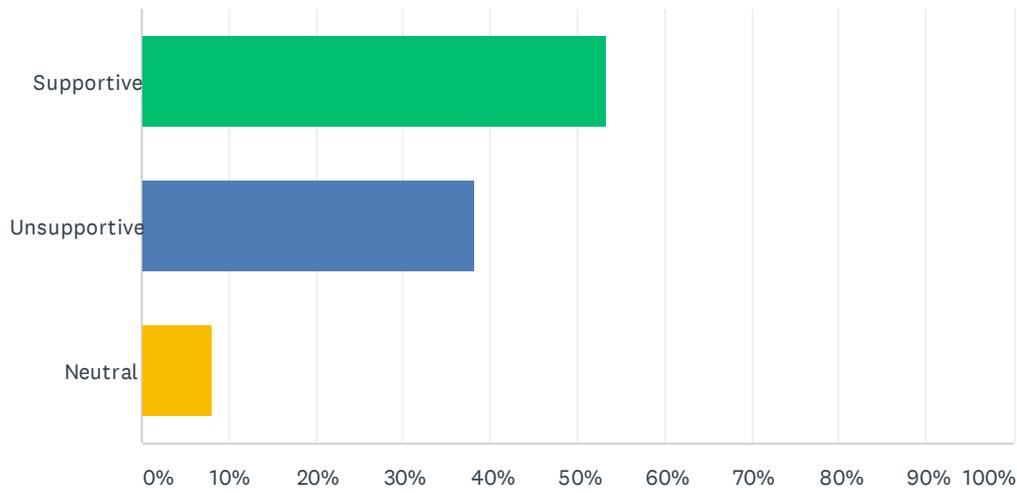


Q1 Lighting Scheme as Proposed Are you supportive/unsupportive/neutral?

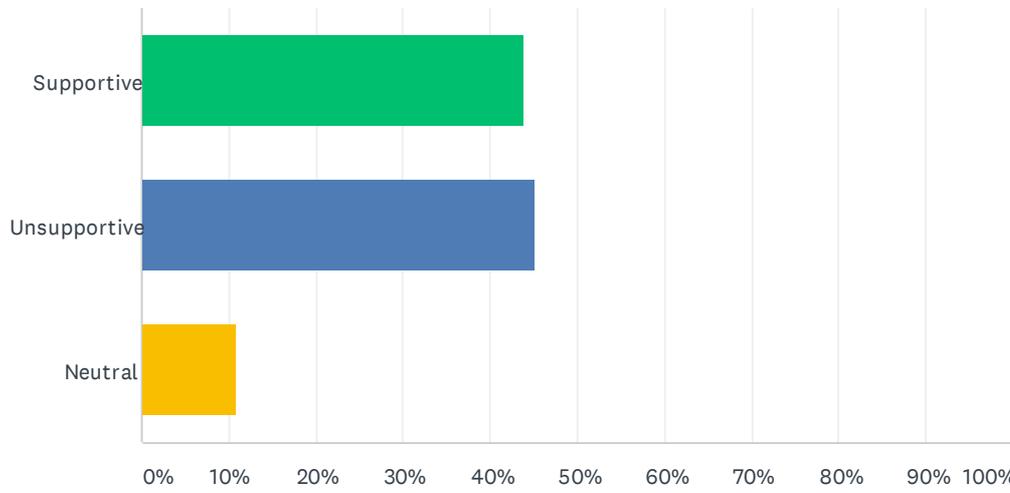
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
Supportive	53.42%	39
Unsupportive	38.36%	28
Neutral	8.22%	6
TOTAL		73

Q2 Lighter Roadway Colour Are you supportive/unsupportive/neutral?

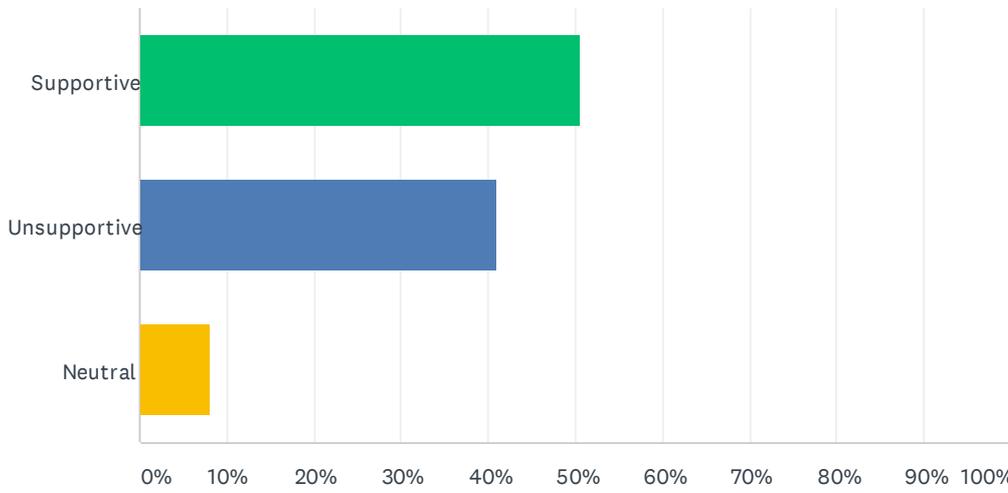
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
Supportive	43.84%	32
Unsupportive	45.21%	33
Neutral	10.96%	8
TOTAL		73

Q3 Pipework Cloaking Are you supportive/unsupportive/neutral?

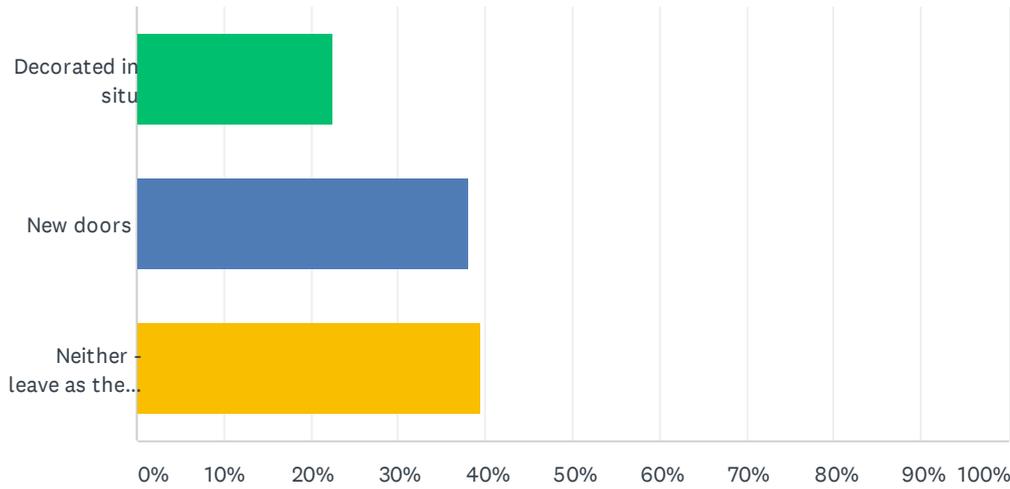
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
Supportive	50.68%	37
Unsupportive	41.10%	30
Neutral	8.22%	6
TOTAL		73

Q4 Entrance Doors Would you prefer the doors to be decorated in situ or have new entrance doors prepared and then installed? Decorated in situ/new doors/neither - leave as they are?

