

Battersea Fields RMO Newsletter



20th April 2017



Your Housing Team preparing for the General Meeting

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General Meeting 24th April 2017

The next scheduled General Meeting will be held in the Estate Office, Walden House from 7-9 PM. The meeting is open for all residents and sub-tenants to attend however if you have any points you wish to raise on the night and you are unable to attend please post them through the letterbox or email the office by 12 noon on the day of the meeting (this also includes any personal issues).



We would also like to encourage residents to become a representative for their block especially in blocks where there are no Board members representing them i.e Telscombe, Bishopstone and Langhurst House.

The block representative would meet with the Housing Manager on a quarterly basis, and report any concerns and feedback regarding the block and estate in general, on behalf of your neighbours. Furthermore the representative can accompany staff and Board members on cleaning inspections. If this is something that may be of interest to you please contact the Housing Manager in the office.

BFRMO Ballot



Every 5 years a ballot of all council tenants and leaseholders is held to establish whether we should continue to provide your housing service locally or should it return to Wandsworth Borough Council.

During July residents on Battersea Park Estate will be voting on whether Battersea Fields RMO should continue managing the estate.

You will in due course receive further information regarding the vote, dates when the vote will be taking place and how you are able to register your vote.

Listed below are some reasons why you should say yes to Battersea Fields RMO continuing to manage the estate are;

Vote **YES** to keep your Local Estate Office.



With a NO vote you would lose your local office in Walden House and have to contact Wandsworth Town Hall along with many other Council residents.



Vote **YES** to retain onsite staff who understand local issues.

We have a dedicated and knowledgeable team based on the estate, at Wandsworth you would be calling people who do not know Battersea Park Estate.



Vote **YES** for Community Activities and Events.

Our popular events include day trips, pantomimes, estate parties and we have many more activities in the pipeline such as sports events, theme park trips and a gardening club.

VOTE YES TO THE RUNNING OF YOUR ESTATE BY THE COMMUNITY MEMBERS WHO LIVE HERE AND HAVE

THE COMMUNITY'S INTEREST FIRST AND FOREMOST

**BATTERSEA FIELDS RESIDENT MANAGEMENT ORGANISATION
MEMBERSHIP INFORMATION**

Battersea Fields Residents Organisation Ltd. (BFROL) is a residents' led democratic organisation, established in order to improve and provide an effective and quality Housing Management service for those living on Battersea Park Estate.

The BFRMO is an Industrial and Provident Society, registered with the Registrar of Friendly Societies and is a not for profit organisation. In return for a £1 share all tenants and leaseholders who live on Battersea Park Estate can become members.



A share in the BFRMO entitles you to attend open General Meetings, to vote and be elected to the Board which is responsible for running the organisation. The responsibilities of the BFRMO are laid down in the Modular Management Agreement (MMA) between Wandsworth Borough Council and ourselves.

General Meetings are held every three months. These meetings are open meetings for members to take part in the decision making process. Annual General Meetings are held once a year and present an opportunity for Board members, in accordance with the constitution, to put themselves forward for election by the membership. Members are always welcomed and encouraged to stand for the Board.

It is the democratic right of members to take an active part in the decision and policymaking process. If you have ideas on how to improve our policies and estate you can either come along to a meeting or write to the Housing Manager or the Secretary of BFRMO. Your ideas and proposals will then be discussed at the General Meeting.

LEASEHOLDER INFORMATION

Many of your queries may be answered by going to their website, www.wandsworth.gov.uk/incomecollectionservice or www.wandsworth.gov.uk/leaseholders, where you can also make payments, download forms (including Direct Debits), and obtain general advice.

Queries on existing Major Works loan accounts and Mortgage accounts can be directed to mortgages@wandsworth.gov.uk or 020 8871 6475.

If you wish to make a payment by telephone, please call our dedicated telephone line on 0800 021 7763 (Freephone).

Leasehold and Mortgages Team

Tel: 020 8871 6299

Fax: 020 8871 7750

Income Collection Service

Wandsworth Council

It has been brought to our attention that when children are playing in the playground area some are taking dumped household items and playing with the items in there. Please encourage your children not to do this as it's a very serious health and safety issue and furthermore the cleaning staff are having to remove the items left behind.

Thank You

Estate Cleaning Update

The new contract with Regent Samsic Ltd is now up and running and hopefully you are now familiar with all the cleaners on the estate.

Overleaf is a copy of the block schedule which will be available for your information in noticeboards and on the BFRMO website.

You will notice that there are changes to the schedule which are the entrance lobby is now swept and mopped on a daily basis and on the day of the full block clean there are two operatives carrying out the clean therefore paying much more attention to detail.

In addition to the three cleaning staff there is also a Supervisor on site daily.

We would love to hear your feedback on the new cleaning arrangements or why not come along to the General meeting on the 24th April where you can raise any views or general comment's regarding the estate.



