

All Lessees/Residents
Boardwalk Place
London
E14

Our Ref: TB/Boardwalk/060717

6th July 2017

Dear Lessee/Resident

RE: BOARDWALK PLACE – GENERAL

We are writing to provide all lessees and current residents with a general update and reminder of matters concerning living at Boardwalk Place. Many complaints stem from inconsiderate behaviour of residents and we would therefore ask residents to note the following:

Gardens: the garden maintenance changed to a new company with effect from the 1st of May 2017. The feedback received from residents has been extremely positive and we look forward to seeing the gardens come to life over the coming months, as they undertake a general upgrade of the entire development.

There are over one hundred trees on the estate. General pruning was carried out and diseased trees were removed from the Trafalgar Way elevation earlier in the year. In October twelve new birch trees will be planted in their place.

Fountain: please be aware that the fountain in the courtyard is chemically treated and should not be used as a paddling pool or play area for children.

Barbecues: please do not light barbecues on balconies or anywhere else within the communal areas of the development. Not only are they antisocial they are a fire risk.

Balconies & Terraces: please do not light candles and leave them lit unattended on balconies or terraces. Please also be reminded that the property leases do not permit the airing of laundry on balconies.

Smoking: it is against the law to smoke within the communal areas of the building. Please do not drop cigarette ends and/or ash out of your windows/over your balconies.

Smoke alarms: All properties on Boardwalk Place had smoke alarms fitted when constructed and these alarms were hard wired into the electrical supply. Most properties only had one unit supplied

Block and Estate Management

Nelson House
58 Wimbledon Hill Road
London SW19 7PA

Tel 020 3542 0200
Fax 020 8043 0803
Email bmar@kfh.co.uk

Kinleigh Limited is authorised and regulated for general insurance business by the Financial Conduct Authority.
Kinleigh Limited. Registered Office KFH House, 5 Compton Road, London SW19 7QA.
Registered in England No 913323. VAT No 647 8742 89



in line with regulations at the time and these were installed in the hallways. Owners with properties which still have the original fittings should consider replacing them with the more modern and sophisticated units now available. All residents may wish to consider whether additional units are required in the property.

It is the responsibility of individual lessees to ensure that their properties are fitted with working smoke alarms that are tested regularly. Should you not have smoke alarms within your property, we strongly advise that you purchase them as a matter of priority (the local fire service may be able to provide further advice on fitting them etc.).

Drainage: please do not put sanitary products, nappies, or empty cooking oil or food waste into drains as this results in the blocking of the communal soil stacks and drains, which in turn results in costly callouts and repairs.

Communal hallways, stairs and landings: these areas should be kept clear of personal items at all times. This includes prams, pushchairs, bicycles, children's toys and scooters, and footwear. Any items found within these areas create a breach of lease and fire safety regulations, and may be removed without further notice.

Fire safety: please find enclosed for your reference and retention, a copy of the latest fire safety guidance. Please take the time to familiarise yourself with this information.

Internal redecorations: work to redecorate the internal communal areas is anticipated to commence later this summer. We thank all residents for their cooperation during this time and look forward to the end result.

Fraser Place: external redecorations have progressed well. The stairwell and external areas will be cleaned where necessary once complete.

Air Bnb: A number of properties were recently noted to be listed on Airbnb. Under the terms of the leases, this is not permitted and anyone found to be letting their property on a short term basis has been asked to stop doing so. The constant traffic from short term guests causes a breach of security within the buildings, with site staff having no record of who should be in the property at any one time. We appreciate all lessees and residents support and assistance in stopping this from happening.

Shareholder's Annual General Meeting: This will be held in September and owners will be written to with further information nearer the time.

Sky Q: The communal Sky system in all buildings has been upgraded to accommodate Sky Q. Residents wishing to sign up to this service should ensure that when contacting Sky, they advise them that they are within a block of flats connected to a communal system, which was upgraded to Sky Q by Community Vision (01892 722887).

Block and Estate Management

Nelson House
58 Wimbledon Hill Road
London SW19 7PA

Tel 020 3542 0200
Fax 020 8043 0803
Email bmar@kfh.co.uk

Kinleigh Limited is authorised and regulated for general insurance business by the Financial Conduct Authority.
Kinleigh Limited. Registered Office KFH House, 5 Compton Road, London SW19 7QA.
Registered in England No 913323. VAT No 647 8742 89



Facebook group: we are aware that a resident has set up a Facebook page and has invited all other residents to join. Whilst we fully support the idea of creating a community for residents, please be advised that neither the site staff, KFH or our client, Poplar Dock Management Ltd., has access to the page, therefore we ask that residents continue to report repairs and maintenance issues, and any other concerns, directly to KFH as usual.

KFH weekly site visits: I am on site every Wednesday and would be delighted to meet with more residents. Should you wish to discuss any estate matters, or even to just drop by and say hello, please contact me to arrange a convenient time to do so: tbarnes@kfh.co.uk

Thank you in advance for your attention to and cooperation with the above.

Yours faithfully



Tahlia Barnes
KINLEIGH FOLKARD & HAYWARD
E-mail: tbarnes@kfh.co.uk

Enc.

Block and Estate Management

Nelson House
58 Wimbledon Hill Road
London SW19 7PA

Tel 020 3542 0200
Fax 020 8043 0803
Email bmar@kfh.co.uk

Kinleigh Limited is authorised and regulated for general insurance business by the Financial Conduct Authority.
Kinleigh Limited. Registered Office KFH House, 5 Compton Road, London SW19 7QA.
Registered in England No 913323. VAT No 647 8742 89

