

Enjoy the freedom of breaking away from leasehold

MORE than 300 leaseholders are to be given a once-in-a-lifetime opportunity to buy their own homes from Hammersmith & Fulham (H&F) Council.

Under H&F's 'Right to Freehold', 308 leaseholders who live at 140 street properties across the borough will be able to purchase the freehold.

Each of these buildings are comprised entirely of leasehold properties and residents will be able to join forces to buy the right to the land off the council.

Buying the freehold of the block will give residents complete communal ownership of the block, and full communal management rights to the flats and the building.

As freeholders they will no longer



Buying the freehold can give you control over repairs

completed and a further eight at a very advanced stage.

Alexandra Johnson bought the freehold to her home in Nella Road, Hammersmith. She said: "We always wanted to own the freehold from the beginning but we had to wait for the flat upstairs to be in a position to buy the freehold too.

"It only felt that we owned half of the property beforehand because someone could have come in at any time and changed the windows. Now it is an amazing feeling to know that it is all under our control. The council was very helpful throughout the process."

● For more information call 020 8753 6464 or email h&fhome-buy@lbhf.gov.uk.

need to pay a block service charge to the council and they will be able to jointly decide to abolish the ground rent.

Owning the freehold will also give residents complete control over repairs and bills for major work.

H&F Council has been enjoying its best year ever in relation to freehold enfranchisement with seven sales

Big recycling rise as new ideas stack up

AN INNOVATIVE project has helped recycling in some parts of the borough to rise dramatically.

Between July and October last year, residents living in selected blocks of flats in the borough were encouraged to change the way they recycled their household waste. Hammersmith & Fulham Council introduced new recycling chutes and delivered re-useable bags to residents' homes that they can use to carry recycling to and from new Smart Banks outside their flats.

Smart Banks were installed at 18 new locations, where previously there were limited recycling facilities or none at all, and about 20,000 properties were visited by recycling experts.

The council measured the amount of waste collected from 528 households out of 1,470 which used the recycling chutes, both before and after the changes. The amount soared from around nine tons in July to 19 tons by the middle of October – an incredible 111 per cent.

The figures also reveal an estimated annual increase of 137 per cent in the amount of waste being recycled in locations where new Smart Banks were put in place.

H&F Council cabinet member for residents' services, Cllr Greg Smith, said: "The price of throwing rubbish away continues to rise and the best way that residents can help us keep costs down is to recycle more."

WANTED!

TAKE a good look at these faces – they belong to some of west London's most wanted.

And the Met Police has joined forces with Hammersmith & Fulham (H&F) Council to ask for YOUR help in bringing them to justice.

The rogues' gallery, with three foot-high mug shots mounted on a mobile ad van, has been touring west London as part of the joint initiative, which has been paid for by the council.

Officers want to quiz the suspects for a range of offences including drug dealing, ABH and burglary.

H&F Council is spending £1.3million a year for three enhanced town centre squads of beat bobbies, meaning the borough has 44 more officers than it would do otherwise.

"Criminals can run, but they cannot hide," said Cllr Greg Smith, H&F cabinet member for residents' services. "We need residents to take a long hard look at these faces and help us find these people. Our message is clear: if you know these people we want you to turn them in."

● If you have information dial 101, email hammersmithandfulham.police@met.police.uk or tweet: @MPSHammFul.

● **Amy Libren** who is charged with ABH on her partner in addition to three charges for possession of crystal meth, cocaine and mephedrone



● **Philip Brown** failed to turn up to Kingston Crown Court for sentencing. He has pleaded guilty to supplying crack cocaine and heroin after being caught in possession of a large quantity of drugs



● **Paul Dunkley** is charged with burglary of a jewellers in Shepherd's Bush and admitted the offence. However, he failed to appear in court in May last year



● **Sean Patterson** (top photo) and **Darrell Richmond** are charged with a £2,000 jewellery heist in W12. Both failed to appear at Isleworth Crown Court on November 3, 2011



● **Staff areas of pubs around W12 and W6** were targeted by **Maria Calvi** who failed to appear at West London Magistrates Court and is charged with two counts of burglary



● **Adam Gryzyc** was sentenced to a year in prison for burglary and is wanted for failing to comply with his reporting conditions after he was released in November



Tim Battle from Rational House and David Lunts of the Greater London Authority at the Fulham launch of a new housing style

RATIONAL THOUGHT PROCESS

A NEW style of housing that could revolutionise urban development has been launched in the borough. Rational House, in Biscay Road, Fulham, is the brainchild of architect Robert Dalziel and engineer Tim Battle, who took inspiration from the most successful features of housing around the world, past and present, and packaged them into a modern house.

The result responds to a vital need in the UK to provide high-density, low-rise, sustainable homes with design and quality at an affordable cost.

Much of the work for Rational House is done off site including the traditional concrete walls and floors. The walls are load-bearing, preventing the need for internal steel framework and producing an adaptable layout that can accommodate the changing needs of the people who live in it, or be easily converted into flats, offices or shops.

The design creates an airy, light feeling through the use of large windows and high ceilings.

The sustainable design means that running costs and energy consumption is kept low for the occupants of the house.

Hammersmith & Fulham Council leader Stephen Greenhalgh officially opened the site and said: "This is fantastic news for hard-working, middle-income earners who want to live in Hammersmith & Fulham."

Mr Battle added: "In essence we are creating tomorrow's modern classic. We have achieved this by embracing the best of contemporary design and building techniques, including off-site manufacturing and low-energy performance."

For more information visit www.rationalhouse.com

Tudor Rose centre ready for fast growth

THE brand-new £1million children's and community centre on the Fulham Court Estate has been officially opened.

Hammersmith & Fulham Council leader Stephen Greenhalgh performed the honours at the Tudor Rose.

This has replaced a crumbling 20-year-old prefab building and combines a ground-floor children's centre for families with children under five and a first-floor community centre able to host everything from youth groups to healthy-eating classes.

The children's centre at the Tudor Rose is run by the Pre School Learning Alliance,



Cllr Greenhalgh officially opens the Tudor Rose community centre on Fulham Court Estate

who will run four other H&F centres.

Cllr Greenhalgh said: "While many local authorities have chosen to close their children's centres, we have kept all of ours open and even managed to open a new one, bringing the total in the borough to 16. I know that the Tudor Rose is already proving to be very popular.

"As more people learn about the building I hope it will encourage other groups to use the facilities."

The opening event was sponsored by local company Element Six and supported by Hammersmith & Fulham Volunteers Centre and Works 4U.