

DELTA NEWS



Issue 18

2013

Hi Everyone,

The Capital Works are progressing quickly. It is difficult to quote accurate percentages of work completed, as the situation changes almost from hour to hour.

There has been good feedback from people who already have their windows, and the blocks look much better already, even with the scaffolding and netting in place. For those of you who don't have your new windows yet, it won't be long now, and it will be worth the wait.

For leaseholders - There has been a meeting about leasehold payment options. The finished article is more favourable to leaseholders than the previous one, and is currently with Cllr. Lesley Kelly for approval. You will be kept informed.

The TMO is well aware that the estate is rather chaotic at the moment with lots of extra people and vehicles moving around. Please keep calm and be patient - it's not forever!!!! It is proposed that we hold a party to mark the end of the Capital Works in the summer. If anyone has any ideas or comments or would like to join a sub-committee to organise the event (you don't have to be a board member to be on a sub-committee) please contact the Office.

DELTA TMO

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Romford
RM2 6JR

Contact us on:

01708 464714

E-mail:
deltatmo@btconnect.com
Website:
www.deltatmo.com

Office opening times:

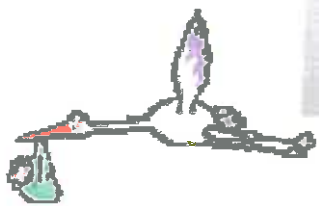
Monday to Friday
9.00am - 5.00pm

Homes in Havering out
of hours repairs:
01708 756699

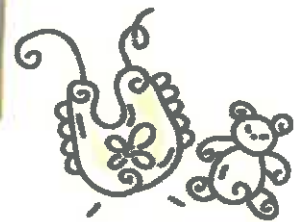
Outside office hours
we operate a 24 hour
answer phone service.
All calls received
will be responded to
the next working day.

Kids' Drawing Competition

ELOISE CARTER of Mountbatten House wins a chocolate selection box with her delightful artwork of Father Christmas. Well done, Eloise. Here is her excellent entry.



Stork corner



We'd like to send a belated 'welcome' to several new babies.

Mountbatten House saw the arrival of baby Albert, much loved by Mum Carmelina, Dad Neal and his 2 adoring big sisters Eloise and Ruby.

And then came baby Isobelle, a second daughter for proud parents Kerry and Chris, and a sister for Charlie and Kacey-Leigh

At Elizabeth House new arrival baby April made an appearance just in time to celebrate Christmas with Mum Kirsty and big sister Faith

And finally, our first new arrival of 2013 was baby Josie, third child for proud parents Terri and Lewis at Victoria House and a sister for Sky and Lewie

Answers to Christmas Quiz

You will remember that there was a quiz in the last issue. We had more entries this time, and drew one lucky winner from the correct entries received.

1. Silent night or Silent night, holy night
2. Let It Snow or Oh the weather outside is frightful
3. Ding dong merrily on high
4. The Christmas Song or Chestnuts Roasting on an Open Fire
5. Hark The Angels Sing
6. Oh Holy Night
7. Have Yourself a Merry Little Christmas
8. Winter Wonderland or Sleigh bells ring, are you listening?
9. Rocking around the Christmas tree
10. Once in Royal David's City

The winning entry was from LINDA BEVAN of Mountbatten House. She wins a tin of Roses. Well done, Linda.

What have the board been up to?

The board have no intention of boring you with every detail of every meeting, but in each newsletter we will give you a list of some of the main items covered during our monthly meetings.

This quarter we have

- Continued to work towards a new office
- Attended meetings to help protect our financial position and to ensure our residents continue to receive value for money services
- Continued to work on everyone's behalf regarding the continuing Capital Works

Your Turn

There is no resident's letter this issue as we have not received any. Why not write in with your thoughts and opinions or anything you think might interest other people.

Remember all letters and articles may be edited. Please submit material to the TMO Office and make it clear whether you are happy to have your name and address included or if you would rather remain anonymous.

This newsletter is also available on our website www.deltatmo.com
If you require a large print copy please contact the Delta office.

