



And a FUN AND PROSPEROUS 2009 to you all! This winter has been a true one so far with cold weather since early November. Hope that you all had a very pleasant festive period and are now getting stuck into the New Year! The Directors of LMS and Lauderdale Lines wish you all a healthy and happy year. Please if you have any views, comments or criticisms of Lauderdale Lines or your neighbourhood

Scraps from the Board Table and the EGM (14/10/08)

EGM: At this meeting, regrettably attended by far too few shareholders/residents the Board outlined what has been achieved over the 6 years since the major Board upheaval and in the 5 years since the new Managing Agent, Chris Quantrill and Aldergill had been appointed. Specifically, they were able to point to the following:-

- The **front elevations** where masonry had been dangerously falling off had all been repointed, addressed and repainted.
- The **common parts** had seen the banisters opened up and repaired, the electricals and gas pipes and cupboards removed or concealed, new electrical supplies lain, beading on all flat doors and each painted black, a new light colour scheme replacing the previous archaic cold blue and fine new stair and landing carpets making the overall impression and presentation highly desirable and undoubtedly raising the value of the properties themselves.
- The **rear pathways**, which had previously been rubble, masonry and concrete with unsafe walls have been levelled and relaid, while the walls have gone in some parts to be replaced by stairs or flowered plants and in other cases simply reappointed. **New low lighting** has been provided, on from dusk until midnight, and higher automatic density lighting has made this area safer to travel on and more secure. The lower cement plinths will be painted to blend in the new light fittings.
- The old **Boiler House** has provided a modern light windowed facility for the workmen who undertake the many building and refurbishment projects, as well as a kitchen, toilets and shower, and an excellent meeting room facility. Outside is a safe and secure barbecue area and patio, available to all residents.
- The **Inner Wells**, which were falling apart, have been stripped down and repainted and where necessary windows have been replaced.
- There is now a **Garden Shed** that houses a tractor keeps the unsightly bins hidden and provides storage space. There are also new secure gates from this area to the pathway at the side by Lauderdale Parade.
- The **Basements** have been tanked and repainted while the lighting in these areas has been improved. Bike storage areas have been created in the basements for residents and 50 hooks are already available.
- The fixing and refurbishment work to the **Outer walls at the back** have been completed well ahead of schedule and before the cold snap.
- The **front steps** going down to the basement are currently being replaced and cycling ramps provided.
- **Satellite TV** has been tackled and just one dish on the roof, per 2 blocks, has overcome the needless myriad of dishes that were randomly appearing. Cables down the front of the building alongside the drainpipes in black casing has meant that redundant cables have now been removed, maintaining a clean look to the exteriors.
- **The garden** has been greatly improved and is far less costly to maintain and provides easy access with privacy and safety for residents, young and old alike.
- **The Service Charges** have been maintained throughout without any increases, demonstrating what can be achieved with proper planning and management and willing and able workers. This has also provided **true value for the shareholders** as they have seen their properties increase in value way ahead of the market and come down less dramatically in this recession and property slump. Additionally, there is over **£200k float in the bank** for any emergencies or likely heavy investment programmes. **Cost controls have been maintained** and the front elevations were completed for £204k as against the earlier cost

estimate, by a previous Board, of £862k. This has been achieved by using our own work force, with sub-contractors, managed by Chris Quantrill and Rob Davidson, allowing for better control and quality and greater efficiencies.

