AUTUMN NEWSLETTER
NOVEMBER 2026

CHALK FARM
HOUSING GROUP

chalkfarmmail@camden.gov.uk

Dear residents,

As we move into autumn, we wanted to take the opportunity to update residents on some of the important work that has taken place across the estate, as well as some exciting improvements and community activities coming up.

Over the past year, we have continued to work hard behind the scenes to improve the estate, address health and safety concerns, progress repairs and make sure residents know who to contact when an issue arises.

We are pleased to share some of the progress we have made.

Upcoming Events

Xmas Event
Date TBC

ESTATE LIGHTING PROJECT – NOW COMPLETED!

We are very pleased to confirm that the estate lighting project has now been completed.

We appreciate that this project took longer than originally anticipated, and we would like to thank residents for their patience while the works were being carried out across the estate.

The emergency and communal lighting works have been an important part of improving the estate and ensuring that communal areas are properly maintained.

It is great to finally be able to say the project is complete!

CONCRETE WORKS – BEAUVALE & FERDINAND STREET

A significant programme of works has recently been completed at Beauvale and Ferdinand house following concerns regarding deteriorating and damaged concrete.

These works were particularly important because the condition of the concrete presented a potential health and safety hazard and required attention.

The office worked closely with Camden Council to ensure that the necessary works were taken forward.

We are pleased to confirm that the concrete works have now been completed.

This has been an important piece of work for the estate, and we are pleased to have continued to push for the issue to be addressed.

Alongside the concrete works, we are also pleased to confirm that the pipe serving the Beauvale building has been repaired by Camden. This was another important repair for the building, and we are pleased that this matter has now been addressed.

These works represent an important improvement for the estate, and we are pleased to have worked with Camden to ensure that these issues were taken forward and resolved.

We would like to thank residents for their patience and cooperation while these works were being carried out.

Another important step forward for Beauvale

We would like to thank residents for their patience while these works were taking place.



CCTV

NEW CCTV CAMERAS COMING TO THE ESTATE

We are pleased to announce that plans are progressing for the installation of new CCTV cameras across the estate.

The new system will provide improved-quality cameras and better coverage of communal areas, helping us to improve monitoring across the estate.

The project is expected to take place over the coming weeks.

We know that CCTV is an important issue for many residents, particularly when it comes to the safety and security of communal areas.

Further information will be provided to residents as the project progresses.



FLY-TIPPING – HELP US KEEP THE ESTATE CLEAN

Fly-tipping continues to be an issue that can have a significant impact on the appearance and cleanliness of our estate.

We ask all residents not to leave unwanted furniture, mattresses, electrical items, rubbish or other large items in communal areas, bin stores, gardens or around the estate.

If you have bulky waste or an item that needs to be collected, please make sure that the appropriate collection arrangements are made rather than leaving items outside.

Who should you contact?

For fly-tipping and waste-related issues, please contact Veolia and ask for the relevant team to deal with the issue.

Veolia: 020 7974 4444

If you see fly-tipping on the estate, please report it rather than assuming someone else will do so.

Keeping the estate clean is something we all have a part to play in.

MORE COMMUNITY EVENTS TO COME

We are also looking at ways to organise more community activities and events for residents.

Following the positive response to previous events, including the Christmas event Easter Egg Hunt AND recent Halloween event we would like to continue creating opportunities for residents and families to get involved and spend time together.

Ideas being considered include
Seaside trips
More family events
Seasonal activities
Events for children and families

Keep an eye on the notice boards and future newsletters for announcements especially with XMAS coming up!

BOILERS, HEATING & HOT WATER – KNOW WHO TO CALL

As the colder weather approaches, we know that problems with heating and hot water can become more frequent.

If you experience an issue with your boiler, heating or hot water, please contact Camden Repairs directly so that the appropriate repairs team can deal with the problem.

Camden Repairs: 020 7974 4444

Please do not wait if you have no heating or hot water, particularly during colder weather.

We want residents to know exactly who to contact so that repairs can be reported and dealt with as quickly as possible.

IMPORTANT REPAIRS REMINDER

Residents are reminded that certain repairs fall under Camden Council Repairs Services and not the TMO.

For the following repairs, please contact Camden Repairs directly on
☎ 020 7974 4444

This includes

- **Gas-related repairs**
- **Electrical mains and meter issues**
- **Window glazing repairs**
- **Hot water systems**

- **Heating and boiler breakdowns**
- **Lift breakdowns and faults**
- **Fire safety systems and communal alarms**
- **Front doors**
- **Pest control issues**
- **Damp and mould concerns**

For routine day-to-day repairs, such as minor communal issues and estate management concerns, residents should continue to contact the TMO office.

KEEPING OUR ESTATE CLEAN & LOOKING ITS BEST

We continue to monitor the condition of communal areas across the estate and are working to ensure that cleaning and maintenance issues are identified and followed up.

Residents have also raised concerns about graffiti and the general appearance of some areas.

Deep-cleaning requirements and graffiti removal are being considered as part of ongoing estate management.

We also continue to look at opportunities to improve the appearance of communal areas, including the condition of some of the artwork and bin store doors around the estate.

If you notice an area that requires attention, please report it to the office so that it can be logged and followed up.

ESTATE CHECKS & IMPROVEMENTS

During the year, several estate management activities have also been undertaken, including:

- ✔ **Shed audits**
- ✔ **Car parking audits**
- ✔ **General estate inspections**
- ✔ **Communal area improvements**
- ✔ **Repairs and maintenance follow-up**
- ✔ **Monitoring of outstanding works**
- ✔ **Working with Camden where issues fall within their responsibility**

We will continue to monitor the estate and work with residents, contractors and Camden Council to progress outstanding issues.

OFFICE OPENING HOURS

OUR OFFICE OPENING HOURS

Please see below for our updated office opening hours. We look forward to welcoming you!

Monday: 9:00 AM – 5:00 PM
Tuesday: 9:00 AM – 5:00 PM
Wednesday: 2:00 PM – 5:00 PM
Thursday: 2:00 PM – 5:00 PM
Friday: 9:00 AM – 5:00 PM

ℹ Please Note

Our office will open later Wednesdays and Thursdays due to essential administrative work taking place during the morning.

Thank you for your understanding and cooperation!

USEFUL CONTACTS

Fly-Tipping / Waste – Veolia 020 7974 4444

Heating / Boilers / Hot Water – Camden Repairs 020 7974 4444

For housing management, tenancy or estate-related matters, please contact the Chalk Farm Housing Committee office during our opening hours or on 02072093011 or email us on chalkfarmmail@camden.gov.uk

❤ THANK YOU TO OUR RESIDENTS

Finally, we would like to thank all residents for their continued patience, cooperation and involvement.

A lot of work takes place behind the scenes, and some projects inevitably take longer than expected. We appreciate residents raising issues with us and continuing to work with the Committee while improvements are progressed.

We are pleased with the progress made across the estate this year and will continue working to improve our homes, communal spaces and the wider estate for everyone.

WISHING ALL OUR RESIDENTS A SAFE, WARM AND ENJOYABLE AUTUMN!

Chalk Farm Housing Committee

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