023 AGM minutes, 2023/24 audited accounts and the meeting code.

We look forward to seeing you then!

Halloween

Come join us for a spooky celebration outside the estate office on Thursday 31st October between 3:30pm and 5:30pm!

There will be free burgers for all and Halloween sweets for the kids.

The RMO board and staff hope to see you there!



Condensation and mould

Battersea Fields RMO wants to help you keep your home free from condensation and mould. We hope you find this information useful as we enter the colder months when flats are more susceptible.

What is condensation?

The air always contains some moisture, even if you cannot see it. Condensation is caused by high levels of moisture in the air. As the air cools it cannot contain all its moisture and tiny drops of water are formed. This is called condensation.

This is noticeable when the mirror steams up after a bath, the warm air touches the colder mirror and water droplets form. Condensation usually occurs when there is a difference between the temperature inside your home and the temperature outside. This is most common in the months November to March.

In your home, condensation most often occurs on the external walls or in places where there is restricted movement of air, such as in corners, near windows or behind furniture. It's these areas where the condensation can result in the growth of mould.

What can you do to avoid condensation in your home?

Cooking

- Keep pan covers on saucepans and pots
- Open a window or use the extractor fan
- Close the kitchen door while cooking to allow the moisture generated to vent outside and not go throughout your flat

Bathing

- After showering or using the bath, keep the bathroom door closed and the fan switched on for up to ten minutes to allow the moisture to vent outside

Drying clothes

- Drying clothes directly on radiators will rapidly increase the moisture in your home, thus causing condensation. Use a clothes airer positioned as central to a room as possible

Double glazing

Your windows are double glazed which:

- Improves insulation
- Reduces heat loss through your windows, compared to single glazing
- Traps heat from the sun to reduce heat costs
- Reduces heat loss from your flat by up to 30 percent

The efficiency of the windows can also trap moisture/condensation inside, compared to the old metal single glazed windows originally installed to your flat. Please therefore ensure the trickle vents at the top of your windows are kept open at all times to aid ventilation.



Central heating

It is not good practice to use your central heating intermittently set at a high temperature, for example, two hours in the morning and five in the evening.

Having the central heating on intermittently warms the air in your home but does not allow the walls to reach a stable temperature. This means that warm air from your radiator will hit the cold walls and could cause condensation to form. This gets worse when the radiators are turned off since the air cools rapidly.

It is better, and can be more economical, to have your central heating on continuously on a lower temperature setting.

Dehumidifier

Electric dehumidifiers can be a great and economical way (in terms of running costs) to reduce moisture in the home. Even the most budget friendly options on the market can remove a lot of the moisture in the air, therefore reducing condensation and thus help prevent mould to form.

An illustration on a teal background. In the center, there is a white cooking pot with three wavy lines above it representing steam. To the right of the pot is a white thermometer with a red liquid level. Further right is a white water drop. Surrounding these central elements are several circular icons containing stylized, multi-colored spores, representing mould. The entire illustration is set against a teal background.

If you do experience mould please contact the estate office right away so we can inspect and carry out any repairs / mould removal that might be required.

Bike enclosures

The estate has two large bike enclosures, one next to Dresden House and a new enclosure next to Macdonald House. We are aware of a group of teenagers who don't live on the estate getting into the enclosures and a few bikes have been stolen which is extremely disappointing.

Whilst upgrades such as self-closer devices for the doors have been ordered, can I please remind users to ensure when exiting the enclosure that the door is fully closed and locked behind you. It is also strongly recommended that a high quality D-Lock is used for your bike frame and wheels.



Abuse towards staff

It is troubling to report that there has been a noticeable increase in occurrences of verbal abuse and physical threats towards our staff over the past couple of years. Such behaviour is completely unacceptable and constitutes a breach of tenancy and leasehold conditions. The safety and well-being of our staff are paramount, and we are committed to ensuring a respectful and secure working environment.

In light of these concerns, the council is currently pursuing eviction proceedings against one tenant who was verbally abusive towards staff in the estate office and also threatened to punch one of our cleaners. This measure underscores our zero-tolerance policy towards any form of abuse directed at our staff.

All staff are here to serve you with respect and professionalism, and we ask that you treat us the same way.

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: www.wandsworth.gov.uk and complete the 'contact form,' or call: **0208 871 8780**

Foodbank Advice Project:

Free advice on benefits, work, debt or any other issue that's causing hardship: **0207 326 9428**

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

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**

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.

Citizens Advice Bureau:

Advice on benefits, debt and more: Tel: **0808 278 7833 (freephone)**

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@batterseafields.co.uk