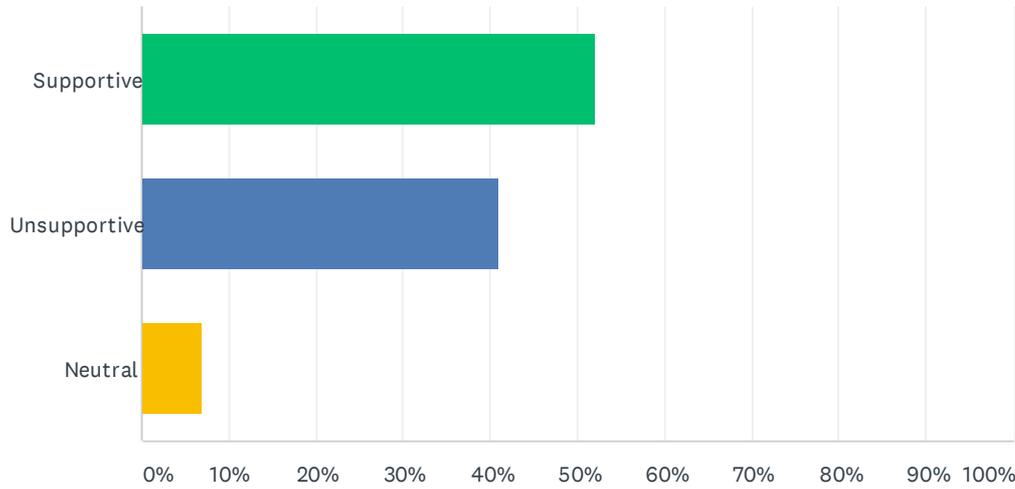
Answered: 71 Skipped: 2



ANSWER CHOICES	RESPONSES
Decorated in situ	22.54% 16
New doors	38.03% 27
Neither - leave as they are	39.44% 28
TOTAL	71

Q5 Door Furniture The proposal looks to have new door furniture. This will require the future control to ensure uniformity. Are you supportive/unsupportive/neutral?

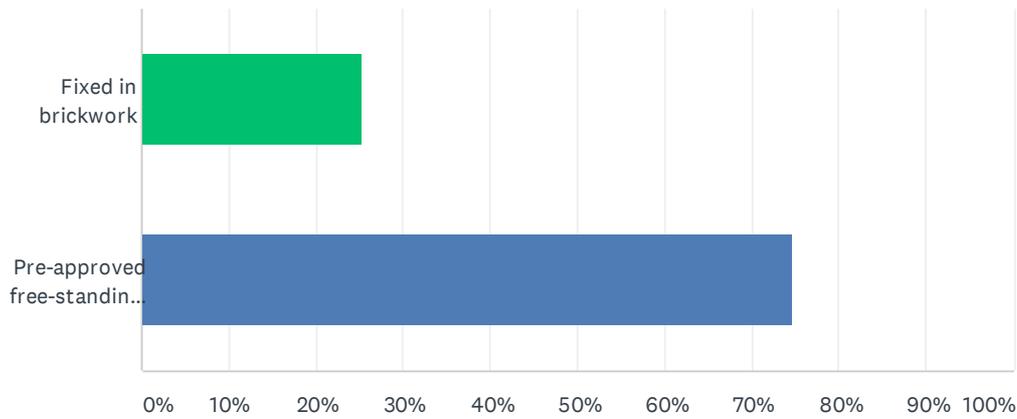
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
Supportive	52.05%	38
Unsupportive	41.10%	30
Neutral	6.85%	5
TOTAL		73

Q6 Entrance Mats Would you prefer fixed entrance mats cut into the glazed brickwork at extra cost or approved free standing mats?

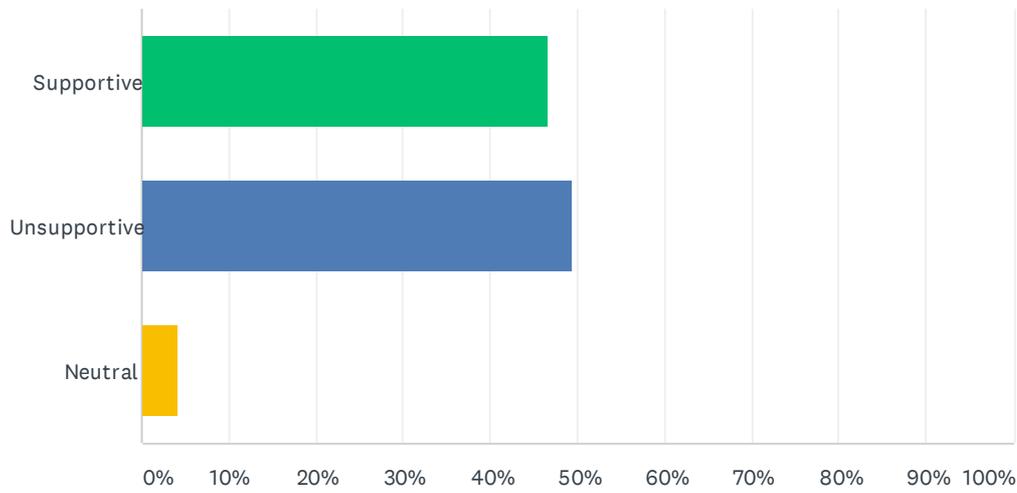
Answered: 67 Skipped: 6



ANSWER CHOICES	RESPONSES	
Fixed in brickwork	25.37%	17
Pre-approved free-standing mats	74.63%	50
TOTAL		67

Q7 Entrance Door Canopy and Lighting on Canopy Are you supportive/unsupportive/neutral?

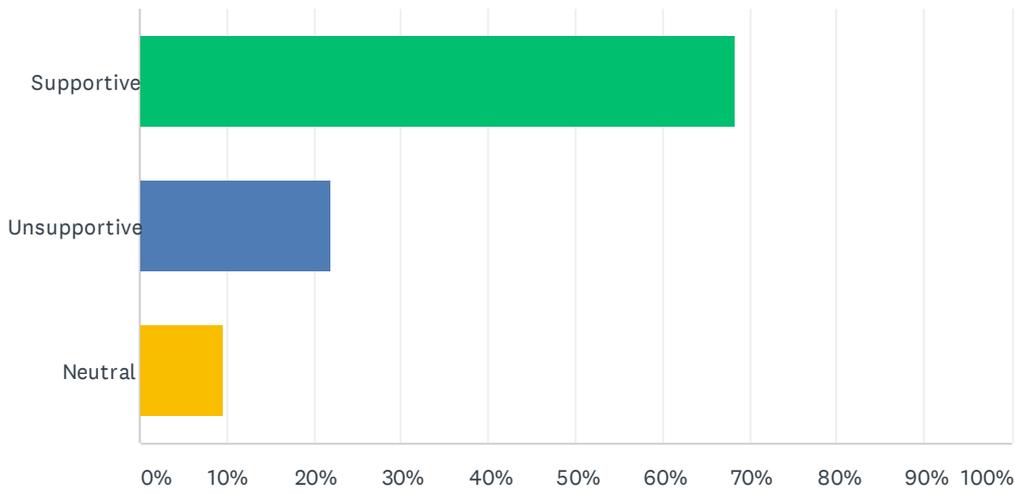
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
Supportive	46.58%	34
Unsupportive	49.32%	36
Neutral	4.11%	3
TOTAL		73

Q8 Block name and number on panel between front door and rubbish cupboard door Are you supportive/unsupportive/neutral?

Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
Supportive	68.49%	50
Unsupportive	21.92%	16
Neutral	9.59%	7
TOTAL		73

Q9 Please feel free to write any constructive comments about this scheme.

Answered: 71 Skipped: 2

#	RESPONSES	DATE
1	A lighter roadway would show marks such as tyre marks, oil etc. I've never liked uniformity – too much like council estates which this is no longer. I think we should be allowed to show some individuality. After all, these flats do not come cheap any more. Good idea to have signs showing the number and the name of Steps blocks on walls. Also think all Steps blocks should have better signage.	9/30/2020 11:23 AM
2	6) Entrance mats Pre-approved free-standing, but neither should be an option. Money better spent on neglected maintenance and structural improvements; shareholders and residents should be asked for ideas. Rather than painting bits of roadway lighter colour to show up dirt, entire roadway needs re-tarmacking in a SMOOTH (non-gritty) uniform colour- level and red like the Mall as was originally intended before the steamroller couldn't get in. Pipework cloaking not suitable to design and doubles maintenance work. Entrance doors are sturdy and only need regular clean. Other SGF doors exposed to weather need attention, like brown painted West Rise and top of Archery Steps. Our own door furniture must be allowed for some bit of character – this is not a prison or council estate! Outside knockers, personal locks and keys, indoor handles and decoration are owners' rights. Also, prescription doormats are too uniform – I do not want to share mine with my neighbour when the cleaners move them. Perhaps number them. Canopies and lighting over entrance doors is unnecessary clutter and intrusive – this is not a shopping arcade. Signs indicating block name and number beside doors are a good guide to delivery people but please in font suitable for building design; and do these now, not in 2 years time. Again, I must emphasise we ground floors do not want plastic doors like top of Hanover but 5th floor Archery really do need stripping and varnishing urgently.	9/30/2020 11:19 AM
3	4) Entrance doors Either decorated in situ or new doros 6) Entrance mats Either fixed in brick work or pre-approved free-standing We are more than agreeable to the proposed overleaf – any improvements welcomed. The less like a third-rate council estate, the better! About the signage review: We do not have "occasional" mis-deliveries, we have a constant history on multiple occasions of them. Please make this a priority. Otherwise, congratulations!	9/30/2020 11:03 AM
4	6) Entrance mats Pre-approved free-standing - if they really are necessary	9/30/2020 11:01 AM
5	1) Lighting scheme – 2 out of the 3 proposals 4) Entrance Doors – Tend to those doors that have weathered – otherwise leave Is this the time to do a project like this when we are heading for a deep recession? Probably not. This is a utilitarian estate and little can be done to hide that fact. The most important thing that can be done is to maintain what we have in a timely manner and keep on top of the cleaning...everything to standard. If the changes to the tunnels goes ahead I am not sure it all should. I would think Kendal Steps is where to start because that is the first tunnel people see and that is where the office is located. Uniformity If you want to change the door furniture which I am against and keep it uniform, then you have to do the same with the awnings...which is too late. We need to decide on one colour/one supplier going forward for the awnings in the hope that over time the look will come together. And will you have those residents with burglary alarm boxes placed outside remove them....They certainly do nothing for the uniformity and rhythm of the place. And the lease with regards to the planting of the balconies needs to be enforced. Lighting Scheme as Proposed The lighting suggestions are all acceptable except for no 3 (new lighting over front doors...) Lighter Roadway colour Please leave the roadway as red but make sure it is maintained and repainted when necessary. Grey is too depressing. Pipework Cloaking We have looked at this many times and in the end it was decided to leave them as originally decreed by the architects. It was the style then to have exposed pipes and so it should remain. Entrance Doors Please do NOT change all the doors... I think the new doors that have been installed elsewhere are not good in the Fields. The doors should all look like the 3rd floor varnished doors as much as possible. Door Furniture No new door furniture please... clean and replace those letterboxes, etc that are in a sorry state. Do not at this stage change it to bronze...leave it as was originally chosen. Entrance Mats Re mats... do NOT got to the expense of cutting out sections of the pavement... We all have internal inset mats as it is. For those on he ground floor, smart uniform and free-standing mats could be provided. Entrance door canopy and lighting on the canopy Those on the ground floor chose to move into those flats...To make it look more "homely" with our brick and concrete is unlikely. To install an overhead canopy of lighting on each door is to go against the original architect's idea. Best to make the current lights brighter for early evening dimming over the night. Block name and number on the panel between door and rubbish cupboard door It will look odd and out of kilter with the rest of the estate unless you do the same for each and every flat which is a huge expense for the odd misdirected parcel. The real problem lies with the delivery companies/drivers...	9/30/2020 11:00 AM
6	1. Lighting of the whole estate needs to be reviewed! 2. Lighter roadway colour would look ridiculous + very impractical 3. Pipework cloaking has been proposed before 30 odd years	9/30/2020 10:55 AM

ago of no benefit. 4. Entrance door – Nothing wrong with what we have. Floor doors are a disgrace! 5. Door Furniture – Better signage needed on all the estate. Style + Font not to be changed from original design. 6. Entrance mats – As well as question 8 below free standing mats with number + Block name? For all 300 flats. 7. Better lighting under the tunnels would render this useless. Do not change the building as built! 8. Font + Style must be in keeping with original. After nearly four years since shareholders were last asked I think opinions have changed. In the current economic climate and the pandemic our reserve fund should not be used for this project.

