

## Welcome to the seventh newsletter for the residents of Affinity Sutton



We hope that you find the information interesting and useful.

### Introduction

Mulalley was appointed by Affinity Sutton to carry out internal and external works to your home. If you have any queries regarding the works please contact your Resident Liaison Officer who will be pleased to help.

### Your Resident Liaison Officers



Michelle Rayner  
07985 412416



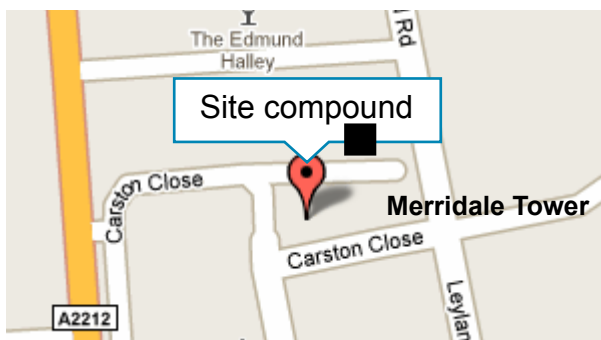
Lisa Kelly  
07827 884453

Your Resident Liaison Officers are based on site from 8am to 5pm, Monday to Friday.

If you have any questions regarding the works or wish to have a break from them, you are most welcome to come and have a cup of tea with us in the respite unit.

You can find us at the bottom of Merridale Tower, Carston Close, London SE12 8TG or contact us on the numbers above or on the Resident Liaison office landline number:

**020 8852 1746**



### Seasons Greetings

The Directors and staff of Mulalley would like to wish you compliments of the season.

### December shutdown

Our last full working day will be Wednesday 21 December. We re-open at 8.00am on Tuesday 3 January 2012.

### Free Raffle Prize Draw

If you want to be included in our Free Christmas Prize Draw please visit your Resident Liaison Officers to collect your free raffle ticket.

There are 5 prizes to be won:

**1st prize** - Technika Flat Screen 18.5 inch widescreen HD ready LCD TV DVD Combi with Freeview and USB Player

**2nd prize** - Terrain Nevis Red and White Front suspension Children's 24" wheel Mountain Bike

**3rd prize** - Silver Apple Ipad Shuffle 2GB

**4th prize** - £50 Tesco Voucher

**5th prize** - £25 Tesco Voucher

The draw will take place on 16 December 2011.



## So, what's been happening?

### Leybridge Court Estate

#### External works

Insulation works have started to all 4 tower blocks. These works will be completed once the new windows are in place.

The installation of windows to Merridale has started and will take approximately 6 to 7 weeks to complete. Installation of the communal windows will follow.

The installation of the windows to 1 to 132 Leybridge Court will start in the New Year. The window installation will start on tower block 1 to 44 and then 45 to 88 and finally 89 to 132.

Once the windows are installed we will continue with the insulation and render to the blocks.

Roof works to the 3 Leybridge Court tower blocks will continue into the New Year, these works include a new roof and general repairs. We will also be carrying out works to the water tanks on each roof.

Works are continuing to 133 to 173 Leybridge Court maisonettes. The roofs have been repaired and upgraded including the roof works to the stairwells to each block. Window installations are programmed for February.

All scaffold will be removed by the end of April.

#### Communal Works (to stairwells)

The electrical works have started to both Merridale and Leybridge Court tower blocks and will continue into the New Year. As each section of the works are completed they will be followed by the installation of the riser duct doors and boxing to conceal the works from view.

Works to the walkway handrails to 1 to 173 Leybridge Court blocks are to start November/December and will be completed by February.

Landscaping works to the estate will start in the New Year and will be completed by the summer.

#### Internal works

These works are continuing on the estate with a large amount of the kitchen and bathroom works completed. There are some properties that are near completion and waiting for the installation of extractor fans.

We have also started on works to properties who require adaptations recommended by the Occupational Therapist.

We will not be starting any internal works until 9 January 2012.

All internal works are to be completed by April 2012.

### Dorville Road, Rose Way and Silk Close

#### External works

We intend to erect scaffold to Rose Way and Silk Close blocks in the New Year. Once the scaffold is in place the roof works and brick repairs will be surveyed.

All scaffold will be removed by early May.

Landscaping works to the estate will start around Easter and will be completed by the summer.

#### Internal works

These works are continuing on the estate with a large amount of the kitchen and bathroom works completed. There are some properties that are near completion and waiting for the installation of extractor fans.

We have also started on works to properties who require adaptations recommended by the Occupational Therapist.

We will not be starting any internal works until 9 January 2012.

