



St James Park

BULLETIN

www.st-james-park.co.uk

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WELCOME

Welcome to the first edition of the **St James Park Bulletin**, a newsletter which the estate board plan to publish a couple of times a year to keep residents informed of board thinking and activities across the estate. It will overlap to some extent with the estate website (<https://www.st-james-park.co.uk/>), which is updated regularly, but the hope is that the Bulletin will also be a useful and user-friendly standalone snapshot of life on the estate.

Publication of this first issue coincides with a change of managing agent for the estate. On 18 August, Kingston based company Bartholomews took over from long-standing agents Wallakers.

The board thank Wallakers for their work over many years, but we felt that the time had come for a fresh approach, and we are very happy with the relationship we are building with Bartholomews.

The Bartholomews team

Here are the key staff at Bartholomews and their contact details.

Both **Andrew Morrison (Property Manager)** and **Leon Hunter (Managing Director)** have already familiarised themselves with key issues on the estate – breaches of covenants, parking, the need for a better security system in the central park, litter, garden maintenance – and will now set about getting to know the residents themselves: not just as service charge payers and reporters of graffiti and blocked drains but as people.

They want to offer a service that is proactive, transparent and above all based on good relationships with residents and shareholders. This will not be a “computer says no” service.

Property Manager



Andrew Morrison



andrewm@bartholomews.com

Caretaker

We have said farewell, with all good wishes, to caretaker Alex Kelberman, who chose to leave with the change of agents.

We are in the process of recruiting a new caretaker, and will have temporary cover for the next few weeks. The new caretaker will be employed by Landform, the company which carries out the maintenance of the gardens, and the hope is that, as part of the same company, the new caretaker will form a close working relationship with the gardeners Alan and Mark, whose positions have not been affected by the change of agent.

Good maintenance of the gardens remains critical to the look of the estate, and we intend to develop a closer relationship with Landform, inviting them regularly to board meetings to hear about their plans for the estate's gardens.

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New handbook

The Estate Handbook informs residents about the way St James Park is managed, their rights and obligations, and provides useful information for living on the estate.

The handbook has been updated, and a copy of the latest version is provided with this newsletter.

We will continue to review and revise it. The latest version will also be available on the website, with more detailed advice on covenants.



The St James Park website

www.st-james-park.co.uk

The website is kept up to date by board member **Derek Ball**. Please give us your feedback on how we can develop the site and make it more useful for residents.

One feature we intend to develop is a more comprehensive list of approved contractors and tighter specification of products and materials to be used as owners renovate their properties.

The cult of uniformity

Maintaining the existing style and appearance of properties and keeping a uniform look across the estate are not whims on the part of the board. Preserving that uniformity is crucial to keeping the original aesthetic design of the estate, which was inspired by the garden squares and crescents of Regency and Georgian England.

We do everything we can to protect that unity of vision. Remember that it is the aesthetic charm of the estate that protects your investment by sustaining property prices. Garage doors with polka dots really wouldn't boost house prices.

Of course, unlike Georgian England we have to accommodate cars and boiler flues and keep up with ever-changing technology, so we do try to exercise some flexibility.

But generally, we will do everything we can to protect the look of the estate and enforce covenants in the interests of all of us – and we need your support in that.

You will have received a copy of the covenants when you bought your property. Guidance is also included in the new handbook. Bartholomews will be reviewing any covenant breaches as part of their implementation of the new contract and will be contacting owners to correct these.

Would you like to be a Director?

There are currently nine directors on the St James Estate board:

- Robert Smith (Chair)
- Derek Ball
- Lorraine Black
- Fiona Canning
- John Farmer
- Alexander Harvey
- Tony Holder
- Andrew Keen
- Stephen Moss

If you would like to apply to be a Director, please complete the form available on the website:

www.st-james-park.co.uk



Estate Management



Directors



Become a Director

Future newsletters

Board member Stephen Moss will edit future editions of the Bulletin. He welcomes ideas and contributions – from practical updates to lighter features about life on the estate (for example, could we produce “St James Honey” from the orchard bees?).

He will start gathering material in the autumn and hopes to get the next Bulletin **out in the new year**. If you have suggestions, please email Stephen.

The Editor

Stephen Moss



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Useful Information

- St James Park estate website www.st-james-park.co.uk
- Bartholomews www.bartholomews.com | 020 8546 9441
- Long Ditton Residents Association longditton.org
- Elmbridge Borough Council www.elmbridge.gov.uk | 01372 474474
- Kingston Council www.kingston.gov.uk | 020 8547 5000
- Surrey Police www.surrey.police.uk | 101 (non-emergency)
- The Dittons and Hinchley Wood Police www.police.uk/pu/your-area/surrey-police/the-dittons-and-hinchley-wood
- Follow your local police officers on Twitter: @elmbridgebeat