

Dear All, with the problems of lockdown and social distancing, it has been impossible to find a suitable venue to hold the 2020 AGM/GM.

It has been agreed by Lambeth Council that a paper ballot will be acceptable. The paperwork and a ballot paper will be sent to all **members** of the Wellington Mills Housing Co-operative – either by email or a paper copy. It is hoped that this will be done during the week commencing **9th of November 2020**.

It is essential that all **members** complete the ballot paper and return it to the office by the **20th of November 2020**

REMINDER

It has been reported that some residents are cycling on/through the Estate. Please note that **cycling is not allowed on estate property**.

A reminder that dogs should be held on a leash **at all times** when walking through the Estate.

Autumn Leaves

Following on from the sunny summer we are now facing the autumn and the inevitable falling leaves. Once again we would remind residents to ensure that leaves do not block the drain areas on their patios/balconies.

Bulk Rubbish

Yet again we have cause to remind **all** residents **NOT** to dump bulk rubbish in the Bin Cupboards and elsewhere on the estate.

OCTOBER 2020

Large items (especially of a hazardous nature like fridges) will require special collection – **at a cost to the Estate**. **Please seek advice from the Estate Office.**

For health and safety reasons would residents please ensure that their front porches and balconies are free of clutter.

HEATING AND HOT WATER

The proper procedure is to call Lambeth directly on 0207 926 6000 to report any heating and hot water issues, 24 hours a day. If you are unsure about what the problem is, and whether it has affected the entire Estate, you can contact the Estate Office in the first instance to confirm. Residents experiencing problems in reporting to Lambeth can always ask for assistance from the Estate Management.

LOCAL NEWS

Most residents will know that the Elephant and Castle shopping centre has now been closed. Local people have been told when the work is completed there will be a “shopping Centre” but no one knows what form it will take.

A number of the smaller businesses are relocating to Elephant Arcade – a new space created by Southwark Council below Perronet House – and to Castle Square, provided by the shopping centre owners on Elephant Road. Others have been accommodated in the Elephant One development on the new Ash Avenue off New Kent Road. A few – like the Pricebusters hardware store – are moving to Lendlease's new site at Elephant Park.