- **The EGM approved the budget for 2008/09.**

Board Meeting Points:-

- **Programme for 2008/9:-**
- **Refreshment programme** for the internal public parts will be undertaken, especially during these cold months, to maintain the look. Regrettably, nearly every move causes superficial damage to the walls, which over time results in scuffs, scrapes and marks that need attention. In the last 3 years 40 flats have changed hands.
- **The completion of the instalment of the TV Services**
- **To undertake the repair and repainting of the front porches** and also fix the steps
- **To update the official Lauderdale Mansions South website** to make it more interactive and involving with a wider range of subjects that would be of interest to both residents and outsiders alike. Some work is being undertaken to better understand the volume and nature of the hits the site receives. It is felt that more information should be provided on governance, social networking, and be attracting and appealing to prospective purchasers by representing the positive aspects of living in this area and most especially in Lauderdale Mansions South. Trefor Jones has agreed to take this project on
- **Water mains replacement** requires costing, planning and timing.
- **Maintain current service charge and continue to build the sinking fund.** It is believed that there may be a need to address the roof and the supply of water. Both could prove to be costly investment programmes facing us in the future. The Sinking Fund as at the end of September 2008 was £290,072.
- **Freshwater has announced that they are doing work on the 3 of their flats among their 27 flat holding.**
- **Loft Conversions** could be sold to other people than the people directly below. Consideration is being given to the sale of loft spaces and how access could be achieved if they were not part of the flat below, as clearly planning permission would be required.
- **People are still dumping their rubbish and property in the common parts/communal areas** and if this continues there will be a £25 charge levied on the resident/leaseholder to defray the cost of disposal.
- **Consideration is being given to the production of a paper on the Added Value that Lauderdale Mansions has over other flats in the area.** Areas to be covered are the ownership structure; freehold versus leasehold; charges and costs; maintenance of the structures and public parts; the garden and its benefits; development programme.

The Social Committee:-

The Social Committee was set up in 2002 to seek to build a better community spirit and to enhance communication between residents within Lauderdale Mansions South. To date better sociability has relied on social events primarily The Summer Barbecue, the Bonfire Night and the Wine Tasting evenings. Lauderdale Lines has been the informal communication vehicle aiming to keep residents and shareholders better informed.

Lauderdale Mansions South meets the Firefighters!

On the 15th November, residents gathered in the Boiler House to meet with Mark Frost and 5 colleagues from Harrow Road Fire Station. They brought along some fire extinguishers and no less than 2 whopping great big fire engines. Sadly, only 2 children were present and none of the adults dared request a 'go in the fire engine' so both remained lonely and unvisited. The fire extinguishers had more takers – some of us got to have a spray – both with powder and with water. Despite the tough looking exterior, they are easy to use and it was reassuring to have the experience of handling one – effortless, simple and uncomplicated.

Fire officers will make home visits to give advice and even to fit fire alarms. Every flat should have at least one – installed at the highest ceiling point of your flat and not too close to the hob, toaster or

oven. Good advice was given about what to do in a fire (don't jump out of a window unless you are very close to the ground!) and residents can rest assured that knights in yellow rubber will be on site within minutes of a 'phone call. So, call 999, shut doors and stay put if you are not in the path of a fire. If you do need to escape, stay close to the ground to avoid smoke inhalation. Beautiful and scrumptious home baked cakes were offered by Sarah, Georgia and Jane while Gladys rallied round to make tea and coffee. The event was organized by Gunvor and it was just a shame that more residents did not attend. It would be a great thing if this could be done annually, especially if we could draw a bigger audience and more children so the grown-ups could have the excuse to ride in a fire engine! (Jenifer Landor Flat 173)

The Bonfire Event on November 1st sadly was a washout this year and despite an excellent fire started by Alan Roche and built by him and our team of workmen it could only be described as an evening as a bit of a damp squib! We did not even benefit from the fireworks of the neighbouring gardens, who sensibly, in light of the deluge, postponed their activities by a week!

Hoarse Box

This section gives you space to share your comments, observations, grievances, pet concerns and/or grumbles with us all. Please free to send any inputs to <claukeith@aol.com>.

Water:- There have been on-going problems regarding water delivery, be that the supply or level of pressure, or the effect of burst pipes in the area, or the worry about old lead pipes, carrying the water, seeping. Also with the increase in young families in this area some residents and shareholders will undoubtedly feel they are paying more for their water usage than they should. Perhaps this area has not received the priority it should have in the past and possibly today the real answer is for each flat to have its own meter, with a new alternative supply and the Board should consider the practicalities and cost of this as a potential way forward with Thames Water. (Mo Fisher Flat 161).

