

# EXETER ROAD MANAGEMENT COMPANY LIMITED

Reg. No. 2890851

Dear Residents

Recently we have received reports of burglaries on the estate.

Whilst the Estate Management Company employs Security Guards they are purely for the purpose of reducing vandalism to the common parts of the estate and all the other problems that previously existed within the grounds and entries, they are not intended to provide security for individual flats and are not responsible for individual's private property.

The Guards are only on the estate during hours when children and adolescents are out of school and the CCTV cameras have been added as a preventative measure during other hours, particularly in the fight to prevent outgoing tenants from dumping furniture and large possessions. They cover the areas where problems of vandalism and dumping are common and the known routes where persons climb over fences and hedges to get into the estate.

We would recommend that all residents take specialist advice regarding security of their flat particularly those on the ground level. Further it is vital that everyone ensures that the main entrance doors are kept closed at all times and no one allows anyone into the block who is not visiting them personally.

The Management Company is presently reviewing the security arrangements at the estate in accordance with the wishes expressed at the Annual General Meeting but all residents must understand that the Company cannot under any circumstances provide security to individual flats and the Guards have been instructed that they must under no circumstances interfere with individual flats or affect their occupiers except in matters relating to the common areas.