



Dear Adam

I am writing in response to the notice displayed outside the above property regarding the respective planning application to provide you with my comments regarding the work.

Due to the changes made by the described construction work, this has consequently led to ongoing environmental health issues regarding waste storage and collection which has been the first time I have ever experienced such an issue in five years of living at this property. These issues are specifically due to some of the changes described in the planning application.

Additionally, the landlord, Akelius Residential Ltd, has failed to address these numerous issues resulting from these changes and instead has attempted twice to transfer their building maintenance responsibilities to the tenants living at this property as a way to deal with the situation caused by their poor planning. As you will see from the enclosed emails tenants of this property have received firstly on 21 May and recently on 17 July, Akelius has twice now asked tenants of the building to take over their responsibility for the landlord's obligation each week to ensure the waste bins are placed on the pavement on collection day each week.

This is specifically because the installation of these new waste bin storage facilities makes them all less accessible to the weekly waste collectors due to the additional time this adds to individually removing, emptying and restoring eight separate recycling bins on collection days. As such, there have been several occasions now when these waste bins were not emptied each week and in one instance for nearly a month evidenced by the enclosed email chain between myself and the property manager in May.

Consequently, this failed system has become a significant environmental health issue to this property due to the horrid smell of weeks of rotting rubbish attracting vermin to the property which has never previously been an issue here. Other tenants and I have seen fox and rats around these overflowing bins.

As evidence of this ongoing environmental health issue caused by these alterations, I have attached photos I have taken on 10 and 15 May showing the various bins full to capacity and overflowing with rubbish outside them and all over the ground due to being unemptied for several weeks. This is because they were both hidden from street view and also inaccessible

to the waste collectors when the bins were firstly installed closer to the property and facing away from the road.

As an attempt of the landlord to address this issue, the these storage bins subsequently were reinstalled to their current location along the side of the driveway however this apparently has made no difference whatsoever as there have been several occasions where the bins were not emptied on collection days as I previously mentioned due to the significant time opening, emptying and restoring eight waste bins adds to the waste removal process.

Moreover, as you will from the enclosed photos taken today 19 July, these new storages also are not being used properly which makes them redundant and unnecessary to keep there as the various waste bins are constantly being left outside of these units, so they are visible and easily accessible to the waste collectors.

Furthermore, as the row of storage cages takes up significant space, recently the larger green wheelie dumpster was removed from the property, which I presume was due to the lack of space for this as the dumpster was being left on the actual sidewalk in front of the property, thus a potential safety hazard. As such, fifteen tenants now only have eight small bins to dispose of rubbish which will not be adequate for a building of this size and thus will add to the environmental health issues. If one week of waste collection is missed due to these hidden and inaccessible waste bins, they all will undoubtedly be overflowing and thus potentially not collected the following week as had been the case previously.

As an outcome to this situation, I would like to see these unnecessary and problematic waste bin storage facilities removed, as there were never issues previously with leaving the plastic waste bins on the driveway, as many other nearby properties tend to do. By doing so, this will also create more room to have the green waste disposal dumpster returned to the property and thus to ensure there are adequate waste disposal facilities appropriate to the number of people living at this property.

I hope these comments are helpful to you.

Mike Puniskis











## 76 Fordwych Road, NW2 3TH - waste collection

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Date: Wednesday, 17 July 2019, 11:40 BST

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Dear Residents,

We hope our email find you well.

We are contacting you regarding waste collection at the above address.

Please note the bins need to be placed on the pavement on each collection day, to avoid missed collection.

Therefore, we would be grateful if residents could share this responsibility, so that it does not become the job of any one particular resident.

We thank you in advance for your cooperation in this matter.

Should you have any further questions please do not hesitate to contact us.

Kind Regards

Service Centre

**Akelius**

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Registered Office:

10 Bloomsbury Way, London, WC1A 2SL

Registered in England

Registration number: 7954505



## 76 Fordwych Road - Bin area

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From: Service Centre London (service@akelius.co.uk)

To: service@akelius.co.uk

Date: Tuesday, 21 May 2019, 15:02 BST

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Dear Residents,

We hope you are all well.

We are aware that there have been issues with bin collection, and disposal of waste recently. We have arranged for Streamline to attend and carry out a full clearance of all rubbish from the bin store. This will be carried out on Wednesday 22<sup>nd</sup> May 2019.

Please ensure that waste is placed in the provided bins only. Any waste left outside of the bins will not be collected by the council. You can find further guidance on what can be disposed of at the following link: <https://www.camden.gov.uk/what-goes-in-bins>

Please note that Camden Council have advised us that the bins need to be placed on the pavement on each collection day, and therefore we would be grateful if residents could share this responsibility so that it does not become the job of any one particular resident.

Your assistance with this is very much appreciated, and will help to maintain the communal areas of the building as a pleasant environment for all residents. Please note that Collections on Fordwych Road are carried out on Monday each week.

We will continue to monitor the cleanliness of the bins and bin store over the coming months. If further amendments are required to ensure the waste is collected correctly, we will discuss this with the council directly.

Any feedback you wish to provide is much appreciated.

Kind regards

Service Centre

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