Above is Henry Arequipa
Responsible for Wittering House, Bishopstone House, Farnhurst House, Dresden and Lodsworth House

Below is Boris Montoya.

Boris is the Supervisor and monitors the cleaners on a daily basis and assists on full block cleans as well as the first point of contact for staff.



The block will also receive a deep clean twice a year and the fire exits will be swept quarterly.

Block Cleaners



Gary Mosson is the block cleaner for Langhurst House, Telscombe House, Walden House and Atkinson House.



Michael Ferguson.

Michael is responsible for the cleaning of Rushlake House, Berry House, Hopkinson House and Macdonald House.



Health and Safety on the estate

THE RISKS OF FIRE

Below are some key points regarding keeping your home and communal areas safe.

Test your smoke alarm weekly

(If you are a tenant we provide a smoke alarm, please contact the office to have one installed. Leaseholders are responsible for smoke detectors in their property)

Never smoke in bed or in an armchair if you think you may fall asleep.

Never put a heater near clothes or furniture.

Do not overload electrical sockets.

Do not store flammable liquids or gas cylinders in the property.

Never store anything in communal areas including balconies. Items can block your escape route and be a fire risk.

For more information on Fire Safety at home or a free home fire safety visit please visit www.london-fire.gov.uk where you can book an appointment on line or call 0800 028 44 28.

HOW TO REPORT A CRIME

In order to report an incident/crime on line you can now log onto: beta.met.police.uk/report/how-to-report-a-crime. This link also allows you to access stats for the area you live in.

SECURITY ON BATTERSEA PARK ESTATE

Unfortunately, in March one of the residents in the larger blocks was the target of an attempted burglary.

This once again highlights the importance of vigilance within your block and neighbourhood in general.

I would like to reiterate (as in a Newsletter prior to this edition) the following:

DO NOT USE THE FIRE ESCAPE AS AN EXIT.THESE DOORS IF LEFT OPEN ARE A MEANS OF ACCESS FOR INTRUDERS.

DO NOT PROP BLOCK MAIN ENTRY AND EXIT DOORS OPEN.

IF YOU ARE AWARE OF A CODE BEING USED TO GAIN ACCESS THE MAIN ENTRY DOORS PLEASE REPORT THIS TO THE ESTATE OFFICE.





Feeding pigeons attracts pests!

People who feed pigeons often end up feeding more than they bargained for. On occasions when food is plentiful pigeons may not always eat everything left out for them. The remaining food goes bad and

may attract rats and mice, which can spread disease to humans.

Feeding pigeons puts human health at risk

Humans are also at risk from unhealthy pigeons. Pigeons can carry a number of potentially infectious diseases such as salmonella, tuberculosis and ornithosis (a mild form of psittacosis - pneumonia-like symptoms).

They are also a source of allergens, which can cause respiratory ailments like pigeon fancier's lung and allergic skin reaction. There is potential for these illnesses to be spread to people through contact with pigeon droppings, dandruff and feathers; pigeon parasites; or where dead infected pigeons get into food or water sources.

The presence of pigeons, or their droppings (particularly when wet), can also contribute to accidents.

PLEASE DO NOT FEED THE PIGEONS

GARDENING CLUB

At the Easter Event we were fortunate to have a resident attend who brought along some pots and seeds for the children.



Leonora would like to establish, along with the Board a gardening club and utilise areas on the estate for firstly improving the features and to help in residents Health and Well Being.

If you feel this is something you would be interested in joining/ setting up please contact Donna or a Board Member to discuss.

Repairs Reports and Satisfaction Survey Sheets

We have noticed recently that a high volume of residents are reporting repairs and then failing to provide access for the contractor. When failing to keep access appointments BFRMO subsequently incur a charge. Please when raising a repair ensure that you are available for the repair to take place as failure to keep appointments may result in a recharge to you.

Following the repair being raised you will receive a repair satisfaction sheet through your door which has the contractors details for you to also liaise with them direct and arrange a convenient time for the repair to be carried out.

On the back of the repair sheet it has survey questions for you to fill in on completion of the works. Its really important that these sheets are returned to the office to assist us to monitor the services provided.

They give us feedback on how the contractor who attended carried out the repair and whether the repair was carried out in the correct time frame and whether the contractor was courteous polite and generally how satisfied you are with the service .