7	A review of signage and lighting and maybe security more important. Changing the fabric of the estate is costly and unwanted. Resident shareholder should have a louder voice.	9/30/2020 10:53 AM
8	6) Entrance mats – neither I question whether the accrued funds (which emanate from service charges levied on leaseholders) are available for improvements. I would suggest that the works possibly envisaged are improvements. To spend accrued service charge income on improvements may lay the directors open to challenge.	9/30/2020 10:38 AM
9	6) Entrance mats - neither Extra money should be spent on necessary maintenance. Repair 5th Floor Archery Steps doors. Enhance rubbish collection area. Re-do whole road surface area in one colour and smooth surface.	9/30/2020 10:35 AM
10	Do not approve of led lighting unless it is “Warm”	9/30/2020 10:34 AM
11	5) I don't agree with the brass coloured door furniture when everything on the estate is stainless steel. Lighting should be warm white.	9/30/2020 10:32 AM
12	8) Block name and number on panel between door and rubbish cupboard door: This should be applied to all apartments on all floors. For deliveries to be made to the correct door. Priority should be given to better signage around the estate to direct visitors and deliveries to various blocks.	9/30/2020 10:27 AM
13	6) Entrance mats - Unsupportive of either. No to these proposals. In these uncertain times using our reserves on cosmetics I do not support.	9/30/2020 10:25 AM
14	4) Entrance doors - whatever is most practical	9/30/2020 10:18 AM
15	2)Lighter Roadway colour I have reservations about the practicality of a lighter coloured surface for e.g. an accidental spill of coffee or oil leak from a car. If it is known that the lighter coloured surface is easy to clean/power-wash/maintain then I would change my view from unsupportive to supportive. 3)Pipework cloaking Can we ask Cayford to show a lighting scheme without cloaking? The industrial appearance of the pipework does not concern me. However, if it is too challenging to create an attractive lighting scheme without cloaking then I would change my view from unsupportive to supportive (Regarding ongoing maintenance would a “specialist fitter” be needed to uncloak the pipework/cables if their mere a future problem? Also can the cloaking be washed or does it need repainting when it gets smutty/grimey?) 4)Entrance Doors My preference is for new entrance doors. Could we consider a change of colour? For example, from brown to burgundy. This could compliment the colours in the pavement tiles and a glass finish might help to reflect light e.g. Valspar – royal garnet. Also, do we need to draw attention to the under stair crawl space door? Could this be painted in a grey brick colour to blend in with the neighbouring brick + new lintels. Would this be a usual improvement? 5/8)Door Furniture + panel between door + rubbish cupboard The door furniture in the CGI to brass. My preference is for aluminium and black font that already exists in the estate. I feel all locks, spyholes, hinges, letterboxes and door bells should be silver/aluminium in colour. For example a panel plaque (Black + silver) If a panel plaque does not fit then either silver or black letters/numbers. 6) Entrance mats - fixed in brick work - love this 7) Entrance door canopy - supportive - love this	9/30/2020 10:13 AM
16	1) Very high expenditure for little benefit to anyone except those with entrance doors in the tunnels 2) There is very little through traffic as access to the Estate is restricted so very few people would see the tunnels. 3) We should be conserving funds for essential work rather than spending it on unnecessary changes to the appearance of the estate for £800k for 4 tunnels.	9/30/2020 10:08 AM
17	I really prefer the present warm brown colour of our doors and window-sills, similarly the present cheerful tennis-court red of our drive-ways. The present doormats inside our halls are safer and less fussy than outside I believe. On the other hand the garden-lights are a bit dim in the winter and could do with improvement. Three cheers for improving signage around the estate!!!! Personal plea: may we have a small stepping stone at the rear of the entrance of WR? I find it so hard to get out of cabs without a kerb. 6) Entrance mats - Neither	9/30/2020 10:03 AM
18	6) No mats at all	9/30/2020 10:01 AM
19	These appear to be well thought out proposals and have my full support.	9/30/2020 9:59 AM

20	Entrance doors – Existing doors very good quality, replacement doors may not be same quality by today’s standard. It is important to me to keep my existing locks. These new replacement locks banham, at a cost of £1500. Without these, I would not sleep at night. Some ground floor flats are less safe, mine has been broken into 2 times with a tenant and once when I was there. Security and peace of mind has to be top priority. So please, keep existing locks, or let owner decide what measure of security they are comfortable with.	9/30/2020 9:58 AM
21	2) A “smooth surface” = Bad for breaking A “Light Road colour” is ridiculous. 4) Neither leave it as they are as it is timeless and classic 5)Owners will add locks anyway for extra security. 6) Pre-approved free standing or individual to all flats. 7) We don’t need a canopy as not open to weather. Lights show blemishes and dirt on the roads and on the door.	9/30/2020 9:54 AM
22	Reconfigure signage and decoration of ceilings under tunnel areas by colour. For example: red block, blue block, green block, yellow and the rise blocks orange, purple. 3)Pipes under ceiling to be painted colour. Also, columns to be made a feature of identity all signage identified by colour blocks.	9/30/2020 9:45 AM
23	2) Lighter roadway colour – whatever colour chosen, grease, paint spillage etc and day to day wear and tear will still show. 4/5) Door Furniture – most residents have installed security locking, anything from 1 lock to 3 positions on the entrance door at their own expense. To maintain uniformity on the doors locking systems need to be brought into discussions. I personally feel more secure with a 3-lock system. 6) Entrance mats - need to be free-standing to allow for the commercial cleaning of the pathways we have at present, which is water generated.	9/30/2020 9:36 AM
24	I like the existing red tarmac and if lighting is improved question any additional benefit of painting the road too. Introducing a change in colour between the different areas would be less pleasing compared to the existing coherent road surface we have now. Not sure it’s an improvement to cover pipe work – exposed pipework is an original feature, a functional characteristic of this 60’s/70’s building and can be seen all over the city, not least in the buildings of Richard Rogers. Recessed doormats seems an extravagance when choosing and purchasing uniform mats fir the flats would be simpler and probably just as effective, a solution. I prefer original doors but uniform door furniture would pull things together.	9/30/2020 9:27 AM
25	Consulted in the latter stages on the colour scheme of 6 communal stairwells of a desirable complex of flats in France where all the front doors were clad in aluminium along with their frames. The effect was amazing. It transformed plain wooden doors which also needed frequent maintenance. Given the number of flats involved there were economies of scale to be had as once the templates were manufactured and the RAL specified they were simply brought to site and glued in situ. Minimum disturbance, reasonable cost and maximum impact. I have a photograph of the doors on my phone which I could send through if I could be provided with an email address. For example white RAL 9003 or light greys such as RAL 7001, 7004, 7035 or 7047 would look extremely smart. Shiuli Davis (non resident of Archery Steps) sjohdavis@aol.com	9/24/2020 2:18 AM
26	Lighting Scheme as proposed: Although unsupportive LED would make areas brighter. Lighter Roadway Colour: Although unsupportive - why was it ever changed to red in the first place - Who made this decision? Pipework Cloaking: No benefit unless you live on the ground floor. Entrance Doors: New entrance doors should be prepared and installed, as an owner of two flats (ground and fifth floor) both have very different entrance doors - why? Door Furniture: supportive on a new door. Entrance Mats: These should be approved freestanding - surely fixed in brickwork is council house mentality and does not allow for individuality in a private home. Entrance door canopy and lighting on the canopy: Unsupportive- however, if LEDs where introduced the area would be brighter by default - therefore no need for this unnecessary expense. Block name and number: Very supportive in all things to support signage. The service charge should spent proportionately to each flat making payment. The majority of these proposals appear to make a charge on everybody to the benefit of ground floor residents (a minority). Surely the cost of such improvements should be borne by individual residents if required. I would class the majority of these proposals as home improvements thus enhancing the value of ground floor properties. In the interests of impartiality - it would be good to have sight of which committee members live in which blocks and on which floor.	9/20/2020 12:10 PM
27	Not sure why residents of the ground floor have not been consulted ahead of this survey. Has anyone thought of talking to them about this? I’m not sure they have. I’m certain there must be a number of other projects on the estate that would be more worthwhile to spend money on...flooding after heavy rains, the garage stairwells getting soaked, 3rd floor corridor door seals or new doors, puddles in open areas, leaking stairwell between PS and KS to mention some. This is a big expense for not much return as far as I can see. Can you justify the spend on everyone in SGF getting the benefit? Why even consider this now? You should wait until the AGM and after a new Chair is elected to revisit this proposal. It seems	9/10/2020 11:38 PM

that a lot of people I have spoken to can't be bothered to complete this survey. You should take this potential low response as an indication of a lack of interest.

