

Update email on Gardening Improvement Plan for Camberwell Fields

Dear Residents,

Further to my email of 19 December - and in recognition of, and as an apology for, the gardening standards not meeting expectations over a number of years - I am pleased to confirm that NHG is investing in a programme of improvement works to bring the gardens up to the standard we all expect.

Below is an update on the gardening enhancement works taking place across the estate over the winter period and into early spring. These works are intended to refresh communal areas, improve the condition of lawns and planting beds, and ensure the estate is ready for the growing season ahead.

Winter Pruning and Bed Maintenance

The grounds team has begun winter pruning and reduction works across the estate. This includes cutting back shrubs and hedges and turning over the beds to improve plant health and appearance. Winter maintenance helps prevent overgrowth and encourages healthier growth in spring.

Lawn Improvements

We recognise that several lawn areas require additional attention, and the following improvements are planned:

- **Pocket Park:**
The soil will be aerated, followed by overseeding and a layer of top dressing to promote thicker, healthier grass. To allow the seed to establish, the lawn will need to be temporarily closed and fenced off for approximately 4–5 weeks. We are proposing to begin these works at the end of February, avoiding late frosts, with visible benefits expected by late March/early April.
- **Shared Garden of Barret Court, Hodgkin Court, Leigh Court & Kitaj Court:**
The lawn will be raked to remove moss and thatch and then overseeded to encourage new growth. Temporary fencing will also be required while seed establishes.
- **Shared Garden of Ayres Court, Hogan Court and Hambling Court:**
These lawns do not have sufficient depth nor drainage to maintain a quality lawn, so we plan to introduce a low-growing wildflower mix on the raised areas in late spring. This will add colour and biodiversity while keeping a neat, mown lawn edge around the perimeters.

Tree Works and Replacements

The dead trees at the shared garden of Ayres Court, Hogan Court and Hambling Court will be removed and replacement with smaller ornamental species. This is planned for spring 2027, allowing time for consultation, sourcing of the correct species, and planting in the appropriate season.

Planting and Bed Enhancements

To enhance the appearance of the estate and fill gaps in existing beds, we will be introducing:

- 100 spring and summer--flowering bulbs in low--footfall lawn edges
- 300 new shrubs distributed across the estate
- Fresh bark mulch in selected beds that require soil improvement or additional support

These additions will help provide structure, colour, and improved plant health.

Additional Improvements

As part of the wider programme, the raised sleeper beds outside the estate office will also be repaired and refreshed.

What to Expect

We anticipate that the positive effects of these works will become established and visible during the spring. Some areas will need temporary fencing during lawn establishment, and we appreciate your patience while this essential work is carried out

Thank you for your understanding and for bearing with us as we work to restore the gardens to a standard we can all take pride in.

Costs

We want to reassure residents that the costs associated with the improvement works outlined above will not be passed on to residents.

A separate update will be provided regarding the gardening costs included within the 2025–2026 service charge accounts. This will reflect the credit being applied for the period February 2025 to August 2025, covering the months before Grounds Care were removed from the contract and replaced by Ginkgo due to continued service failure.

This forthcoming update will also include a revision of how gardening costs are allocated across the service charge schedules, ensuring transparency and accuracy for all blocks and households.

Kind regards,

Tom

Tom Hay

Estate Operations Manager | Operations Directorate

phone: 020 3815 0833 | **mobile:** 07801 547 646 | **email:** tom.hay@nhg.org.uk

Notting Hill Genesis Bruce Kenrick House, 2 Killick Street, London N1 9FL

group.nhg.org.uk

