

PARTNERS



EXTERNAL

REDECORATIONS

We are pleased to advise that
your home is due to have
cyclical decorations completed
within the next year...



The contractor for the works is
Partners for Improvement in
Islington.

Please contact your Resident
Liaison Officer with any
questions about your cyclical
decorations:

Linda Padden
Resident Liaison Officer
0203 905 3151 | 07876 575 172
lpadden@rydon.co.uk

WHAT'S INCLUDED

We will paint and decorate:

- ▶ External parts of the building, including all previously painted areas
- ▶ External woodwork, including windows and front and rear entrance doors. Note works to doors only apply to tenanted and communal doors.
- ▶ Railings and gates to the front of the property
- ▶ Previously painted steel staircases to rear gardens
- ▶ Whilst the scaffolding is erected, we may need to carry out repair work or replacements to the following:
 - Roofs
 - Windows | Doors
 - Pathways and external walls
 - Rainwater goods

SCAFFOLDING

Scaffolding will be erected to the front and back of your home to provide access for the external decoration.

During this time the security of your home will be your responsibility. To support you with this we advise you to inform your insurers of the scaffolding.

To ensure we do not damage any of your belongings we advise you to remove all items (plant-pots, bird-tables, furniture, etc.) from the external window cills and surrounding areas. This is to ensure we have full access to carry out the works required. The Partners Cyclical Decorations Team will need to remove any items which haven't been moved or could impede works, but will not be held responsible for any losses that you may incur. Please check with your Resident Liaison Officer if you are unsure which items in your garden this refers to.

For your safety and the safety of others please note that the scaffolding is for the use of Partners representatives only and no unauthorised access is permitted.



TV AERIALS & SATELLITE DISHES

With the erection of scaffolding during the redecoration works you may experience some interference to your television reception.

The Partners Cyclical Decorations Team will endeavour to carry out the works in as short a time as possible to minimise any disruption to your viewing. We understand the inconvenience this may cause to you and apologise in advance for any disruptions.

We may need to temporarily relocate satellite dishes in order to facilitate works.

LISTED BUILDINGS

If you live in a listed building, there may be a requirement to submit an application to the Planning Department at London Borough of Islington. However, this is dependent on the works which are identified to be done. Please note the approval process can take up to 12 weeks, and therefore works may be delayed.

PROGRAMME OF WORKS

We endeavour to complete the works as quickly as possible with minimal inconvenience and disruption to residents and neighbours. If there are any leasehold properties in the block, section 20 notices will be issued and no work will start until the 30 day consultation period has elapsed and any queries have been dealt with. Once the scaffolding has been erected, there will be a period of 3-4 weeks where no works will take place. During this time a number of surveys will be carried out to understand exactly what works need doing. Following these surveys, works can commence. Your works will take approximately 6-8 weeks, weather permitting and depending on access.

STAGE 1

Following a letter to you, the scaffolding is erected to both the front and back of your home.

STAGE 2

We check the scaffolding to ensure it is safe, and then one of our surveyors will carry out a full external survey to the front and back of your home and to any internal communal areas if required.

STAGE 3

The survey information is collated and goes through the approval process ready for works to start

STAGE 4

The works are carried out.

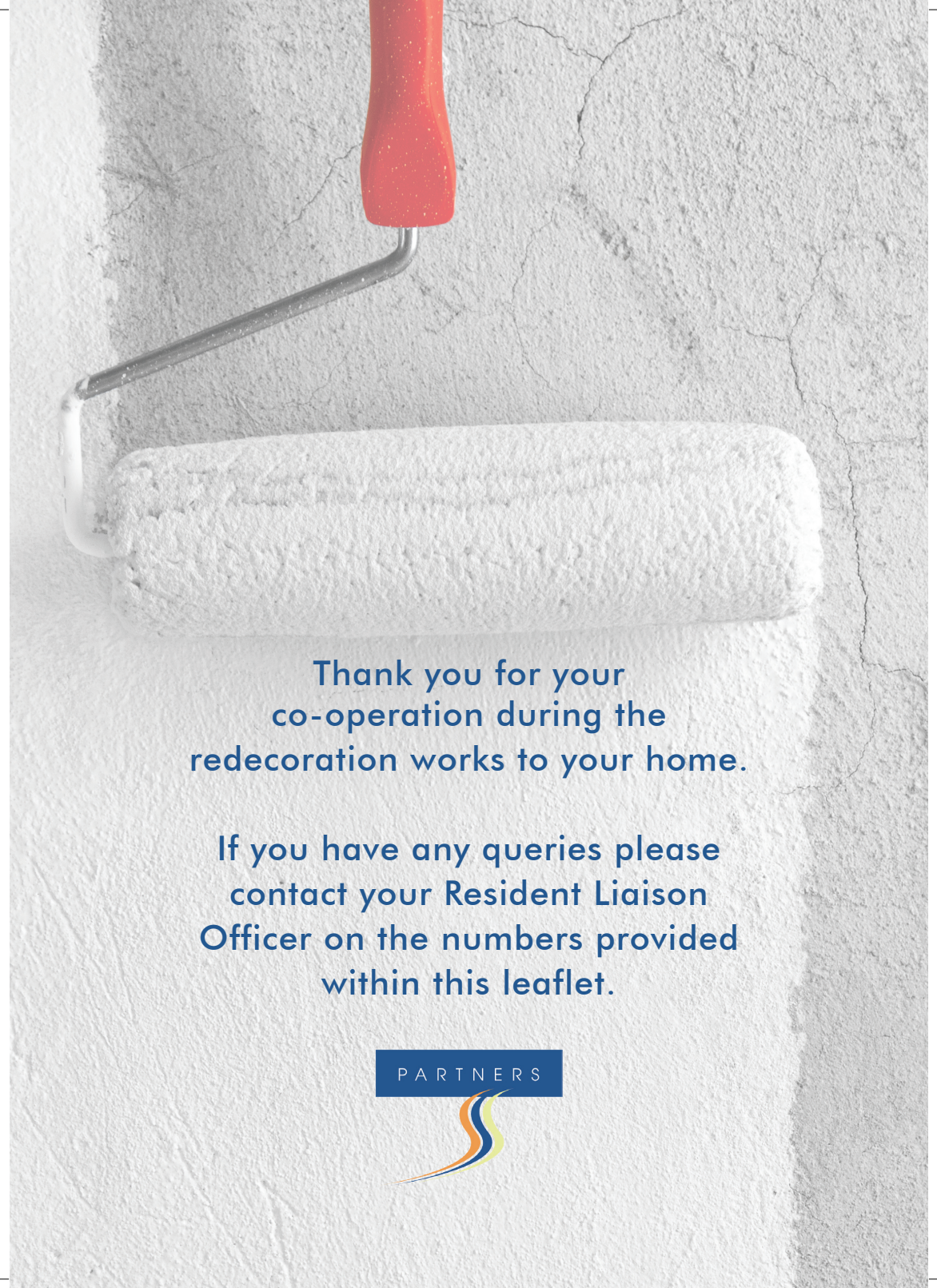
STAGE 5

The works are inspected and 'snagged', and handed over as complete.

STAGE 6

The scaffold is then removed. A satisfaction survey will be issued to you so that we can gather your feedback.





Thank you for your
co-operation during the
redcoration works to your home.

If you have any queries please
contact your Resident Liaison
Officer on the numbers provided
within this leaflet.

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