28	<p>Having spoken with older ladies who live on the ground floor and learning that they are happy with the current lighting I do not understand why this work and spending of vast amounts of money is even being considered? There has been far more discussion about security and directions then there has been about improving the look of the doors and tunnels. With that in mind, having a 24-hour presence and employing a night porter. If for example that salary was £40,000 per annum, then just the experiment of Park Steps would pay for five years of this salary. Perhaps questions around preferences such as that should be asked as well? Has this been considered? Will we have the opportunity to discuss this more fully at an AGM or EGM before any further money is spent?</p>	9/10/2020 11:33 PM
29	<p>The proposed budget for Park Steps is £12500 - £16666 per ground-floor flat. A huge improvement in visual impact could be achieved on a much lower budget by omitting some elements of the scheme altogether (see comments below). Reduced cost would enable rejuvenation of tunnel areas at a faster rate across the estate, which is desirable after the long delay in implementing this project, and also taking into account the further delay to the great majority of shareholders who live off interior corridors throughout the estate, which are equally in need of updating. Lighting scheme as proposed: The statement that the eyes take time to adjust to the 'darkness' when entering the tunnel areas is not true. The tunnel areas are already adequately lit, both during the day and at night. However, the proposed LED lighting scheme, especially the lighting above each doorway, should create a more welcoming atmosphere and the desired sense of homecoming, which is welcome. Lighter roadway colour: The existing roadway surface, which is a mix of deteriorated asphalt and paint, badly needs reasphalting after years of patching-up. Just painting over the existing poor roadway surface is not a solution. Copious staining of the red painted surface by black tyre-rubber and oil is visible throughout the tunnel(s). Light-grey colour paint would show similar marks all the more readily, and would not likely be easy to keep clean. Furthermore, painting the tunnel roadway surfaces in a lighter colour would draw additional attention to the tunnel areas - not the intention - and create a sense of separation by disrupting the unifying flow of a single driveway colour throughout the estate. Better to scrap the light roadway colour and put this part of the budget towards the eventual, much needed, professional reasphalting of the entire estate roadway. Pipework cloaking: Pipework cloaking could be eliminated in order to make strong cost savings with minimal loss of visual impact. Cladding would be expensive and at risk of deteriorating rapidly after installation where leakages occur, requiring costly ongoing maintenance. Boxing around a pipe, in any case, is not going to turn a functional object into a beautiful object. There is a whole architectural movement towards leaving functional pipework exposed along high ceilings. The architects of SGF were just ahead of their time. If the existing ceilings are painted regularly and well-maintained, the focus, instead, can be to draw the eye to lower-level visual improvements, while making the high ceilings and exposed pipework relatively inconspicuous by keeping them well-maintained in a neutral colour, as they currently are. This will save a lot of money. Entrance doors: There is a strong argument for replacing the existing flimsy entrance doors and door frames with more robust and secure doors throughout the estate. The additional security would justify expenditure on new doors at this opportunity, and these could be efficiently priced by seeking tenders for the whole estate. Entrance mats: Harmonising entrance mats is a good idea, but cutting the existing brickwork to accommodate them would be an unnecessary and wasteful expenditure. END</p>	9/10/2020 3:58 PM
30	<p>I DO NOT APPROVE OF EITHER DOOR MAT OPTION - SURVEY DOES NOT GIVE THIS OPTION. Entrance mats issue is so easily to rectify from INSIDE - just cut concrete floor and replace with double sized mat. I'll send photo.</p>	9/10/2020 10:42 AM
31	<p>As the new normal and having responsibility for others, it would be good to have antiviral jel stations and tissues at each entrance and outside or inside all communal doors + lift doors on each floor please. I think the Service Charges are far too high; when I bought my flat they were reasonable and now I can barely pay them, and yet for years some basic jobs are yet to be completed e.g. the work of painting or varnishing of all doors need to be completed on the top floors to match the lower floors, before anything else should be considered. I would consider it important that there should be daily steam cleaning of pigeon secretions on pathways introduced etc before someone slips and has a serious accident. Otherwise as long as all floor materials and safety aspects are regularly checked and the basic maintenance of the building is safeguarded, the Board should not waste money on Design Consultants when they already have Residents with more discerning taste and a lot of common sense to advise. I am horrified that the suggestions of ugly and unwanted lintels were even considered as they are so contrary to the overall design. Also it is impractical to consider a light floor to the tunnels as it would show up all the oil stains and dirt etc. Nesta Owen Flat 58 Archery Steps</p>	9/9/2020 1:15 AM
32	<p>The fact that the service charge has been kept at a level to employ outside consultants at</p>	9/8/2020 10:33 PM

high expense instead of reducing our service charges is not well received. There seem to be many additions proposed that have little benefit to quality of life and residency, and are purely cosmetic. While the perception is created that this will reduce maintenance and cleaning cost, experience has shown that this is not true. The expenditure is not addressing required maintenance and structural improvements, including TV cabling and overgrowth by large trees creating risk to buildings in heavy winds. Clear signage considering the increasing number of visitors, medical, food, goods, would be welcomed, as long as in character with our private estate - which only requires a visit to our historical archive, not more expensive and mainly irrelevant consultants. Smoothing the road surfaces is required, and several cracks are appearing which will worsen over the winter. General maintenance of the roadways is to be done before any paint jobs, particularly with the increase of deliveries due to Covid. The doors in general do need a good varnish, but are in good order. Previous quite recent experimental doors have led to people being locked out and poorly fitted. Several residents have customised their doors as part of their lifestyle and to their preference - standardising will just look like another council estate and remove the charm of St. Georges Fields. SGF is for the people living here and not for remote speculators buying from brochures. Any obstructions, either over pipes or over doors, will create opportunities for birds, squirrels and vermin, and will require incremental effort to maintain, using cherry pickers which will increase physical risk for staff employed, and increase the need for advanced HSE training.

