

Action Plan 2026 – 2027, Benendon House

Welcome to your Neighbourhood Plan, Luvelle, your Neighbourhood Coordinator, has put together this improvement plan for Benendon House. It explains what we are focusing on, the challenges we know about, and the actions we will take to make improvements.

This plan is about working together with residents, partner organisations, and the wider community to make Benendon House a safer, cleaner, and more pleasant place to live.

Location	Benendon House, 37 Russell Hill Road, Purley, London, CR8 2GA				
Date	2 nd March 2026				
Estate Rating	6/10				
Objective	Key Actions	Owner	By when	Progress Update	Status
Consistency of bin collections	Ensure Veolia have the correct access arrangements and resources to enter the bin store and complete collections.	Luelle Portundo	30/03/2026	Depot keys previously issued in February 2026. Ongoing monitoring of collections and escalation to depot manager if not collected.	ONGOING
Eliminate German cockroach infestation	Continue pest control treatment plan and monitor affected flats and communal areas. Ensure	Estates	01/06/2026	Significant improvement noted following the last three treatment visits. Activity levels have reduced considerably.	ONGOING

	residents follow advice given to prevent re-infestation.			Ongoing monitoring in place to ensure full eradication.	
Reduce noise from pedestrian gate to car park	Inspect pedestrian gate mechanism and arrange adjustment or installation of soft-close device to prevent loud slamming.	Repairs/ Programme Delivery	01/06/2026	Residents in the flats above have reported noise disturbance due to the gate slamming. Issue to be raised with contractor for inspection and remedial works.	ONGOING
Resolve recurring fire alarm faults in basement car park	Commission full diagnostic review of fire alarm system in basement area. Escalate to contractor and fire safety team for permanent resolution rather than reactive repairs.	Building Services	01/09/2026	Fire alarm in basement car park has been activating frequently for approximately 18 months. Various faults have been identified and addressed; however, the issue persists, with alarms sounding daily at times, both day and night. Requires escalated review and long-term solution.	ONGOING

How can you get involved

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