

More Welly January 2024

24 Mead Row, London, SE1

Welcome to our first edition of the More Welly in 2024 .

We have updates on issues from the December 2023 More Welly, and other items discussed at the MC meeting on 16th February 2024.

HIU UNITS – We received a response to the letter sent to Mike Axtell and Andy Marshal (LBL) , raising concerns about the heating/hot water system. However, the response did not touch on the issues raised so another letter will be sent to them requesting answers to the queries raised in the first letter.

MICE: The survey carried out last month to establish the level of mice infestation on the estate, in order to plan a treatment for 2024, had zero response.

FINANCE ISSUES: Further to a discussion on our bank accounts and protection of our investments should banks fail, the finance sub-committee is currently working on a report for the MC to look at. The report will focus on the risk versus inconvenience and decide on what to do to mitigate any such situation.

ENTRY PHONE UPGRADE – The MC have received a third quotation for the upgrade of intercom on the estate. A decision has been made on the contractor to carry out the works. We have requested some more information and as soon as this is received, works should start shortly.

FLOODING OF ENTRANCE TO HOLST CRT. GARAGES:

Further to a complaint to Lambeth about the flooding of the entrance to the Holst Court garages when it rains, we haven't had any issues the last few times it rained heavily. Fingers crossed, this will be it, however the office will keep any eye on the area.

CYCLE STORE PROPOSAL: The proposal for the new cycle storage for the estate has been received and approved by the MC. Funding for this project will be discussed at the next GM. The new storage will be a different design to what we currently have and has 6 bike spaces.



CYCLE STORAGE SPACES IN GARAGE

We have a few cycle storage spaces in the garage area in Holst Court and Oakey Lane. If you are interested and would like to see one, you can contact the Estate Office to arrange a viewing .

TRAINING FOR MC MEMBERS: Residents were informed in the last More Welly of a training program being organised for 2024. The MC have decided on the required training and are awaiting an availability date from the facilitator. Residents will be informed of the date, for those interested in becoming MC members in future, to join.

50TH BIRTHDAY EVENT: A few MC members are working on putting plans together for the commemoration of the Estate's 50th anniversary in December 2025. Once plans are fully in place, a recording of residents' experiences on living at Wellington Mills will start. Also, as mentioned in December's More Welly, residents who have any ideas for the 50th anniversary, and would like

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to get involved in any way, are encouraged to contact the office or the MC.

RESIDENTS ACTIVITIES:

For those who were able to attend the Winter get together at THE THREE STAGS, we hope you had a good time. A lot more activities will be planned for this year. Also, our Coffee mornings will be starting again when the weather warms up. Please take the time to join us when these activities start, it's a way of bonding and getting to know our neighbours.

BIRD OF THE MONTH:

The January bird of the month is the Dunnock.



Habitat:- Breeds in a wide variety of habitats including gardens, farmland and deciduous woodland.

Food:- It eats berries, seeds and grain, also beetles and spiders. It also visits gardens for bird seed.

Population:- There are over 2.1 million territories in the U.K. and half a million in Ireland.

Conservation:- A proportion of Dunnocks rest or feed in gardens. Planting dense shrubs for resting and winter food can help with its long-term survival.

News:- There have been lots of birds using my 2 feeders, I now have one for meal worms and the other one for fat balls. I also have a dish for water, which is very important for birds, they do like a bath.

Regards from the Wellington Mills bird watcher

CCTV SURVEY

At the January 2024 MC meeting, it was agreed that we seek residents' views on installing additional CCTVs on the estate. You should have received a survey form recently, with more information on where the CCTVs will be placed and why it's been recommended that we install the additional ones. Kindly ensure that you complete and return your forms to the Estate office. This is a way of having your voice heard, on decisions taken on the estate. Please return the form by 9th February 2024.

EASTER OFFICE CLOSURE

The Easter holiday period is not too far off. The Estate office will be closed from the Good Friday, 29th March 2024 to Monday, 1st April 2024, and will re-open on Tuesday, 2nd April 2024.

In case of an emergency, you may telephone Lambeth Call centre on 0207 926 6000 (Daytime) & 0207 926 6666 during out of hours.

Thank you.