



Brentford Dock Newsletter

June 2018

Syon Park

The bulk applications for Syon Gate passes have now been processed and any late applications will take longer to issue due to more complicated payment arrangements – please bear this in mind next year!

No further applications will be accepted after 1st September.



Childrens' Garden, Dock Road



Many have commented favourably on the cheerful addition of the planting on the brick area at the top of the Dock Road ramp.

This is being well used by children growing sunflowers for the competition being run alongside "Brentford Dock in Bloom". See www.lifeonbrentforddock.org.uk for details

Hyperoptic – Service Upgrade

Hyperoptic has told us that around 40% of properties on the Estate are now using their broadband and phone services, and they are keen to attract new customers.

Visit www.hyperoptic.com for details of special offers including their amazingly fast 1GB service – as used by this office!

Those of you with a 'basic' 20MB subscription can upgrade this to 30MB at no extra cost by contacting Hyperoptic.



Dock Shop: Telephone: 020 8758 2997

You can now support you local shop and get your 5-a-day as the Dock Shop now has a range of fresh fruit & vegetables.



[Failing that, there is also a new fridge full of Haagen Dazs and the usual range of special offers on beers and wines...]



Loss of Hot Water

Following the loss of hot water on Saturday 9th June we would like to reassure you that this appears to have been an isolated incident, due to a momentary loss of gas pressure causing our gas boosters (which ensure that gas is supplied to the boilers at the required constant pressure) to go into a fail-safe shutdown. All equipment was checked before restarting the boosters and boilers.

We would like to apologise for any inconvenience this may have caused and are pleased that the full system was restored to service by early evening.

Path Refurbishments – FlexiPave



We are pleased to confirm that path refurbishments will be carried out throughout July and August, replacing the last of the 'red tarmac' on the Estate. Details of the programme for each area will be sent to those directly affected.

Development Consultation

Playle & Partners are continuing to consider the feasibility and options for our under-used buildings and, following the consultation meeting and submissions to the dedicated email address have also been asked to provide an online survey to gather suggested uses for any new facilities which may be created.

Many of you (nearly 100) have already commented and this is the last chance to get your ideas into the melting pot for consideration if you have not done so already.

The online survey can be found at <https://www.surveymonkey.co.uk/r/ZCR8TZY> and will be available until 6th July. Alternatively submit your thoughts to development@brentford-dock.co.uk and these will be forwarded to Playle and Partners.

Following the end of consultation Playle and Partners will meet with the Board to consider all feedback and develop a design proposal which will be presented as soon as it is available, with a view towards a planning application in the autumn.



Foot Bridge Replacement



In case you had not noticed, the shiny new footbridge is now fully open with level access for bikes, wheelchairs and buggies (that is until you reach the flood defences where there are steps...)



World Cup Special

As has previously been the case for the Olympics and the football World Cup, national flags of any participating nation are permitted to be flown in windows for the duration of the tournament, if wished.



You are reminded that this is a special dispensation and that usually the lease requires:

- No name writing drawing signboard plate or placard of any kind shall be put on or in any window on the exterior of the Demised Premises or so as to be visible from outside the Demised Premises
- No clothes or other articles shall be hung or exposed outside the Demised Premises

Please note that the Demised Premises include private balconies and the lease is entirely silent on the specific matter of curtains, blinds and window coverings, other than as above. You live and learn, and live and let live.

Security Team

Some of you may have noticed a familiar face missing from the Security Office in recent weeks; Muhammed Butt has made a career change to enable him to work more sociable hours and spend more time with his young family. We wish him well for the future and thank him for 10 years' service on the Dock.

This means that Nadeem Mahmood and Muhammed Lodhi will now be working on the Dock on a permanent basis. It takes a while to learn the complexities of the Estate and we are extremely fortunate to retain the experience, knowledge and guidance of Imran Khan who has been here for 5 years and will continue to supervise the team.

The on-site team is supported by an off-site control room and regular visits from Trigion's Contract Manager, Michael Murkin and any service issues are raised by the MR&Co team in the office.

Community Facilities

We are aware that the provision of recreational facilities is one which polarises opinion on the Estate.

What is apparent – from the consultation carried out for the redevelopment of the Marina buildings – that some of you feel that there should be more outdoor space available for use by a range of Residents but with a particular need for an area which caters for our younger Residents yet still usable by everyone else if they wish.



The Board has considered a number of ideas and locations. The original proposals included an area for football / basketball which was rejected on grounds of noise and replaced by an area for under 8's to ride scooters, pavement chucks, additional seating for parents and carers, a giant chess set and badminton for older children and adults all of which to be located on the roof of the Marina warehouse, adjacent to the riverfront. This is a large area and can accommodate a range of activities.

The aim is for this area to be unsupervised and 'self regulating' so that those using the area take responsibility for and ownership of it. This will be a trial for the summer and there will be full consultation in September before any consideration is given to more permanent facilities as part of the wider redevelopment. We are aiming for all to be in place by 30th June, paid for by BDEL (not the Service Charge).

Grounds Maintenance



Many areas of the Dock are looking better than they have looked for many years, such as the spectacular display of roses at the front of Galba Court (left)

We receive many compliments about the hard work of the gardening team and how their efforts over several years (e.g. hard pruning) are now paying dividends.

Steve and Robert have been particularly hard pressed in recent weeks due to a combination of lots of rain and sun being both ideal for weeds and requiring more watering. To make matters worse, this has coincided with the breakdown of both ride-on mowers.

In recent months we have been investigating suitable replacements and an electric site vehicle has now been purchased (left), along with a towable water bowser to make summer watering easier. This will be far quieter than the previous machines and continues our move to quieter, more efficient machinery such as 'the Glutton' street vacuum, which has proven to be a popular success.

