

Chingford Lane Priority Estate Inspection

This newsletter provides residents with feedback from the Priority Estate Inspection, which was carried out on 7 October 2009.

The Priority Estate Inspection is your opportunity to work with Ascham Homes and other partners, such as the local Safer Neighbourhoods Team, to improve your living environment.



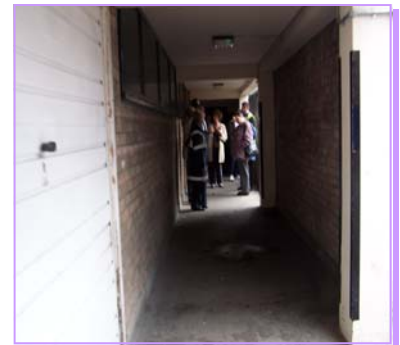
Cllr Fitzgerald and Safer Neighbourhoods Officers inspect the damaged gate

We have put up new fencing in the playground allowing children to play in safety. During the inspection we noticed that vandals had broken off the bolt to the gate, making it unlockable.

Within an hour our contractor who erected the new fencing and gate were back on the estate repairing the damage.

Antisocial behaviour is starting to reappear in the undercroft below the Montalt Road flats. Ascham Homes, residents and the Safer Neighbourhoods Team have worked together to reduce this problem in the past.

We again will ask you to work with us in combating antisocial behaviour and contact the Hatch Lane Safer Neighbourhoods Team in confidence on 020 721 2641 in duty hours or the Metropolitan Police Service on 0300 123 1212 out of hours if you witness anything unlawful occurring.



Antisocial behaviour is starting to occur in hidden areas



Breyer's site office and storage area

During the inspection residents asked why Breyer's were still using the car park area for their site offices and storage areas.

We have been advised that the units are being used to complete the decent homes works at the Montalt Road Lodges.

The office and storage facilities are scheduled to be removed in mid December 09 once the works are completed.

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.

131-181 Chingford Lane

Location/Description	Job No	Due Date
Relay slabs in front of pathway on the right-hand side of flat 131	412357/1	13/10/09
Ease and adjust the bin chute door near flat 155 going from the mezzanine level to the ground floor.	412357/1	13/10/09
Supply and fix metal catch and weld side bracket on the front gate next to flat 137	412626/1	09/11/09

1-7 Montalt Road

Location/Description	Job No	Due Date
Re-fix metal strip on the right hand side of bin door	412374/1	13/10/09
Weld handrail strip to the right hand side of Flat 1E & 3E	412631/1	09/11/09
The gap surrounding the drain at CL to be filled in	412357/1	13/10/09

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

Tea with Chair of the Board

We would like to invite you to meet with our Chair of the Board over tea and cake and find out about Board related issues.

The dates are as follows at 4pm:

- Thursday 3rd December 2009
- Thursday 4th March 2010

In our Board Room at Willow House, 869 Forest Road, Walthamstow E17 4UH.

To accept this invitation please inform Tracey Chandler on 020 8496 4942 or via email to tracey.chandler@aschamhomes.org.uk

We will look forward to seeing you soon.

Tenants and Residents Association

A perfect opportunity for you to get involved.

TRA's (Tenants and Residents Association) 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'.

If you would like to find out more about setting up and being part of a TRA please contact Sunita Trehan on 020 8496 4966 or Sunita.Trehan@aschamhomes.org.uk alternatively you can write to her at Ascham Homes, Willow House, 869 Forest Road, E17 4UH.



Our Grounds Maintenance staff celebrate passing their NVQ Level II in Amenity Horticulture 25/08/09

Home Grown Success

The Grounds Maintenance Team from Ascham Homes revelled in their own success as sixteen members of staff received their certificates for NVQ Level 2 in Amenity Horticulture.

Ascham Homes are delighted by their 100% success rate and hope that residents will be pleased with the new level of gardening care and maintenance that the newly qualified team is keen to show-off.