All internal works are to be completed by April 2012.



## Newstead Estate

### External works

Surveys for each block to identify roof and brick repairs have been completed and the scope of works has been agreed. Roof repairs have started and will be completed in February and the brick repairs to each block will follow and be completed in March.

We are looking to install the windows in early March. Once these works are completed the scaffold will be removed to allow us to refurbish the areas immediately adjacent to the building.

All scaffold will be removed by early May.

We have carried out asbestos removal to the balcony walkways and works to follow are the upgrading and refurbishment of the lighting system and works may be carried out to the balcony ceilings.

Landscaping works to the estate will start in February and will be completed by the summer.

### Internal works

These works are continuing on the estate with a large amount of the kitchen and bathroom works completed. There are some properties that are near completion and waiting for the installation of extractor fans.

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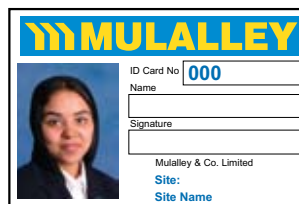
All internal works are to be completed by April 2012.

## We have people working in your area

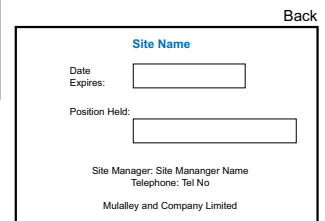
All Mulalley staff, subcontractors or visitors carry identification. You should **not allow anyone** into your home that does not have an identity badge.

If you are in any doubt, your Resident Liaison Officers will confirm their identities.

Unfortunately, building works attract bogus visitors so please be extra aware.



Front



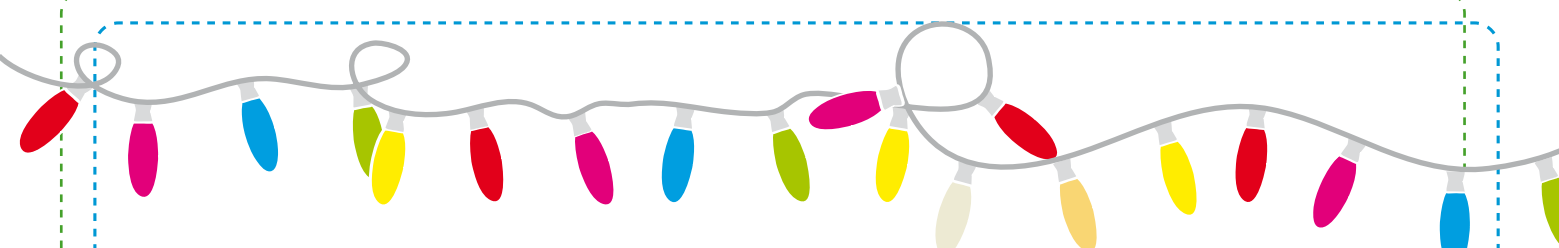
## Site safety

Site safety is very important. Whilst every precaution is taken to ensure the safety of everyone living and working on site, we would ask for your full cooperation in helping us carry out the works in the safest possible manner.

Please

- Do not enter the site / work areas
- Do not climb scaffold at any time
- Keep children away from the work areas at all times.

If you see anyone on the scaffold or any suspicious behaviour, please call the police: **101**.



## Emergencies

Emergency repairs are when work is needed to avoid **danger or risk to the health of the resident, or prevent serious damage to the property.**

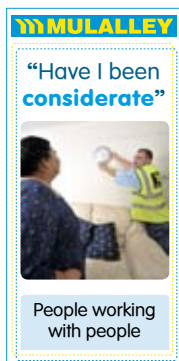
If you have an emergency involving our works or our site in working hours (8am to 5pm) please contact your Resident Liaison Officers or any of the Site Management team.

If an emergency happens outside of working hours please contact Affinity Sutton on **01444 870065.**

If the emergency is as a result of Mulalley working in your home please contact **07983 570496.**

## Have we been considerate?

If you think someone has done a good job, please ask your Resident Liaison Officer for a "Have I been considerate" leaflet, to let us know about it. This information is most welcome and we like to praise our workers too.



## A word from us

The team would like to assure residents of our aim in reducing disruption to you during the works and thank you for your patience and cooperation.

## Helping security - Numbered high visibility jackets

We issue all staff and operatives numbered high visibility jackets with our name and logo on the back. This is to help Residents to easily identify our staff.



## Over to you

We welcome resident ideas on any subject – be it recipes, announcements or anything else you wish to share. Please contact your Resident Liaison Officer with any articles.