

## NELSON SQUARE GARDENS

CORONAVIRUS

**PROTECT YOURSELF & OTHERS**

Dear Residents,

Welcome to our final monthly newsletter. As you are aware, Standage & Co Ltd (Standage) Have been carrying out refurbishment works on behalf of Southwark Council at Nelson Square Gardens. These works consisted of the following: drainage works to soil & vent pipes, minor brickwork and concrete repairs, Communal window repairs, new roofs or repairs where required, refurbishment of kitchens & bathrooms (providing that the Council's strict age criteria is met – 20 and 30 years of age respectively)), upgrading or installation of smoke alarms, exterior redecoration, front entrance door renewals and remedial works where required.

We are reaching the end of this project and wish to provide you with a brief update on the current stage of the project.

We hope that you and your loved ones are all staying safe.

### Progress of Surveys / Works

#### Tenanted properties

**Kitchen & Bathrooms** – All properties that have qualified for works to be carried out have now been completed, save for some minor snagging issues.

All electrical works to the properties are completed.

**NOTE:** We have been instructed by Southwark Council that we will no longer be carrying out any Kitchen and Bathroom validation surveys.

#### External/Internal work

#### Roofing works

Roofing works are completed to both Vaughan and Applegarth House.

#### Painting Works

Painting Works to all external areas are complete.

### Standage Site Team & Useful Contact Details



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(Site Manager)

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(Trainee Contracts Manager)

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#### Southwark Council Contact(s)

Sofique Miah  
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Customer Relationship Officer

Brian Checkley  
Tel: 07956200666  
[brian.checkley@southwark.gov.uk](mailto:brian.checkley@southwark.gov.uk)  
Contract Manager

#### Site Office and Welfare Facilities

##### Location:

Is based at the rear of Rowland Hill House in the site cabins opposite Nelson Square Gardens.

Our offices are open Monday to Friday between the hours 8am – 5pm excluding Bank Holidays.

## Drainage surveys / works ongoing

Drainage works are completed to Vaughan and Applegarth House and works are currently underway to Helen Gladstone House and nearing completion.

## Completion of scaffolding works

The scaffolding to all three blocks has now been struck and removed from site.

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## Important information

Standage site team would like to take this opportunity to say thank you to everyone for your co-operation who has had work done in or around your home and how co-operative you have been when we needed to book appointments.

Standage & Co would like to thank all residents for their cooperation and understanding while these works have been going on.

We will however be re-attending early 2023 to carry out the replacement front entrance door works to the blocks as instructed by Southwark Council. Our site offices / compound outside Rowland Hill will remain in place until the front doors are complete.

All front entrance doors will be surveyed and will only be renewed based on condition. A ballot sheet has been sent out to all residents with the colour choices and designs for the new doors. We must advise that the decision for the final design and colour will be determined by the majority outcome of the ballot and that selecting an option does not guarantee that your preference will be provided should your door qualify for renewal.

These ballots will assist us when these works commence.

Please look out for these and return your forms via email to Julia Quinton in our Head Office on [jquinton@standage.co.uk](mailto:jquinton@standage.co.uk) or they can be posted in the post box on the site compound.

Alternatively you can email them to [Sofique.miah@southwark.gov.uk](mailto:Sofique.miah@southwark.gov.uk)

Please feel free to contact the site team if you have any outstanding issues with the works already undertaken or any questions regarding the next stage. Alternatively you can contact either Brian Checkley or Sofique Miah at Southwark Council should you wish to discuss any issues regarding these works. Their contact telephone numbers / email addresses are provided in this newsletter.



We work as part of the  
**Considerate Constructors  
Scheme.**

For more information please  
call 08007 831423 or visit the  
website on  
[www.ccscheme.org.uk](http://www.ccscheme.org.uk)

### **Considerate Constructor Scheme**

As a member of the  
Considerate Constructors  
Scheme, we at Standage try  
to uphold the values and  
standards that will go some  
way in enhancing the  
reputation of the Building  
Industry.

It is our endeavour to  
carryout our works to a  
satisfactory standard with as  
little disruption to your daily  
routines, by providing a safe  
accommodating environment.

### **Protecting the Environment**

As part of our commitment to  
biodiversity, Standage will  
undertake to add to the  
ecological development of  
the built environment in the  
hope of enhancing the  
natural environment. In order  
to achieve this we will be  
seeking to add a variety of  
plant species in the areas of  
Mardyke and Naylor Houses.  
It is hope that in doing so this  
will encourage the  
development of local fauna  
and flora.





## Environmental



This months topic for our Environmental awareness is .... Carbon Footprint

So what is Carbon Footprint?

A carbon footprint is the amount of carbon emissions each person creates. Individuals can reduce this footprint and their effect on the environment, through use of renewable energy sources (solar power, geothermal heat pumps), recycling, and sustainable living.

There are many ways to reduce our carbon footprint, some are below.

### Driving

- **Alternatives to driving** – when possible, walk or ride your bike in order to avoid carbon emissions completely
- **Drive a low carbon vehicle** – high mileage doesn't always mean low CO2 emissions.
- **Driving style** – speeding and unnecessary acceleration reduce mileage by up to 33%.
- **Tyre inflation and other tuning** – properly inflated tyres improves your gas mileage by up to 3%
- **Avoid traffic** – being stuck in traffic wastes gas and unnecessarily creates CO2.

### Reduce your home energy carbon footprint

- **Insulate & seal your home** – reduce drafts and air leaks with caulk, insulation and weather stripping
- **Appliances** – make energy efficiency a primary consideration when choosing a new dishwasher/refrigerator
- **Lighting** – turn off lights you're not using and when you leave the room. Replace incandescent light bulbs with LED
- **Thermostat** – don't set it too high or low. Install a programmable model to turn off the heat

### Reduce your carbon footprint from food

- **Eat locally-produced and organic food** – it has been estimated that 13% of greenhouse gas emission result from the production and transport of food
- **Cut the beef and dairy** – it takes a lot of resources to raise cows, and it's especially bad if you buy beef from somewhere like Brazil, where it was grazed on land that used to be tropical forest but was cleared for agricultural use