33	<p>These cosmetic add-ons are a total waste of our reserve fund. This money would be better spent on maintenance projects especially total road re-surfacing, then repair of weather-exposed doors, and otherwise additional large savings for unforeseen necessities. Why aren't resident shareholders asked to recommend necessities rather than outsider ill-informed consultants? Many of the suggested ideas, like painting curbs & door surrounds, and varnishing of doors, are already part of general maintenance on an ongoing basis. The very worst idea is Council Estate style canopies for doorways which are already undercover: these would look ridiculous. The fairly recently installed lighting over tunnels and on wall pillars is quite adequate for us residents; we do not want shopping arcade lighting. A lighter roadway would show up oil and litter stains, and put just under tunnels would jar with rest of road areas, whereas the whole roadway (including entrance and turning points) needs retarmacking in a smooth one colour surface. Importantly smooth as originally designed and not the dirty rough gravel again which could not be steam-rolled as intended. Pipework cloaking is not in line with Brutalist building design and will incur extra clutter, cleaning and bird nests. Our entrance doors are sturdy and in good repair, so no replacement is justified. Revarnishing is already done regularly. Other doors elsewhere on Estate, with more weather exposure, are in greater need of re-surfacing, e.g. brown painted West Rise doors. Groundfloor No.8 Kendal was stripped and revarnished 2 years ago, and now looks no different from its neighbours. Individual door furniture especially personal locking devices, but also door knockers, religious symbols, Christmas wreaths, etc., are important to residents and should continue to be allowed. Entrance mats embedded would damage the pavement tiles and make dirt traps. Enforced identical mats would look like Council Estate uniformity. Residents should keep their individuality choice. Free mats with flat numbers and different colours for each flat could be offered but not enforced. The only realistic and helpful idea is extra signs of block names beside front doors of ground floor flats - these would help guide delivery people correctly. Font must be plain like other signs.</p>	9/6/2020 5:22 PM
34	<p>Question 6 does not have an option to state whether we are supportive or unsupportive of either option. I wish to express that I am unsupportive of removing resident's rights to have their own style of entrance mat. St George's Fields is our home. While it is categorically appealing to have an overall look for the estate, the small, signature elements like doorknockers, doormats, curtains, awnings, choice of balcony plants, etc. are what make SGF feel like a home to me. The more small personal decorative touches that can be retained, the better. A doormat is a small, flat, and often cheap item - it is not worth spending money on cutting into brickwork or consulting on, selecting and then enforcing the uptake of a single, featureless doormat design. Do please consider, on these small touches, allowing the joy of 'being welcomed into a personal home' to outweigh the fear of any small feature that 'upsets the design rhythm'. Do please picture how you feel on returning to your own homes, and whether you yourself have the freedom to choose your own doormat, or your own potted plant by the door. At SGF the design and colours of the doors are already tightly controlled - do allow people's humanity and personalities to have the smallest of outlets. Thank you.</p>	9/4/2020 8:13 PM
35	<p>I feel that these "enhancements" do not provide a substantial improvement to the Estate especially in relation to their cost. e.g. painting the roadways a lighter color is a guarantee to attract car stains (oil, grease, etc) while pipework coverings will attract dirt and pigeons. The tunnels are not used by all residents so why are we improving some of the apartments of the Estate at a cost to all ? If there is a proposal to improve the look of doors & cupboards that should cover all doors in the estate, not just the tunnel doors. I. Tzavaras 3 North Rise</p>	9/3/2020 1:10 PM

36	Only one colour pallet is presented here - have any others been considered?	8/25/2020 9:32 AM
37	Sounds horrendously costly. I would like to rather see new signage and replacing existing tunnel roof lights with more modern versions and brighter lights. Not sure why you would propose to improve doors and mats for only the ground floor? How many residents on the ground floor have commented on this before the survey? What do people living on the ground floor say? How many ground floor residents have responded to this consultation? Why not ask all residents not just shareholders. Tenants may have valuable feedback and are not emotionally involved. SGF does not have a homely feel, the architecture is brutalist but the gardens are magnificent. It is a wonderful Community. Lockdown as reinforced this for everyone. Improvement to the tunnel areas won't influence this. Why invest so much on the ground floor and tunnels and ignore the rest of the estate? Spend more on the overall maintenance to make the buildings and estate future proof.	8/24/2020 4:52 PM
38	I am aghast that the Board is considering spending so much of shareholders' monies, given the extreme financial crisis in which we find ourselves in UK. Many of the proposals seem like vanity projects - i.e. have ANY shareholders said they would like lights above their doors? In principle, the latter look cheap and shoddy, and would be a blight on the SGF landscape. And if flat and block details are on ground floor, for ease of delivery, surely they should be on ALL doorways. By the way, Cayford should know that the essential livery of SGF is silver. The bronze features were added on at some stage and have corrupted the estate's aesthetics thereby. Silver is much more stylish than old fashioned bronze, the latter being out of kilter with the brickwork and ambience of SGF. I would require specific sums for each proposal before agreeing to any work being initiated. If the road surfacing plans are reasonable financially, they should be applied to ALL blocks for visual harmony. How much would the pipework baffling cost? We need a full breakdown of costs before agreeing to any plans being implemented. But all must be deferred until the economic crisis has been resolved.	8/24/2020 1:38 PM
39	The block name and number on the panel is a really good idea. Are the inset mats deep enough to be effective? I like the idea in principle rather than loose mats which "travel" and present a tripping hazard.. New doors with uniform door furniture is a good idea. There will be those tempted to hack nails in the doors on which to hang their festive wreaths. Reducing the noise from cars and wheelie cases caused by the surface of the roadway would be appreciated by those living on the ground floor.	8/22/2020 4:46 PM
40	What will the total cost of this for all buildings be? What is the minimum number of shareholder votes required before a decision can be made as it should be the majority of shareholders? Will an EGM be called given the amount that will be spent across the Estate? Is this change just to ground floor doors or will all floors have new doors and signage to ensure uniformity across the Estate?	8/21/2020 11:52 AM
41	1) I would suggest new, higher specification doors, as those for my 2 flats (59 & 60 AS) have continual problems of warping. 2) Personally I would prefer steel or chrome door furniture to bronze, which I always think looks a bit cheap. 3) Recessed mats would look better but are probably prohibitively expensive. 4) The size and font of the names and numbers on the doorways look a bit heavy, but basically a good idea. 5) All the above aside, a really good scheme that will greatly improve the look of the estate, so thank you all very much for putting together this proposal.	8/21/2020 9:04 AM
42	We feel very strongly that the idea of painting the road in the tunnel is unsupportable. It looks tacky - especially where it meets the standard grey tarmac - will wear and look unsightly and is completely unnecessary as well maintained asphalt is more suitable and the proposed lighting changes and pipework cloaking will lighten the appearance of the tunnel adequately anyway. Whilst we have supported the redecoration of the doors in situ, we are doubtful that the colour chosen will have any significant effect on making the doors/tunnel look more attractive/modern. We have also supported the standardisation of door furniture but feel that the bronze colour chosen looks tacky, cheap and horribly old fashioned and will do nothing to enhance the appearance of the doors/tunnel. We would prefer a high quality paint finish - preferably black- with brushed stainless steel door furniture to give the doors style and a sleek, modern look. We are astonished at the proposed costings for what appears to be a relatively small, straightforward job and we urge the Board to seek further estimates.	8/20/2020 8:40 PM
43	The drawings are difficult to understand	8/20/2020 2:07 AM
44	An alternative to fixing doormats into the brickwork, we could have this done INSIDE the front door, so there would be no mats outside.	8/18/2020 11:49 AM
45	I would install a better entry system first - clearer and easier to use for everyone - with a button for each of blocks rather than a number then flat number there is often a mix up between entry phone systems - SGF / school before changing things and adding more	8/18/2020 10:15 AM

signage Lighting on canopy instead of lights above each door - changing the flooring from dark red colour will give more light

