

Dear Crescent Garden Freeholders,

As you are doubtless aware, the Clifton Gardens end of the garden suffers from flooding to such an extent that we have had ducks swimming across the lawn.



Over the past 8 years we have carried out an annual inspection and clearing of the Victorian drainage system running underneath the pathway at the back of Warrington Crescent. This work has improved the time in which the surface water takes to drain away but it does not prevent the pooling effect on the lawn and pathways and consequently an effect on surrounding buildings.

Following concerns about flooding from residents in garden flats along the Warrington Crescent side, the directors of Crescent Amenity Limited have over the past year investigated how to resolve the flooding issue.

The investigation confirmed the director's suspicions that flooding in the garden was a combination of the garden being the lowest point in Maida Vale as well as sitting on London Clay and outdated Victoria Drains which created flooding to continue across the lawn and pathways after heavy rain.

It is the intention of the board to undertake significant works at the Clifton Gardens end of the garden in order to prevent flooding.

The works are expected to take between 3-4 weeks and are due to start in August. The work which is quite substantial will involve machinery been used in the garden to dig drainage trenches across the lower lawn which will then be backfilled. During the works a section of the lower garden will be closed off to residents but the rest of the garden including the children's playground will still be available to residents.

The cost of the works will be initially be paid for straight from the garden reserves but over the course of 2018, the reserve account will be replenished via the quarterly garden charge.

Please let us know if you have any questions.

Aaron Landeryou