

Abi Williams

From: [REDACTED]
Sent: 02 April 2026 08:42
To: Abi Williams
Cc: [REDACTED]
Subject: Requested maintenance

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Dear Abi,

Following our meeting last week, please see below our request for some external maintenance.

I have inspected our guttering for the whole building and whilst the upper levels look good, the lower levels are in a state of disrepair, or it seems in need of replacement.

We have been subject to some vandalism as well as some ‘young football players’ damaging areas to the rear. All the guttering along the rear of the building especially around the rear door and above the PC office window, have been badly damaged and some pieces (joints etc) missing, downpipe brackets have been broken and consequently the down pipes are now free to move. As these pipes go directly into the ground, the danger is that they break at ground level. I was thinking that these guards may protect the pipes https://www.roofingsuperstore.co.uk/product/galvanised-downpipe-protector-130mm-x-130mm-x-115m-black.html?ppc_keyword=&gad_source=1&gad_campaignid=14048073333&gclid=EAlaIQobChMI99_tndPOkwMVOJRQBh33ADiiEAQYAyABEgLG7vD_BwE

I believe the rear damage is mainly due to football, I’ve spent many hours over time, asking children not to use the Hub as a goal, but it seems without success. There have also been reports of footballs being kicked over the building from back to front, my fear is that the PV panels will be damaged. The delicate neighbour relationships with Brooksbank residents have been nurtured over the years and some of the footballers are children of them, we have to tread carefully.

As to the front gutters, they seem to be the victim of sun and weather extremes. I have spent many times trying to realign the lower gutter (under the PV panels) to stop it leaking, however fixing one leak tends to create another. You may have seen the constant drip in front of the double doors to the Atrium.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]