It is understood that there is to be a consultation meeting with Steve Sanderson with all shareholders on the upgrading of the water supply, in the Boiler House, on Thursday 15th January at 7.30pm. Henry Eldred of Astec Consultants is due to give presentation and all shareholders will be welcome to give their views.

Promotional Website :- Rupert Darrington, through his design and production company Portako has launched a site www.lauderdale-mansions-south.co.uk to sell the benefits of living and owning a flat explaining to prospective owners and tenants why our blocks are such great places to live in. This site was launched on 22nd December 2008 and is totally independent of any activities undertaken by the Board with their official site. Rupert's site will cover the History of the area, the buildings and their evolution; the famous people like Sir Alec Guinness who was born in a ground floor flat; the range of flats available and the individual post codes; the local attractions and facilities within a half-mile radius; the unique selling points of the flats from ease of transportation, to parking, to service charges and Council Tax. Rupert says "The purpose of the site is to add a premium to the value of the flats in the building by helping people understand what is so special about this place". R.darrington@publishingevents.com or contact Rupert on 020-7250-4235.

Lauderdale on Parade - Local Piece

Paddington Railway Station

The name Paddington was first recorded back as far as 959 as Padintune, which means 'the farm of Padda' with 'tun' meaning a farm and Padda being an Anglo-Saxon chieftain. In 1398 the name was recorded as Patyngton which over time became refined, or changed, to Paddington. Work had started as early as 1832 on finding the capital of £2.5m and the initial finance £2.8m needed to build a line from London to Bristol, an important port for the Americas, across the Atlantic Ocean. In 1833 after the research had been completed on possible routes, designs, stations and bridges and related buildings the task of engineer was given to the 27year old Isambard Kingdom Brunel, who had already been associated with the design of the Clifton Suspension Bridge outside Bristol. On the 31st August 1835 the Great Western Railways was formed by a Parliamentary Act to provide a double tracked line from London to Bristol. In 1837, with the acceptance of steam railways, Great Western Railways was sited at Paddington, with the station opening on the 4th June 1838.

Brunel however conceived of having his line built with 214cm gauge lines (7ft. and ¼ins) as compared with the standard 143.5cms (4ft 8.5ins), which he argued was necessary for increased speed and passenger comfort. This caused problems when the connecting lines met his across the country and initially a third track had to be built so that all trains could utilise the lines. Eventually by an Act of Parliament in 1846 it was agreed no more broad gauge lines were to be built and on the 22nd May 1892 the final broad gauge track was lifted standardising the network nationwide. Initial construction of the line began in 1836 at 2 locations between Bristol and Bath and Reading and London. Grand stations were planned and undertaken at Bristol Temple Meads and London Paddington. The first section of 24 miles from Paddington to Taplow, near Maidenhead, opened in May 1838 and the entire project was completed, at a cost of £6.5m in June 1841. It became popularly known as 'Brunel's Billiard table,' because of the smoothness of the journey. Swindon installed the first ever refreshment rooms for the public with a 10 minute stop in 1841. However, GWR complained that this slowed the journey and so in May 1845 they installed a non-stop express service to Exeter and promptly faced a court case from the buffet lessee - which GWR lost!

The initial station at Paddington was only a temporary building and survived from the June 1838 until the 29th May 1854, while the current imposing station was built and finally opened by GWR on the 16th January 1854. The original station became used as a goods depot and is now being developed as Paddington Waterside. The new station design, between Bishops Bridge road and Praed Street, was by Brunel with architectural assistance from Sir Matthew Digby Wyatt, while the Great Western Hotel in front was built by Cubitts for the architect Philip Charles Hardwick between 1868 and 1874. The station comprised of a train shed of 3 barrel vaults of clear arch construction with the longstanding arches and ornamentation being made of wrought iron. The enormous arch is dominated by a glass roof and was designed so steam from the trains could escape. Some of the famous steam trains that used this famous station were the Golden Hind, the Red Dragon and the Cornish Riviera. It is truly one of the most important buildings of the 19th Century and a remarkable example of structural engineering of its day. The station was enlarged with a 4th span being added between 1906 and 1915, while the Metropolitan Railway opened its first underground railway running from Paddington to Farringdon in 1863. This operation was connected to Paddington mainline via a station, Bishops Road. In 1868 Metropolitan Railway opened a new branch to Kensington from Praed Street, with an underground path from this stop under the road and the hotel to the main station. The deep-level Baker Street and Waterloo Railway-now the Bakerloo Line-was completed in 1913 with platforms under the mainline station.

