



SAGER MANAGEMENT LIMITED

Our Ref.: CDmf/SM/5000/WH207/C09/01.37

13th October 2006

RE: Rose Joan Mews, 96 Fortune Green Road, London, NW6

It has been a little while since we last updated you on the progress of the new houses we are building at 96 Fortune Green Road for which we must apologise.

You may recall that on 23rd November last year, we wrote inviting all those people with legal rights over the access way to a meeting to discuss how you felt the area should be treated as we were nearing completion.

Many points were discussed and it was agreed at the time that the main concern centered around the route being made easily but securely available to those with the rights to use it.

Many of you commented how the area had been left in disrepair over many years and that it was being abused by fly tippers, illegal parking and anti social activities to such an extent that it had almost become impossible to use the route safely particularly outside of daylight hours. Here and overleaf are some photographs to remind you how it looked when we first started this development.





Over the past months and as a result of the consultation we held with you, we have incorporated your concerns into our tidying up works on the road as we complete our own housing development.

We have resurfaced the route from Fortune Green Road along its entire length and down to the rear of 74 Fortune Green Road.

We have included low level bollards and brick lighting to provide an increased sense of security for the route and we have also, with the assistance of the community police Secure by Design officer, and to the approval of Camden Planning, incorporated security cameras.





Whilst carrying out improvements we have also incorporated, as agreed at the consultations, an access control system which has been installed to facilitate future connection of your property to a new pedestrian and vehicular entrance gate. We now need to explain to you how the system you wanted will work removing any doubts in your mind that the access to your property for you or anyone that you designate will not be interrupted.



The gate design requires us to obtain planning permission and an application needs to be registered and you need to support it. Further to our consultation, the gate has been fabricated, and is now ready for your inspection before we apply for the planning permission. The gate will then be erected following approval of the application and as soon as our final snagging works at the site are completed.

As you know, no one is allowed to park on this access road. It is for access to premises only. A parked vehicle can be removed.

The new gate will provide controlled pedestrian and vehicular access and a means by which the area can be made more secure, eliminate rubbish tipping and stop illegal parking which we with everybody's approval, will enforce at no cost to the group.

We understand that there have been concerns that the improvements we have undertaken were not agreed by everyone and you may have noticed that steps have been taken to blacken out the new yellow lines and to park illegally. This is probably due to the fact that people had concerns and did not know how to voice them.

So it is important that we get together as a group in order to elevate any fears that may arise as a result of not everyone understanding what needs to be done. It is in the interest of us all to maintain the road in its new improved condition with easy and secure access for us all to our properties. It is not in our common interest to allow the road to slide back into chaos and abuse.





All of this work has been carried out at Sager's own expense but we hope that you will agree that we have gone beyond the simple reinstatement works required of our own development and that we have considerably enhanced the area and your local environment.

We are suggesting that meetings be held at the development in order that as a group, we can discuss the design.



The proposed dates and times are:

Wednesday 18th October 2006 at 6:30pm

Thursday 19th October 2006 at 6:30pm

Monday 23rd October 2006 at 3.00 pm

If you are unable to attend one of these meetings, we will have a member of our design team come to you at your convenience in order to explain how the access will work for your needs and not interfere with your ability at any time to access your property. We are asking each and every person with the rights over the land to vote for the proposal so that Sager can complete the works and enforce the groups resolves.

Please come and see the area for yourself as we approach completion within the next month and to discuss arrangements to hand over information for the operation of the new entrance gates.

We would also be very pleased to show you around the new houses on a tour before they are handed over.

CHRIS DUNN

For and on behalf of
SAGER MANAGEMENT LIMITED