Easter Event held on 5th April 2017



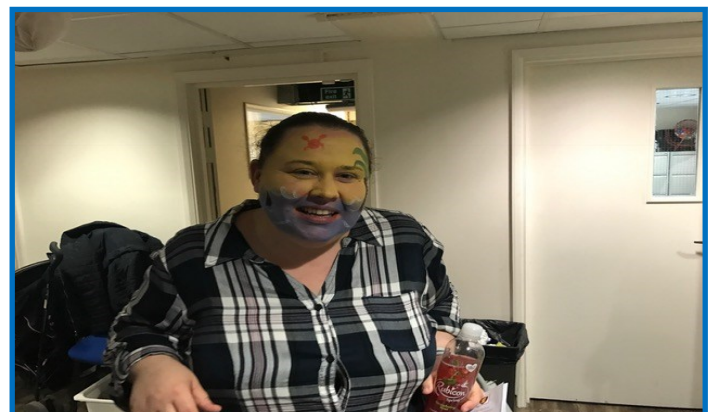
Dolly, Ella and Tilli enjoying the one of the many arts and craft activities



Children eagerly awaiting the Easter Egg Hunt.



Face Painting by Vicki Majali.



Summer Fun Day.....more details to follow on the noticeboards and website

Battersea Fields RMO would like to thank the Party Shop at Clapham Junction and Chesterton Children's Centre for their support.

Please remember not to throw documents with personal information on them into recycling bins. Shred them wherever possible.

Smoking in the Fire escapes

It is a criminal offence as well as a breach of tenancy / lease conditions to smoke in the fire escapes and blocks in general.

Please ensure that any incidents are forwarded to the Safer Neighbourhood Team or if an emergency response is required 101 or 999.

The Housing Manager will be attending the forthcoming Latchmere Ward Safer Neighbourhood Panel meeting which is taking



place on Thursday 8th June 7PM at the George Shearing Centre, Este Road, SW11 2TF.

If you would like to accompany the Housing Manager at this meeting or you would like her to discuss any items on your behalf please contact the estate office.

For more information regarding dates of the meetings please contact the Safer Neighbourhood Team or the Estate Office.

OUTDOOR GYM EQUIPMENT

The feedback form is available in the office if you would like to share your views.

Debt Recovery Agency

After some careful consideration the Board have engaged the services of a Debt Recovery Agency to act on BFRMO behalf to recover any outstanding debts which are owed to the organisation.

This new policy will include outstanding debts for rechargeable works carried out in residents homes, for which are their responsibility due to neglect or misuse which are not covered as part of tenancy or lease conditions.

A copy of the policy is available on the BFRMO website or you can request a hard copy at the Estate Office Walden House.

BFRMO Staff Changes

As part of the Boards Business Plan and moving forward with this the Board have incorporated a Board support role within the role of Donna Gurney-Iginla who is at present the BFRMO Housing Support Officer.

You will have seen Donna around the estate regularly posting letters to residents and carrying out cleaning inspections and as well as first point of contact in reception however, Donna within her new role now will be liaising with residents and sub tenants with a view to gauging views on resident engagement, community events as well as discussing BFRMO Membership and general support to the Board.

If you would like to discuss any of the above please meet Donna at the general Meeting on Monday 24th April or contact her in the office to make an appointment.

What's On in your Borough

Wandsworth Arts Fringe May 5-21

The annual two week arts festival includes 140 events, performances and workshops in all sorts of unusual spaces – from a hairdresser's shop, Tooting Market and countless street corners to libraries, schools, parks and pubs. More than 15,000 people are expected to be part of the 2017 festival with a mixture of free and ticketed events. Ticket costs have been kept to between £6 - £10 on average and are available from wandsworthfringe.com. Brochures about the festival will be available from the end of March in all local venues, café's, bars and libraries.



April 13, May 11, 7 to 9pm Women's Institute

A new branch of the Women's Institute meets each second Thursday of the month. There will be a variety of speakers and sociable activities. Contact Wandsworth.common.wi@gmail.com or Twitter [@WIWandsworth](https://twitter.com/WIWandsworth) Admission: £4 per person Vestry Hall, 10a Wiseton Road, SW17 7EE

Thursday May 11, 7 for 7.30pm to 9pm Talk on the Stained Glass Windows

St Mary's Church, part of Wandsworth Arts Fringe Talk by Caroline Swatch, stained glass expert and ex head of department at Central St Martin's. £5 entrance, payable on the door. St Mary's Church, Battersea Church Road, SW11 3EN



Saturday June 3, 1pm to 5pm Live at the Bandstand

Get ready for a free afternoon of live music and more at the Battersea Park Bandstand. Battersea Park Bandstand SW11 4NJ www.enablelc.org/bandstand. Free, no tickets required, just turn up!



Sunday June 4, 10.30am, judging at 12.30pm Battersea Park Dog Show

The popular dog show returns, where pets can be entered into a class – a choice of pedigree and novelty classes. Entry to the show is free and the fee to enter a class is £1.50 per dog, per class. Entries will be taken on the day from 10.30am. Judging starts at 12.30pm and the winner and five runners up in each class will receive rosettes. Bring the whole family and join in the fun. Battersea Park (near Boules area) SW11 4NJ www.enablelc.org. For more information call 020 8871 7124.