

Avenue Road Priority Estate Inspection

This newsletter provides residents with feedback for the priority estate inspection carried out on 4 November 2009.

The priority estate inspection is your opportunity to work with Ascham Homes and our partners such as the Local Safer Neighbourhood Team, who join these visits to improve your environment.



The inspection team

The caretakers on your estate are working hard to maintain a high level of cleanliness.

Their weekly duties include:

- cleaning the ground floor lobby area
- checking the cleanliness of lifts 3 times a day
- cleaning the chute and bin area

Residents are reminded that they should correctly dispose of their rubbish and that if they do not they are in breach of their tenancy agreement.

High levels of vandalism were evident on the inspection.

The lights on the metal staircase (emergency exit) at the southern end of Blackthorn Court were vandalised at the time of the inspection.

These and the other repairs which were recorded at the time of the inspection (see back page) have been repaired.



A vandalised light



Repair work is being carried out

A rubbish bag was set on fire in front of the bin chute (see the photo opposite). This mindless vandalism is spoiling the environment for all residents on the estate.

If you witness anyone vandalising property or urinating in communal areas contact Alan Griffiths on 020 8496 4900 or the ASB hotline 020 8496 4011 and action will be taken.

Repairs

We have listed below some of the communal repairs identified as part of the inspection process. We have included brief descriptions of the repairs, order numbers and completion dates allowing you to check if a communal repair to your block has been completed on time.

Blackthorn Court

Location / Description	Job no	Due Date
Supply and fix 4 emergency lights on emergency stairs	409472/3	12 Nov 09
Block 'refuse gate' at rear of the building	391937/3	01 Dec 09
Overhaul storage door lock on right hand side of flat No17	416643/1	09 Nov 09

Rosewood Court

Supply and fit fence slat outside garage No 99	41664/1	03 Dec 09
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Gean Court

Location / Description	Job no	Due Date
Provide and lay one brick wall in car park area outside entrance B	416635/1	03 Dec 09
Renew mortise FB1 lock on entrance B on the dry riser door on the ground floor	416626/1	05 Nov 09
Take up and relay paving	416641/1	03 Dec 09

We are aware that handrails need to be replaced. This programme of works is dependent upon further funding and we will aim to start this programme early next year.



Our grounds maintenance staff celebrate passing their NVQ Level II in Amenity Horticulture 25/08/09

Are you finding it difficult to manage your debts and pay your rent?

If so please speak to our Rents Team on 020 8531 8097 our officers are trained to help you maximise your income and can make sure that you are receiving all the benefits that you are entitled to. Alternatively visit our website www.aschamhomes.org.uk and look at the rents section which informs you how to: pay your rent, claim additional benefits, training and employment opportunities and help with utility arrears.

Tenants and Residents Association

TRA's are a great way to voice your opinions on housing issues that matter to you. A TRA allows you to speak for your block with one voice giving you and other residents a sense of empowerment whilst increasing 'community spirit'.

We will soon be sending out an opinion survey to gauge interest. If the TRA proves to be a popular option we will then arrange a meeting to discuss how to set up your TRA.

For more details contact Erhan Mestanoglu your Assistant Community Development Officer on 020 8496 4038.

A reminder to dog owners

Animal owners have a responsibility to ensure that their pets do not cause a nuisance or health hazard to other people.

Leaving dogs' mess in public places is antisocial, unpleasant and carries a health risk particularly for young children who play in parks and open spaces.

If you witness a resident allowing their dog to foul on the estate without clearing up, please telephone the "Antisocial Behaviour Hotline" 020 8496 4011 in confidence and tell us the resident's name and / or address and we will pursue the matter.