46	I'm supportive to go with the complete design proposal if possible. It makes sense to invest more to ensure uniformity and that the result will be a considerable improvement of the current state. That said, options need to be reviewed with costing and, for instance, if new doors are purchased maybe those can incl the numbering. It would also make sense to tidy up other minor design aspects of items that are relevant to each block. For instance, as part of Park Steps, maybe the bike shed can get improved.	8/17/2020 10:14 PM
47	Dear Team, At such a financial time, this project seems even longterm, a risky expense. Overall at least one million pounds. I would prefer our reserve fund to be maintained. We have had annual service charge increases above rate of inflation. However, it may be that costs could be constrained with acceptable compromises. A further survey with approximate itemised costs may be appropriate at a later stage. Additional points. - My preference would be to attempt hiding pipes followed by more lighting. - The estate previously had light coloured tarmac which discoloured so quickly that had to be relaid in darker colour. - Two or three doors could be made as replacement doors, or even use the original doors from the 5th floor of Hanover Steps and installed while doors were taken off-site and worked on and then replaced on a rotating basis. Thank you for the opportunity to comment upon this thorough report.	8/17/2020 4:56 PM
48	This project seems too complex and expensive. After you have spent £1m how will you build up the reserve fund again? Increase service charges? We are in a recession and times are tough! The tunnels have always been discussed and lighting should be addressed but our front doors on 2nd & 3rd floors don't fit properly and let the light in and the wind blows through when it's very windy. So if you are proposing replacing ground floor doors (and locks), can we have new doors too? Can all flats have mats again if uniform mats are agreed? The canopy lighting idea is crazy if the trial on Park Steps doesn't roll out to all blocks it will look so different and not meet the uniformity desired. What about a light above the front door with an easy to clean cover? Painting roadways will be a never ending maintenance and cleaning issue. The asphalt in the open areas has resulted in big puddles when it rains and has never been resolved. I think painting the roadway lighter will brighten the tunnel a bit but will look so dirty as soon as vehicles drive through and leave tire marks etc behind. What do people living on the ground floor think? Signage – it's easy, put the building names up clearly at each end and say 'lift at far end of tunnel' as delivery drivers don't always seem to understand direction arrows. A lot of drivers go to North Rise and walk back to the gate to ask for directions. It's not clear at the building which one you are at, so install smart looking signs on the outside walls of the stairwells and lift areas will help. A 'you are here' on the map at the entrance might help. Don't make SGF look like a council estate and name each flat on every door. I could go on but simply I think this is all a lot of money not well spent on these proposals.	8/17/2020 4:32 PM
49	Overall, given that this project sounds like it will end up costing c£1 Million for the 4 tunnels (up to £200k for Park Steps as the smallest) I think this is not a good use of SGF funds especially as we have just entered a recession and there is so much uncertainty including whether businesses that would be engaged would survive long enough to complete the work. The additional maintenance this would bring about for cleaning of roadways, maintaining canopies, lighting and matting given that they are not within the ground floor flats, and the overall mishmash (to use your words) of doors on different floors does not sound like uniformity and rhythm across the estate. Perhaps now, when people are concerned about income, it would be better to continue with necessary maintenance and, rather than spending so much on unnecessary projects, aim to keep the service charges static for a while? Addressing each point: 1. Lighting Scheme as Proposed – 1.1 Are people actually asking for better lighting on pedestrian walkways and roadways? If so, how many and how often? 1.2 Canopies and lighting above each doorway will add new maintenance costs to SGF as these will not be within the flats so not the responsibility of the owner. This means replacing light bulbs and any maintenance costs in future years. What costs have been estimated for this? 2 Lighter Roadway Colour – 2.1 How easily can this be cleaned if, for example, there are oil drops from a car that are less visible on a darker surface? 2.2 How often will these lighter roadways need to be cleaned in comparison to existing darker ones and what, if any, is the cost difference? 2.3 How will this look with the existing darker roadways between buildings? 2.4 What will happen to the roadway between Hanover and Archery and Kendal and Park Steps, will it need to be painted too or, if not, how will it look as light to dark and back again? 3 Pipework Cloaking – I am not bothered by the existing pipework so, while I agree that maintenance such as cleaning and painting of the pipework is necessary and important, cloaking of the pipes is neither here nor there. My questions are how much will it cost to install, how much additional maintenance will they incur and what happens when they are damaged by either leaks or works, will there be a low cost to replacing portions of this cloaking? 4 Entrance Doors – why go to this expense of replacing	8/17/2020 3:51 PM

or decorating the doors when it is only for ground floor flats thus creating a completely different “uniformity” of doors from the rest of the floors in the buildings? There has been maintenance and painting of door frames as part of SGF in the past by the Estate staff, can this not be continued for the doors on the ground floors as well? 5 Door Furniture - The proposal looks to have new door furniture. This will require the future control to ensure uniformity – 5.1 Again this creates a new and different look from other floors and the Estate Office will then need to police and enforce this “control”. What costs have been estimated for maintaining as such uniformity must include all aspects including locks and doorbells, who will take responsibility for their maintenance and repair when faulty? Forcing flat owners to use specific locks may not suit their security needs? And budget? 6 Entrance Mats – please use standard, easy to replace door mats that are just wide enough for the front door, not including the rubbish cupboard door, as this will again be completely different from every other floor on the Estate. Especially if compared to West Rise Ground Floor where they will be visibly different. Why would SGF not choose standard free-standing front door mats that are easy for owners to replace whenever they want to or need to from any homeware store? And why would SGF pay for doormats for just the ground floor flats, is this not an owner’s responsibility? If a standard mat is prescribed then uniformity can be controlled without being too restrictive on where they are purchased as it is a standard mat and the cost would not have to be borne by the rest of the flats via the service charge? 7 Entrance door canopy and lighting – If any lighting is to be added, I would prefer it to be the walkways improved as long as it is needed and wanted by ground floor owners? Adding canopies and lighting along with all of the wiring, trunking and electrical supplies as an extra maintenance cost to SGF as, already mentioned, not within the flat so not an owner’s responsibility. What ongoing costs are factored for this? Will the wiring / trunking / electrical supplies be visible and thus a new eyesore? 8 Block name and number on the panel between door and rubbish cupboard door – I think this is a bad idea as it is completely different from every other front door in SGF. 8.1 If the block name is to be on the panel between the door and rubbish cupboard, how small will the font need to be to accommodate the longest names such as Hanover and Archery Steps? Will Park Steps be the same size font? If so, suggesting this will help deliveries is highly unlikely to be true. 8.2 Delivery drivers often stop at North Rise lifts and ask for directions. Suggestions have already been made for maps with a “you are here” blob. These could be at each building with a prominent and easy to see building name and would mean keeping the numbering on doors or panels to be just numbers as for all other doors on the Estate as they are now? 8.3 Would it not be a worthwhile exercise to take a survey from delivery drivers as to where they look rather than asking designers to consider where the drivers might look?

