

Hilgrove Estate Action Plan from Estate walkabout 16-11-22

Contact Officers: Neighbourhood Officer: Janice Appiegyei, Janice.appiegyei@camden.gov.uk

Red – No update from the officer assigned to action. Immediate action needs to be taken to address the Issue.

Yellow- Officer has updated the action. We are on track. However, it is still not complete.

Green- Action has been completed.

No.	Desired outcomes	Actions	Review / target date & progress update	Officer responsible and target date
1.	Well managed parking to prevent inconsiderate and unauthorised parking.	<ol style="list-style-type: none"> 1. Hilgrove will be considered alongside other estates enduring unlawful parking etc. once the Traffic Management Order is approved and rolled out. In the meantime, the Council will request additional patrols on the estate. 2. The Council will also investigate concerns of vehicles being parked for considerable periods without permission. 3. We will work with the TRA on looking at the feasibility of installing a Gerda lock to the gates at both ends of Dorman way and this would be subject to resident 	<ol style="list-style-type: none"> 1. TMO consideration is ongoing. Additional ad-hoc patrols are requested as and when required. 2. Illegal parking will be managed through enforcement action – patrols. 3. Consultation survey on installation of a second gate at Dorman way will be sent to residents 1.4.2023. Details for the estate parking team will be included in the consultation. 	Jayne Seamen / Andy Foster

		<p>consultation as there are concerns about how deliveries and emergency services would access the estate. The contact details of the Estate Parking Team will be circulated to ensure that residents know who to contact when issues arise.</p>		
2.	<p>Rectify problems to the internal fabric of buildings.</p>	<p>We will:</p> <ol style="list-style-type: none"> 1. Advise residents why the Council did not look at issues causing leaks to the roof to Langhorne Court. 2. Rectify roof /possibly guttering problem to Redfern House. 3. Look into why a spring cleans carried out at Sherlock Court and Farjeon House between 2017/19 were only half finished. 4. Carry out a lighting audit to explore whether lighting in Langhorn Court and the grounds/garage facilities at Farjeon House can be improved. 5. Replace the lift room light – adjacent to flats 49-56 Langhorne. 	<ol style="list-style-type: none"> 1. Traced leak to 11 Langhorne leaseholder leak from their WC connection that is affecting Farjeon and Redfern. This repair is being added to the repair teams' cyclical Maintenance scheme following assessments 2. Satisfied by above response 3. It is being looked into and should have an update soon. 4. The lift room light is currently working. There is a light not working near the lift which has been 	<p>John Sawyer</p>

			<p>reported and is awaiting repair.</p> <p>5. Satisfied by above response</p>	
3.	Improved block cleaning.	Closer monitoring of the block cleaning in Farjeon House.	The Caretaker Manager and Principal Caretaking Manger are carrying out regular inspections to ensure standards of cleanliness are maintained.	Susan O'Hara
4.	Improve refuse facilities.	Fire Safety Officer to inspect Farjeon House facilities to consider design of both the actual facilities and elements of refuse disposal.	The Fire Safety Officer, John Beard carried out an inspection in Feb 2023 and considers this as low risk.	Steve Boulton / Shamsul Alam
5.	Improved gardens maintenance at Jevons House.	<p>Address requests from the walkabout including:</p> <p>Buddleias outside Jevons house are causing damage to the wall of the block, the request is to cut these back along with the overgrowing brambles.</p> <p>There is concern that on the side by block number 1 tree roots will damage the block. The request is to cut these back.</p>	Trees near Jevons house inspected 24/02/23, and no issues found. A staghorn sumac was found growing from the base of the block and an order has been issued to remove this in the new financial year. Our horticulturist is currently working in this area. Ground maintenance officer will give us an update once the work is complete. 02/06/2023,	Peter Freeman

			improvement works to the area are still ongoing	
6.	Improved gardens maintenance at Farjeon House.	Address bind weed covering the border bushes. Bushes are damaged and coming way from the wall.	The bindweed here has been a problem for many years. Officers are looking at possibly using a chemical treatment. 02/06/2023 dealing with the bindweed is an ongoing issue	Peter Freeman
7.	Improved gardens maintenance at Gillies House.	The residents of Gillies House would like the Buddleias along the wall and hanging over the pavement removed so that they can take charge of the environment. Residents would like a fence damaged by overgrown trees buddleias and plants replaced.	Our horticulturist is currently working in this area. An update will given once the work is complete. 02/06/2023, our horticulturist is still working through the estate	Peter Freeman
8.	Improved gardens maintenance at Dobson Close.	Improve overgrown garden areas adjacent to Dobson Close.	Our horticulturist working here at present, is it possible for gates to be put into the 3 beds in front of Dobson court so operatives do not have to climb over the fence to carry out works. 02/06/2023 The 3 beds have now been weeded and pruned, unless gates are added to these features or a section removed, we may remove them from the contract, it is not acceptable	Peter Freeman

			for our operatives to climb over the fence to work on these areas	
9.	Improved gardens maintenance at Redfern House.	Pollard the bush near the security door.	This is part of the ongoing works on the estate at the moment. 02/06/2023 work is still ongoing	Peter Freeman
10.	Improved estate surfaces.	We will rectify the problem causing ground water settling around the back and sides of Jevons House leaving large puddles.	02/06/2023, Another	Peter Freeman