Estate Office Notice Board

Dog Fouling

Another resident on the estate has been issued with a fixed fine penalty notice for not picking up after their dog. We will continue to work with the enforcement team at LBH and CCTV regarding dog fouling.

Contact Numbers

With the works on the blocks underway, it is even more important to ensure that the office has your up to date phone number. This will help Lakehouse or any other contractor to arrange appointments to visit your property to carry out works.

Repairs and Blocked Chutes for the Month

The percentage of repairs which were completed within the time set for each type of repair was 100% since the last newsletter. The average number of blocked chutes since the last newsletter is 10 per month. This does take the team considerable time to clear - approx 30 mins per blockage.

Balconies

Again I feel the need to mention throwing debris from balconies/windows. This is a disgusting act and I do feel sorry and annoyed for the residents who either have cars parked or are walking below at the time. It is now more of a problem with the scaffolding around the blocks. This is also classed as Anti-Social Behaviour and if anyone is caught doing this it could have an effect on their tenancy.

Building Works/DIY

I am sure you have seen the clause regarding the above in your latest Tenancy Agreement. In case you didn't it reads as follows:-

Any building works/DIY should be carried out between 8 a.m. and 6 p.m. Monday to Friday, 8 a.m. to 1 p.m. Saturday. No works should be carried out on Sunday. You must obtain the Council's written permission to carry out any major works outside these times.

Blocked Chutes

Again I would to ask all residents to be careful of what they put down the chutes. Any items which you may feel may block the chute please put it in the waste room outside the front or rear entrance.

Smoke Alarms

Please ensure your alarm is working. Check it weekly and on no account take the batteries out if the alarm starts to "beep." This is your alarm telling you that the batteries need changing. Always have spare batteries ready to put in your alarm.

Just the job – Free support for families

Havering Council has joined forces with Reed in Partnership and Jobcentre Plus to launch a free scheme to help families get into work.

Called the Families Programme, it will provide support and advice to families who are struggling to find work. Those taking part will be given a family adviser, who will work with them to help improve their home and family life. They will help with everything from job planning, debt advice and support, accessing training, housing support and even health and wellbeing support.

"Local Programme Manager, Gya Niyazi, said:" said: "The Families Programme is a fantastic opportunity for families to get the support they need to get back into work. We're looking forward to supporting local residents to achieve their goals."

To join the scheme residents or someone in the family must be claiming a working age benefit (Jobseekers Allowance, Employment Support Allowance, Incapacity Benefit, Income Support, etc.).

Homes and Housing staff can refer residents on to the scheme so give us call on **01708 434 000**. You can also call Reed in Partnership directly for more information on **0208 274 4245**.

Take it away please

If you live in one of the high rise blocks and you order a takeaway meal, could you please make it absolutely clear to the delivery company that you live in a block of flats, and which block your flat is in. There have been occasions when residents of the houses in Durham Avenue or other blocks have been inconvenienced by attempted deliveries of fast food, sometimes quite late at night. If you order food, please be considerate and make sure the company have the correct address.



For Sale



A resident on the estate has a selection of girls' clothing (excellent condition/almost new) to sell to fit a girl of 9/10 years age group. Anyone interested should contact the DELTA TMO Office for details of the seller.

Photos of the Estate

Here are a couple of pictures of snowmen which were built during the very cold spell a few weeks ago. Hopefully the cold winter was a sign that we can expect a good summer this year. If you have taken any photos around the estate and would like to share them, please send them to the office for inclusion in later issues.



SAFER NEIGHBOURHOOD TEAM

Please report any incidents to the Police. The numbers to call are as follows:

Office - 0208 721 2579

If it's not an emergency call the police on 101, textphone 18001 101

Email: squirrelsheathsnt@met.police.uk

www.met.police.uk/saferneighbourhoods

Romford Police Station 01708 751212

In case of emergency dial 999

Don't forget to report any incidents to the Safer Neighbourhood Team - if they are not on duty leave a message on the answer phone. They will get back to you. It may be frustrating if no-one is immediately available **but they can't help if you don't keep them informed.**

We hope that you have enjoyed your newsletter.

Next newsletter due June 2013.