In 1837 the Great Western railway launched their first ship 'Great Western' , the first steamship to regularly cross the Atlantic and then went on to produce the first completely iron steamship, with a screw propeller, 'Great Britain' (1845) and her troublesome sister ship 'Great Eastern' (1858), which laid the first transatlantic telegraph cable. These were all designed by Brunel. Indeed, it was on the last named that Brunel suffered a heart attack and died on the 15th September, 1859, at the age of 53 and was subsequently buried in London at Kensal Green Cemetery. This network of train and ship quickly diminished the importance of commercial transportation by barge and the Regent Canal never paid back the investment made in it and soon only became a secondary route to market.

During the 2nd World War Paddington became a natural target for the German Bombers and according to a bomb damage map produced in 1953, Clifton Gardens from No.40 upwards was decimated as was most of the area between Blomfield Road and Clifton Road, while Lanark Road also suffered at its western junction with Sutherland Avenue.

Recently, when Bishops Bridge was replaced they discovered the original Brunel bridge still intact embedded in the newer structure. This was one of his very first bridges made in iron and was carefully removed for posterity, as until then it had been thought to have been destroyed when the new bridge had been built!

Paddington Station has been featured in many books most famously the stories involving Paddington Bear (who has a statue at the station) by Michael Bond and in the Agatha Christie story published in 1957 '4.50pm from Paddington'. Both went on to be made into films and TV episodes.

Laughing Corner

Following on from the Turkey Season the editor thought a few fish tales, from the crackers, might be the remedy to any hangovers or then again maybe not!

- Q:- Why don't oysters give to charity? A:- Because they're shellfish!
- Q:- What did the fish say when he swam into the wall? A:- Damn!
- Q:- Which 2 fish can be turned into shoes? A:- A sole and an eel!
- Q:- Where do fish keep their money? A:- In a river bank!
- Q:- Which fish can perform operations? A:- A Sturgeon!

Notice Board

This section provides you, as residents and/ or shareholders, the opportunity to promote areas of potential interest to other flat members or their friends. Promote your own area of interest, expertise, service or specialism or extend this to include friends, relatives or businesses in the neighbouring vicinity .

- PLAN 9 is a Space and Time café which replaces the Star Betting Shop on Lauderdale Parade/ 81, Castellain Road. For easy access to the internet, a great cup of coffee and some exciting food choices, in comfort, PLAN 9 has it all. Run by one of our residents Kay Konop it provides an exciting new alternative to communication in the area. For more information contact enquiries@Plan9-cafe.com or Kay on 020-7121-0012.
- Not able to sell your property in the downturn perhaps you would like to upgrade or modernise it to increase its enjoyment for you while increasing its value longer term? Then talk to someone sympathetic to your needs, having just done this for her family and totally understands the issues over cost, time and management. Jenifer Landor can do the designs and manage or undertake the work. You can contact Jenifer on 07771-750189 or visit her website <www.jeniferlandor.co.uk> and undertake your refurbishment in a trusting and hassle-free way, with someone who is a resident of Lauderdale Mansions South.
- Reliable and experienced baby-sitters can be hard to find? Gwen Badr, is not only experienced as a baby-sitter but also is a qualified nurse and wonderful with children. Gwen can be reached on 07931-532494 and lives in Lauderdale Mansions South.
- Suffering from allergies, anxiety, arthritis, digestion problems, headaches, insomnia or pregnancy and baby and children's problems and want a natural remedy and/or advice? Contact our very own Caroline Harper a fully qualified Homeopathy practitioner. Treatment fee: £30_(includes consultation and remedies). For more information, or to book an appointment, call Caroline on 020-7286-7794 or e-mail caroline@neilmac.net

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