

John Walsh & Fred Wigg Towers Priority Estate Inspection

This newsletter provides residents with feedback for the priority estate inspection carried out on 28 October 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.



Councillors on the inspection

Ascham Homes are aware that there is a pirate radio station on the roof of Fred Wigg Tower.

We are working with the Police and Ofcom to improve security and remove the pirate radio station and stop anyone from gaining access to the roof.

We have been carrying out fire assessments of all our blocks in the borough.

After the fire in Camberwell we sent letters to all residents telling them to make sure that fire exits are clear. We are also visiting all blocks to ensure that action has been taken and that fire exits have been cleared.



Do not store items outside your home



Exit areas to be kept clear

During the inspection we noticed that some of the fire escapes are still blocked, these need to be cleared immediately as they are a health and safety risk and are blocking a fire exits.

For further information please contact your Tenant Services Officer, Shelly Anderson on 020 8496 4037 or email her at shelly.anderson@aschamhomes.org.uk

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.

John Walsh Tower			Fred Wigg Tower		
Location / Description	Job no	Due Date	Location / Description	Job no	Due Date
<u>Floor 1 & 3 & 5 & 7 & 15</u> Ease and adjust the lift and electric cupboard door	415533/1	26/11/09	<u>Floor 1</u> Replace ceiling panel outside electrical cupboard	415563/1	26/11/09
<u>Floor 15</u> Supply and fix panel above lift and electric cupboard door	415533/1	26/11/09	Casement repair on left hand side outside flat no14	415575/1	26/11/09
<u>Floor 2 & 7</u> Supply & fix fish tail metal clad face on the emergency lighting outside the electrics cupboard	415533/1	26/11/09	<u>External</u> Fill rat hole on the right hand side of steps going down to the playing field	415563/1	20/11/09

The repairs for John Walsh Tower and Fred Wigg have now been completed.

New Ascham Homes' Website!

We launched our new user-friendly website last month with you in mind. As you can see from the screen dump opposite we have divided our website into six key areas to make it easier for you to find the information you require:

- repairs
- decent homes
- getting involved
- leaseholder services



Our website will be used to provide a means of two-way communication allowing you to logon and: check and pay your rent; request or check on a repair; report an abandoned vehicle; make a complaint and so much more. Go online today to www.aschamhomes.org.uk

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
- help with utility arrears

English for speakers of other languages (ESOL)

Do you or your neighbour know anyone who wants to improve their English? If so we are offering free English classes to anyone who doesn't speak English as a first language.

Improved English skills will make it easier to:

- report a repair
- communicate with neighbours
- do a course and get a qualification
- help your child with homework

For more information please contact Rubeena Amanullah, Community Development Officer on 020 8496 4966 or by email rubeena.amanullah@aschamhomes.org.uk