

Fred Wigg and John Walsh Tower Priority Estate Inspection

This newsletter provides residents with feedback for the Priority Estate Inspection carried out on 3 March 2010.

The Priority Estate Inspection is your opportunity to work with Ascham Homes and our partners who join these inspections to improve your quality of life.



Footwear left outside a property

Residents are reminded that they are not allowed to store personal property outside their homes in communal areas.

The shoes, shown in the photo opposite are a potential hazard and could cause someone to trip or fall. These hazards can be fatal in the event of a fire when visibility is low and when people are panicked and hurrying.

During the inspection we were stopped by a resident who was concerned about their means of escape.

When further investigated we discovered that their passage was not accessible and this has now been rectified.

We ask that all residents check that their means of escape is not blocked and that it is kept accessible. If you have any concerns regarding this please don't hesitate to contact your Tenant Services Officer (TSO) Shelly Anderson.



How will you get out?



Notice boards

Ascham Homes have installed new notice boards on the estate for your use. These notice boards are placed in the entrance of John Walsh and Fred Wigg.

If you wish to display communal information please contact your TRA or Erhan Mestanoglu on 020 8496 4038 or email erhan.mestanoglu@aschamhomes.org.uk and he will display your notice for you.

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.

Fred Wigg

Location/Description	Job No	Due Date
Supply and fix ceiling panel outside flat 51, 65, 100.	435877/1	06/04/10
Supply and fix fish tail metal clad face - emergency lighting outside the electrical cupboard floor 3 & 13.	435877/1	06/04/10
Supply and fix Georgian wired glass outside the stair door on 12th Floor and at the entrance of door 13 & 17.	435877/1	06/04/10

John Walsh

Location/Description	Job No	Due Date
Ease and adjust the electrical cupboard door on floors 1, 5, 7, 11 and 15.	435908/1	06/04/10
Supply and fix door closure to electrical cupboard door on floor 5 and chute door on floor 7.	435908/1	06/04/10
We are aware that some handrails and window handles need to be replaced. These have been placed on a programme of works which is dependent upon further funding.		

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

If so, please speak to our Rent Income 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 you are entitled to.

Alternatively visit our website www.aschamhomes.org.uk and look at the rents section which tells you how to:

- pay your rent
- claim additional benefits
- training and employment opportunities

A reminder to dog owners

Residents are reminded that they must write to their TSO, Shelly Anderson shelly.anderson@aschamhomes.org.uk to ask permission to keep a dog, cat or any other domestic animal in your home.

You are also reminded that once you are permitted to keep a dog or cat, you have a responsibility to ensure that your pet does not cause a nuisance, annoyance or disturbance to other residents.

Dogs must be kept on a lead at all times whilst on communal council property.

Home Contents Insurance

Protect your home and belongings from fire, burst pipes, theft or vandalism from as little as 75p a day.

We have teamed up with Aviva Insurance to provide low cost contents insurance for all our residents.

For an application form or for more details contact the rents hotline on 020 8531 8097 or visit the rent area of our website at www.aschamhomes.org.uk and download our booklet.

We can collect payment for your insurance with your rent. Remember if you do not keep up to date with your payments your home will not be protected.

Police Contact Details

To contact the Metropolitan police please use the 24 hour free phone number 0300 123 1212, or contact your local team directly on 020 8721 2036.

Please note the local team is not a 24 hour service but an answer phone message can and should be left. These messages generate a CAD number which can be used in court if a conviction is made.

In an emergency (a life threatening situation) always dial 999.

If you are deaf or have a speech impairment please use a text phone. Dial 18000 in an emergency or 18001 in none emergencies.