50	The mahogany stain suggested for the doors I would not consider to be 'modern'. The proposed cost seems very high for the changes which will ultimately have a small impact on the look of the estate. Of course the cost of the project is coming from everyone's service charges and at the rate these works will take place, it will be many years before residents not on the ground floor get any improvements to their front door areas. I think improving the overhead lighting is wise, but the front door lighting and built-in floor mat, although nice, is excessive and not the best way of spending money at this time. I'd prefer more residents to get the benefit of smaller changes. I suggest a better starting point to modernise the estate is the frosted squared glass that is at all the stairwells and across the bridges. That would give a greater visual benefit to more residents.	8/15/2020 8:01 PM
51	I think that an uplift of the tunnel areas is well overdue. As you have pointed out a lighter roadway will need to be maintainable as it will soon discolour. A cleaning schedule will be required in order that it does not become tatty. At present I let my flat through yourselves and have not inspected the condition of the doors. Whether they can be cleaned and painted or some replaced to merge in with the existing ones. Perhaps they have all reached the end of their life and that it would be more cost effective to replace them all. I am the owner of 23 Hanover Steps Alfred Hockett 14 Aug 20	8/14/2020 12:28 PM
52	The supporting pillars remain dominant and imposing. If the paintwork at the base was raised higher than at present would this give an illusion of the pillar being less imposing. Or would a 'dropped ceiling' hide the pipes and make the tunnel 'smaller'? Otherwise the overall suggestions are a great improvement.	8/13/2020 9:44 PM
53	I think the colours chosen for the doors and the skirting (mahogany / brown) are dated and also aren't conducive to lightening up the appearance. I think a light/medium gray could work really well with the tunnel floor colour and also walls / ceiling. It would be much more modern than dark wood colours.	8/12/2020 8:59 PM
54	Totally supportive. Wish there was the money to do all the blocks at once.	8/12/2020 6:10 PM
55	I agree with all the proposals	8/12/2020 3:28 PM
56	I am pleased to see that proposed materials and signage will be shared as I am concerned	8/12/2020 12:13 PM

to see "ironmongery bronze" for numbering and block name. It should all be in dull silver, as at present. I agree that there should be a definite uniformity to door furniture and 'approved' mats. Might this be inserted into the provisions of the lease? Better signage is necessary, so can I suggest a new, clearer map at the entrance? Can I also posit that the blocks are identified by colours, and their colour is on map? This will make for ease of travel and navigation. This could be followed and enhanced with the identifying colour painted at the base of the pillars, or on the kerbs.

57	I hope this is constructive. a current walkabout show a multitude of oil stains on the ground floor road ways. I feel a lighter colour whilst lovely to look at is completely impractical. As a ground floor resident and having to cope with so much dust and grime , the cleaning is essential. The proposal of inlaid mats would be a nightmare ...pollen and plane tree debris magnets...as is already the case with folk who have their mats outside. The most constructive thing I can contribute is that our service charges have leapt over the last few years. It was usually the main focus of the board to keep these charges as low as possible. We are about to enter an time of economic uncertainty. While these plans were encouraging several years ago now they seem reckless now . I doubt they will enhance any property value or rentals given the current climate. The big issue is correct signage to the buildings and the lifts . If you sent out another survey and asked people if they wanted the doors and floors and canopies over a reduced or fixed service charge for the next 2 years then you may get a different response. Could you please do this ?	8/11/2020 8:52 PM
58	I think the roadway lighting and the pavement/sidewalk lighting are two separate issues. I wouldn't want a uniform highly lit space. Not sure what the roadway lighting is for - is it for pedestrians crossing the road, or for security and safety, for people getting out of cars (wouldn't want to promote even more parking) etc? Presumably vehicles use their own lighting to access. The pavement lighting from above doorways and the column lighting should be down lighting so that upper levels will not be accentuated. The colour of the lights is crucial and maybe the road lighting and the pavement lighting are differentiated in colour as well as intensity. How much does the drainage cloaking cost? Is it worth it? As I am often not resident so the refinishing of the doors in situ is an issue, however to buy new doors to overcome this seems exorbitant - is it? Main issue is not just security from outside intruders but the security of contents from contractors staff.	8/11/2020 6:34 PM
59	I strongly object to these works I think they are completely unnecessary and a waste of the reserve funds that should be saved for essential maintenance. I also think that undertaking a project like this while we are still in the midst of a pandemic where there will almost certainly be some sort of second wave is foolish. The only thing I would support is better signage to the blocks for delivery drivers. However rather than labelling each flat with the block and number which seems a tad excessive. I think it would be better to use improved maps or signs across the estate directing to each block. Any steps that could be taken to make the estate greener and better for the environment would be a much more constructive use of everyones time and money.	8/11/2020 5:10 PM
60	I would like the lighting to be 'warm'	8/11/2020 8:45 AM
61	The proposals represent a significant improvement to the current situation. Highly supportive and well done to management and Board.	8/11/2020 7:47 AM
62	Doors - suggested stain already looks outdated. Recommend doors either painted black or change the look entirely by use of light oak doors. Front Door Lighting - suggest up-market single wall light to one side of front door (not above) to give a feeling of 'homecoming'. Suggested lighting has the look of a council estate. Plants - introduction of plants would dramatically soften the look and the sound of tunnels. Suggest climbers trained up pillars together with plant troughs supported by LED horticultural lighting	8/11/2020 7:44 AM
63	The bare concrete bricks are very stark and ugly. This redesign of the tunnel does not address that. Please seek ideas that would make the concrete in the estate look less industrial without a substantial cost. Though were it not for the extensive foliage, the estate would look much worse - as it does in the winter.	8/11/2020 2:01 AM
64	Great ideas and the pictures look like it will be a fantastic improvement! Please make the third floor hallways the next project!	8/10/2020 9:30 PM
65	Thank you for initiating the consultation. Our comments are below: 1/When faced with options it would be helpful to understand the cost assumptions linked to each option. 2/Pipework cloaking is a project which makes sense however, based on the document shared, it is difficult to understand what it will look like. 3/If the Park Steps tunnel is the first to be rejuvenated what would be the cost estimate for all tunnels and how does this cost to compare to the shareholders reserves?	8/10/2020 4:27 PM
66	Have paid £1500 for Banhams locks since moving back. Need to keep them, it's the only	8/10/2020 4:16 PM

way I can get a good night sleep, since flat has been broken in to a couple of times during tenancy, and once when I lived here before, a burglar got into my bedroom at night and woke me. Have to keep my locks. doors on the ground floor are of very good quality, and I fear that by to-days standard we may not get the same quality, so I say keep them.

67	Regarding: 4 Entrance Doors: I have voted for new doors, but would support refinishing the old ones, if that option is much cheaper However, it would have to be a proper refinishing job, not just painted over the existing finish. This was done in the past and looked very unattractive. 6. Entrance Mats: We are not allowed mats of any kind on the 3rd floor. It was pointed out that we had mats set into the floor inside the flats, so a mat outside was not needed and looked untidy. Why not take the same approach on the ground floor and have no mats here either?	8/10/2020 3:07 PM
68	Just a few - very excited about the initiative, but at the same time would like there to be at least some element of personalisation allowed. It makes the estate much warmer. - Lighter Roadway colour sounds great in principle but have concerns (from past experience) re. being more prone to oil marks/ scratches etc. and slippy in wet weather. - Very supportive of better lighting along the roof, but don't see the need for lighting above the doorways or in the door frame. Also potential maintenance nightmare. - Would be great to have a new, properly sound- and -temperature insulated front door & would make ground-floor residents feel a lot safer. - Don't feel there is the need to be draconian with the door numbers/ knockers and doormats - such tiny features in the grand scheme of things & they show that real people live here... One wildcard idea... might it be an option to have the walls/ pillars in each tunnel painted a different colour? That way they are not so bland and giving directions would be much easier...	8/10/2020 2:27 PM
69	none	8/10/2020 1:57 PM
70	It all sounds sensible Would love to see the glass panels on the upper floors changed someday, and the unrelenting brown paint used everywhere at SGF on the outside, including the new doors, changed to a slightly more attractive colour.	8/10/2020 1:16 PM
71	Nil	8/10/2020 1:08 PM