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Please quote on all correspondence

West Hendon report back

I promised to write to you after my planned official visit to the estate, with Council Officers, Police, and my West Hendon Councillor colleague, Julie Johnson.

In addition to my normal work calling on people on the estate, I have found that these formal inspections provide a real focus for taking up the issues which concern you – that's why I have done these every year – rain or shine – for the last 10 years, ever since I was first elected as your MP.

Can I first thank all those who took part in my pre-visit consultation. Letting me know of particular problems or questions in advance really helped me to put the Council 'on the spot', as we went round.

Residents who raised specific individual problems will get a specific reply on these points – this letter is designed to give everyone a report on the general issues I've taken up.

My estate survey

As well as asking for any specific points, I also raised more general questions. It didn't surprise me to hear that half of West Hendon estate's residents thought the Council had neglected the estate. And 88% believed the Council was taking far too long over regeneration. Two thirds of tenants and 100% of leaseholders thought the Council did not treat them fairly.

I believe the Council (not controlled by my party!) has been selling West Hendon woefully short.

I'll now set out some of the things I have taken up, on your behalf.

Neglect of maintenance of the estate and individual properties

It's now 7 years since discussion of regeneration started. If the work began tomorrow (which it wont!) it would take another 10 year to complete. The Council must not be allowed to continue using this as an excuse, not to do important maintenance work.

Whilst some blocks have had new windows, others have been left to rot and badly need replacing. Many residents want to see their kitchens and bedrooms modernised, a concern which I can understand, unlike the Council!

We strongly made the point, that everyone is entitled to a decent home! The Council is doing a sample survey of 10% of properties, to see what needs to be done. I have asked for details of how much is going to be allocated for repairs,

and for a commitment that the '10%' survey will be translated into a programme for the whole estate.

Councillor Johnson has also raised this in the Council's scrutiny committee, and received some support from the Council's own officers that the chronic neglect and lack of investment need action. I'll report back to you on any progress, as soon as I can!

Grounds maintenance

On my inspection, I found the grass cutting to be very patchy, with weeds growing everywhere. Bushes and shrubs have got out of control, blocking the light to many premises.

This is a recurrent theme, which I seem to have to raise every year! The Council officers conceded that the quality of work was inadequate. Litter also seem to be pretty bad, again.

Caretaking

A number of residents expressed concern over the quality of caretaking. I saw that quite a few of the walkways had not been properly swept, and need cleaning properly.

Vandalism and graffiti

These problems again seem to be becoming more common on the estate. I have asked the police and the Council to pay more attention reducing these crimes.

Marsh Drive

Several of the ground floor flats appear to be experiencing water leaks coming from the walkway above.

The fence between Marsh Drive and the land opposite seems to have been very useful in stopping fly-tipping, but the shrubbery and trees are now coming through and need to be cut back. There is also a large amount of knotweed behind the community centre which is becoming very invasive.

There is a problem of pigeon feeding, and bird mess on quite a few windowsills in the common parts areas.

I again raised the problem of gaps at the end of the railings on the balconies. These are too wide, and give rise to serious safety risks. It would be relatively easy for a small child to squeeze through the railings and fall. I believe this needs attending to urgently as a health and safety issue (this applies to other blocks, too).

Some of the anti-climb fencing to stop people getting onto the roof has been damaged and needs repairing. In the communal areas (including also Tyrrel Way) graffiti has become extremely bad, and needs repainting.

Another concern was that the paladin rubbish bins were left out, uncovered, by the main entrance.

There is still a blocked drain by the main entrance door D37, which has been a problem for several years, now.

The internal lights time switches also did not seem to work properly.

Perryfields site

I was concerned about security. The fence has been damaged and intruders can easily get in, with fly-tipping starting on the site.

Franklyn House

The ground floor surfacing needed repairing after the long standing water leak has at last been fixed.

In the lifts, there were burnt out lights, and burn marks which need repairing.

There was a leak on the 12th floor.

Many of the fire doors protecting the stairwell are not closing properly and many internal fire doors are not closing properly, either. I asked they should all be checked, as a health and safety issue.

The stairs themselves were in need of cleaning.

Several of the rubbish chutes were also rather filthy, especially around the sides and the back which appear to have been overlooked.

Tyrrel Way

Tyrrel Way was very badly affected by graffiti and I asked for this to be dealt with.

Some of the internal pipes were also leaking.

The roof door was not properly secure.

As I have raised before, several of the internal corridor doors have been very badly damaged and should have kick plates fitted. Some have the frames actually coming away from the wall.

One of the entrances to Tyrrel Way is being used as a toilet and the Council should secure the area.

Warner Close

There were serious fly-tip problems in the low-rise area of Warner Close. At the rear of Warner Close there was a hole in the ground opposite Rosemead which was extremely dangerous, and which I asked to be dealt with.

There was also a broken manhole there.

Lakeview Building and Chandos Lodge Building

Residents are concerned about the security of the buildings, which I have asked to be attended to.

Ball Park

There was a fly-tip developing around the Ball Park, and the fence needs repairing

York Park

York Park also needs attention. There are ruts from an HGV vehicle which have very badly damaged the area to the rear of Rosemead.

I hope you have found this report of interest.

I am pursuing all these issues with the Council vigorously, pressing for action. We will have to see how effectively they respond!

I'll write to you again with a progress report, once I have their answers to the issues I have taken up.

If there is anything else you want to raise with me, either about the estate or more generally, please let me know – either complete the enclosed questionnaire, or email me at: updates@hendonlabourparty.com,

Best wishes.

Yours sincerely,



Andrew Dismore
Member of Parliament for Hendon

PS. I also have to tell you the House of Commons authorities have dramatically cut the postage and stationary budget available to MPs to write to constituents and to keep you up to date with developments. In future, I may not be able to write to you by post.

If you have an email address, I would like to write to you in this way, as it will help keep costs down and will also be quicker. So if you do have email, could you please let me have your email address, by emailing me at updates@hendonlabourparty.com together with your name and postal address and the reference number at the top of this letter, so I can continue to correspond with you about your concerns.