

**Date:** 29<sup>th</sup> September 2016  
**Your Reference:** KV- comm.areas  
**Our Reference:**  
**Enquiries to:** Natalie Huxtable



**Housing and Adult Social Care  
Directorate**

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To all Residents of  
Kilburn Vale,  
London  
NW6

Dear Residents,

### **Re: Clearance of Landings**

I have noted that personal items are being stored in communal areas of the building. I am therefore writing to all residents to remind you that as part of the Tenancy Conditions and Leasehold Agreements, the entrances, stairs, landings, gardens and any other communal areas must be kept tidy and free of any obstruction. This means that these areas cannot be used to store personal items such as bikes, buggies or furniture or in fact any personal items.

We regularly review our blocks and where there are items stored in communal areas we contact residents and give them 7 days to clear items before they are removed. This is normally done by placing a notice on the item, but where possible we will knock on the relevant door and ask residents to remove these items. However, when we come to remove items we will clear any items even those that have not had a notice placed on them without further notice.

Once removed items will be stored for a month, during which time you can contact your Housing Officer to arrange to collect them. After that date ownership will vest to the Council and items will be destroyed. It is the resident's responsibility to collect items from our storage point; we will not deliver these items.

Further inspections will be then arranged to ensure that items are not put back out. If discovered they will be removed and disposed of without notice. If this continues to be a problem, the Council will take further action to identify and commence proceedings against the perpetrators.

Due to health and safety reasons and fire regulations, the Council is doing all it can to remove any potentially combustible materials from the blocks or environs. We also need to ensure that the communal areas are free of any item that could cause an obstruction. We need our resident's cooperation to succeed in making your home a better and safer place to live.

Anyone found leaving personal belongings in these areas is breaching their Conditions of Tenancy / Leasehold Agreement and risks facing legal action.

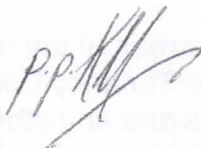
For future reference, if you have bulky items that you need to dispose of, please contact Camden's Litterline on 020 7974 4444 and they can arrange collection. Alternatively, we do have sheds available to rent. For further information on this, please contact [www.camden.gov.uk/sheds](http://www.camden.gov.uk/sheds).

I hope that this letter is sufficient to stop anyone leaving items in communal areas. I do realise that for many residents they do not have enough space for all their belongings. However, the danger of items being a fire hazard or impeding people entering or leaving the building must take precedence.

Thank you for your co-operation, if anyone would like to discuss this matter further, please do not hesitate to contact me.

Yours sincerely

Natalie Huxtable



Housing Officer