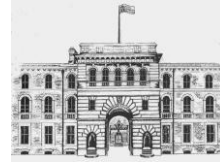


Royal Herbert Freehold Limited

Registered Office: Palladium house, 1-4 Argyll Street, London, W1V 2LD Company registered in England No: 3406822
VAT Reg. GB 788 0086 95

NEWSLETTER OCTOBER 2008



Dear Residents,

Welcome to your October newsletter. In this edition you'll find an update on the external maintenance programme currently underway; recent improvements to the Leisure Club; notes on the AGM; and changes to your contact at Countrywide Property Management.

We would like to extend a warm welcome to all new residents and hope that you are enjoying living here as much as we do.

MAINTENANCE

The Royal Herbert Pavilions is classified as a Grade II listed building by English Heritage. Alongside the pleasure of living in a piece of living history comes the responsibility to preserve it for future generations to enjoy.

The scaffolding that can currently be seen encasing Florence, Sidney and Galton Houses marks the first phase of our programme to repair the roof and masonry and redecorate the windows and entry doors throughout the Pavilion. This is our second programme of external maintenance since the Freehold Company acquired the Freehold from the developers. Despite the recent poor weather, which has interrupted the works schedule, the work programme remains on budget and on time.

While the scaffolding was being erected, it became clearly visible that repair work to the roof area at the south end of Robertson House was also required. Although not initially included in this programme, it was decided to undertake the additional work now, mainly due to potential health and safety concerns.

The second phase of the external maintenance programme will commence in the spring of 2009. This will see work undertaken on Robertson and Mennie Houses. All residents living in these Houses will be informed of the precise start dates in advance of the work commencing.

Letters were recently sent to all Leaseholders reemphasising the need for all future external repair works undertaken by residents (i.e. caused by the installation of new boilers or pipe work) to be completed in compliance with English Heritage guidelines. If you are in any doubt as to what these might be, please contact Countrywide Property Management.



Alongside the main external maintenance programme there is the ongoing work being undertaken to maintain the integrity of the Pavilions. This includes:

- the installation of new, rather impressive, signage at the Gilbert Close entrance to the Pavilions;



- estimates being obtained to repair and/or replace the hinges to several doors along the link, as these are quite worn or, in some cases, broken;
- assessments being undertaken over the coming weeks to identify the remaining halls and stairways in need of redecoration. This work is planned to take place during 2009.

We are currently in dialogue with the Greenwich Council Tree Officer about the replacement of dead and dying trees in the grounds (all of which have preservation orders on them) and about additional planting of trees to further enhance the site for the benefit of all residents.

PARKING AND SECURITY

Please note the new number for Security at the gate: **07590 010 105**

The sub-committee has met a number of times in the last six months to discuss and investigate a number of initiatives aimed at improving security around the estate. If you are interested in joining the sub-committee then please contact gavin.smyth@royalherbert.co.uk.

In the short term we are looking to improve the perimeter security through the use of barbed wire at key points. Pending a legal review, it is hoped that this will be in place by the end of this year. Additionally we are looking to replace the current security hut with a more suitable temporary structure until a permanent alternative is complete.

In the longer term, we now have planning permission for a permanent, brick built security hut. Additionally, we are investigating how CCTV might be implemented and whether vehicle access control might be feasible on the estate.

Clamping around the estate is currently suspended whilst the current phase of the external decorations is completed. Notification will be circulated prior to clamping being reinstated. In the meantime can we request that all residents respect other's parking bays. It is unacceptable to park in another resident's space. There are many visitor bays across the complex and arrangements have been made for those unable to use their spaces due to the scaffolding.

Finally, can we please ask that you report any security related incidents or concerns to the Security team or contact Gavin Smyth on the email address above.

LEISURE CLUB

It's been a busy year at the Leisure Club with the refurbishment of the swimming pool and changing rooms, as well as the installation of some new exercise equipment in the gym.

A new membrane was installed in the roof above the pool in February. Unfortunately the pool had to be closed for a while whilst this and other work was undertaken. All remedial works were completed satisfactorily and the new membrane offers an improved and brighter environment. Work was also undertaken to repair the windows and thoroughly clean the pool surroundings, tiles and whirlpool.



Within the gym area two new upright exercise bikes have been added to the range of cardiovascular equipment. The bikes offer a range of programmes suitable for all levels of fitness. In addition, a much used piece of equipment has been replaced with an enhanced machine. The bench press, which was loaned to the gym by former residents, has been replaced with a Smith Machine. The Smith machine offers a wide range of exercise options for all the major muscle groups.

If you haven't visited the gym recently, perhaps now is the time to pop-in. If you need some motivation to help you achieve your fitness goals, personal trainers are available and can be contacted through George Onyali, the Leisure Club Manager. Email: leisureclub@royalherbert.co.uk or phone: **020 8319 0720**

The Yoga class moved to another venue at Shrewsbury House. Interested participants are welcome to join.

The Aerobics and Salsa classes both came to an end due to lack of support. If there are any other classes that you would like to see happen, please speak to George Onyali, the Leisure Club Manager. Email: leisureclub@royalherbert.co.uk or phone: **020 8319 0720**

THE BAR

In May 2007 the running and management of the Royal Herbert Leisure Club Bar was taken "in house" to be run by the Freehold Company. Since that date a team, comprising directors and residents, has been running the bar and trying to provide a warm, friendly venue for residents and their guests to enjoy.

Various events have been organised. These include: "Meet your Neighbour Evenings", Quiz Nights on Thursdays, a Boxing Evening, Discos, a Wine Tasting evening, a Clairvoyant Evening, a Back to School Disco and themed dinners and lunches.

Forthcoming events will include: A Halloween Supper Party on Friday 31st October, "Clairvoyant Evening" on Monday 17th November, "Dezina Store Market" on Wednesday 19th November, Sunday lunch on November 23rd, a "Stocking Filler" Cosmetics Evening on Tuesday 25th November, live music on Saturday 29th November and a Christmas lunch on Sunday 14th December

We have taken great strides to make the bar a more sociable area. Single ladies are made to feel very welcome and the bar is more inviting for residents to visit, relax and enjoy a drink with fellow residents and their guests and to watch sporting events, which are shown on our two TVs.



We now stock non-alcoholic drinks and tea and coffee are available on request.

With the introduction of broadband into the Leisure Club we have been able to provide a Wi-Fi zone within the bar area, but please note that it is unsecured and that you should read the terms and conditions before use.

Work began at the beginning of October to refurbish the three toilets at the back of the bar. The décor will be similar to that of the toilets in the changing rooms, with the hall

floor/wall being tiled. A replacement water heater, sink, mirror and smoke detector are also being installed. The newly refurbished toilets will be fully commissioned before the end of October.

If you would like to hold a function or celebration party in the bar, please contact Diana Humphreys, the licensee, (email: diana.humphreys@royalherbert.co.uk) or, you can phone or leave a note in the Leisure Club office. Somebody will get back to you as soon as possible. Better still; why not pop in to the bar. There is no charge for hire and we shall be pleased to try and accommodate your party needs.



WEBSITE (www.royalherbert.co.uk)

The residents' website has now been revised and moved to a new hosting company. First impressions and comments have been good and most users seem to like the new navigational menus. New pages have been added e.g. Financial and Legal and these currently have copies of the AGM reports and questions. The block email is now working but we do have to send any attachments as PDF files. If you have problems with this please let us know.

Having completed the bulk of the relaunch we are now turning our attention to other areas of the site, which will include a detailed history area for the private site showing old postcards, photos and links to various institutions that hold information which may be of interest to leaseholders and residents. For instance, how many people know that the organ that once took pride and place in the Royal Herbert chapel can be seen and heard at St. Nicholas' Church, Kidbrooke, where it was moved to in 1978? See link <http://www.stnicholaskidbrooke.org/thehistoryofourchurch>

If you have not yet gone into the new site then please do so and if you cannot remember your password or username then please just follow the links for a password reminder and it will be sent ASAP

One problem that we constantly have with the website is that many users who use their work email address for contact do not change their email address when they change jobs and the same applies when users change their Internet Service Provider (ISP) at home. We would ask you please to remember to login and change your email address within your personal details otherwise mails keep bouncing back to us.

Finally, if you have any ideas and suggestions for the website then please email: directors1@royalherbert.co.uk , or write them down and leave with George Onyali (The Leisure Club Manager) email: leisureclub@royalherbert.co.uk or phone: **020 8319 0720** in the Leisure Club for the attention of Mike Fairclough.

AGM

This year's AGM took place on Saturday 19th July and was well attended. The Chairman's report was read out in full and questions, which had been sent in prior to the AGM, were answered. These and the minutes of the meeting have been posted on the website under Financial/Legal.
<http://www.royalherbert.co.uk/login.php>

All proposals were accepted including the confirmation of the appointment of William Wilkins, Stephane Vernoux and Gavin Smyth as Directors of Royal Herbert Freehold

DO'S AND DON'TS

We know that there is a long list of things that we ask you to consider whilst living here but please read and take note of the following points.

- 1) If you are going to BBQ then please use the grounds at the back rather than the gardens around the blocks. Not everyone appreciates the smell of BBQs, or others sitting outside their windows.
- 2) The lease is very specific about washing racks in the gardens and grounds. Under no circumstances may washing, rugs or carpets etc. be placed on balconies, hung inside or outside windows or placed in the grounds.
- 3) May we remind you that, under the terms of the lease, animals are not allowed. We would ask you to ensure that visitors bringing animals with them do not allow them on the grounds.
- 4) Large items must not be put in or around the paladin sheds. Please make prior arrangements to have them taken away. Contact Greenwich Council.

CHANGES AT COUNTRYWIDE



Finally, it's time to say goodbye to a friend and welcome aboard a new face. After nine years sterling work, Michael Stiers, your main contact at Countrywide, has retired. We wish Michael a long and happy retirement. Replacing Michael is Marie Jarman. Marie can be contacted on: **01702 236433** and by email: marie.jarman@cpmdirect.co.uk

Alex Morgan remains the local contact on: **020 8310 4025**

GENERAL

RHP Christmas cards are on sale at the Leisure Club office at a cost of £1.00 each or £4.00 for five.

If you have something to contribute by way of input or comments generally then please contact us on: directors1@royalherbert.co.uk

The directors are also available on Wednesday evenings from 8pm if you wish to meet us personally. If you have a specific question, please give us a few days notice and contact George Onyali (Leisure Club Manager) at the Leisure Club office or on email leisureclub@royalherbert.co.uk to make an appointment.

Your Directors