

A message from the Board

Our Board has had a really exciting year. We started the beginning of the year with our 1st annual round of appraisals, which gave all Members the opportunity to explore our skills, strengths, weaknesses and expand on our own personal development. Many of us have had the opportunity to attend training, as well as our annual Board Away Day in May and the National Federation of Tenant Management Organisations in June where we were awarded the 'Kitemark' accreditation for a good governance as well as a Good Neighbour award, which Molly Sinclair, our resident, won both nationally and locally.

We have achieved 98% of our business plan objectives and are currently in the process of reviewing our business plan for the next phase of our onward journey. We are doing this in collaboration with our staff, residents and our fellow board members.

We value your contribution and for 2017 we will be completing a door-knocking exercise, across the estate to expand our membership and to hear directly from you, our resident, how you feel about Roupell Park and your ideas on how to work together to improve our efforts as a Board. You will hear more about this in the New Year.

In the run up to Christmas, all Board members will be delivering hampers to our elderly residents. Each elderly resident will receive a phone call prior to the home visit to arrange a date and time. This has become a project which the Board particularly cherishes and nurtures. Our contractors, have contributed with mince pies and money towards each hamper, so a **Thank you** for this additional support.

We have come a very long way this year as an organisation and in our development as a Board. On that note, let us continue to work together for a better community and continue looking forward to a healthy future!

We'd also like to thank you for all your support and we wish you all the best for a very happy festive season.

Roupell Park Community Office
Brockham Drive, Brixton, SW2 3RY

Office number including repairs: 020 7926 0214
Lambeth Call Centre 020 7926 6000/6666 (Out of hours after 5:00pm)

Email: roupellpark@lambeth.gov.uk
www.roupell.co.uk/@roupellpark
Twitter: @roupellpark Facebook: RoupellPark

Our opening times are:

Monday 8.30 - 17.00
Tuesday 9.00 - 17.00
Wednesday 9.00 - 13.00
(office closed in the afternoon for staff training, but phones will be answered)
Thursday 8.30 - 17.00
Friday 9.00 - 16.00

Our festive opening times are:

Date	Office Opening	Phones
23 December	9.00 – 1.00	9.00 – 1.00
24 – 27 December	Closed	Closed
28 December	10.00 – 4.00	9.00 – 5.00
29 December	10.00 – 4.00	8.30 – 5.00
30 December	10.00 – 1.00	9.00 – 1.00
31 December – 2 January	Closed	Closed
3 January	As usual	As usual

Dear Residents
Please note the opening times of Roupell Park Community Office. After these times Lambeth council will take over EMERGENCY REPAIR calls only.

Lambeth Council can be contacted on 020 7926 6000.

Thank you and enjoy family time together over the festive period.
Roupell Park RMO



This Is Your Community Newsletter

Hi!

Hi Everyone, It's coming up to Christmas, so there are some changes to the normal activities we offer on the Estate. Make a note of the dates and times of any events you're interested in, so you don't miss out. There's also a special event ... the under-5s Christmas Party, which I think is a must see for all kids of that age. Have a great Christmas and see you in the New Year! With best wishes, Eva.



Working together to provide high quality homes and create a fair, strong and sustainable community

December 2016, Number 1



Christmas Coffee Morning



Our senior citizens are holding their coffee morning as per their weekly schedule from 10.30am – 1pm, but on **Tuesday 20th Dec**, all residents as well as staff and contractors are invited to pop in for a pre-Christmas celebratory nibble and a chat over a mince pie and other festive refreshments. This is also your chance to find out more about the group's activities and to meet the members.



Chair Excercise for Adults

The last session for this year will take place on Friday 16th December. Each session is held at our Roupell Community Centre from 10am – 11am. These sessions are free of charge, but a regular attendance is recommended for optimum results. Gurpreet, a session's tutor, is an experience yoga teacher and is very much liked and respected by the group. The start date in 2017 will be **Friday 23rd January**.

Please pay your rent!

It may be Christmas but please remember to pay your rent and service charges.

We know Christmas is an expensive time of year but don't be tempted to not pay your rent or service charges to buy that extra present or mince pie.

We are taking an increasingly tough line with people who are in arrears and we expect any shortfall to be made up immediately. If you don't come to an arrangement we will quickly move to taking legal action and that may mean you incur extra costs and increase your overall debt, or if the worst happens could lead to you losing your home.

Don't take the risk and please pay your rent and service charges.

Football sessions with Millwall

The very last session for this year will be held on Friday, 16th December on our 5-a-side football pitch from 4 – 6pm. The sessions will re-commence in the New Year on the 20th January 2017 and will be held at the same time.

On the 19th November, ten of our young people took part in a four-team football tournament at the Millwall Lion Centre with one of the teams being Arsenal Foundation. Although there were no wins for Roupell, the team played some really good football, as observed by Dean, the head coach. For some players, this was the first time that they have played as part of the team in a tournament, so the experience as a whole was invaluable. Our young players are certainly looking forward to the next tournament which is scheduled for April 2017! Very well done.



After school Club

Study support and free tuition in Numeracy, Literacy and Science for our younger residents in between 6 and 11+ years of age is taking place each Monday and Wednesday at our Roupell Community Centre from 5-7pm. There will be a break for the festive season from Monday 19th December '16 to Friday 6th January '17.

If you are a parent and would like to give your child an additional opportunity to go over their school work in a professionally run and supervised environment, than this is the right place for you and your child! There are still some spaces available – for more info please ring Navlet Williamson on 07984 337812 or 0207 737 4274. The registration forms can be found in our Roupell Park community office.



In the New Year the sessions will restart on Monday 9th January 2017.

IT Course for Adults

IT sessions delivered via Morley College will continue in the New Year. These sessions are open to all, and tailor made for those that have no or very little experience in navigating computers. The session tutor, Maureen, was much liked by her senior students in the last term, and she will be delivering the new sessions which will include how to gain the most from your IT devices, be it I-pads, lap tops or computers. This course is also suitable for those who haven't attended the first part.

The first session will start on Tuesday 24th January from 1 – 3pm at our Community Centre and will continue for 10 weeks. It is totally free of charge, but to reserve your space or express an interest, please ring **Eva Christmas** on 07983 584 767.

Keep your home safe and secure

We have had an increase in the number of reports of thefts and break-in's over the past few weeks, and in the run up to Christmas this may get worse as criminals seek to take advantage of people having presents in their homes.

Here are a few tips to make sure you keep yourself and your property safe –

- Make sure doors and windows are shut and locked when you go out or in rooms you do not regularly use even if you are in.
- Make sure you do not leave presents or other valuables visible to anyone looking in.
- Check the ID of anyone who comes to the door. All our staff and contractors carry photo ID. Do not let them in if you have any doubts about them being who they say they are. If necessary call the office to check.
- If you see people on the scaffolding who shouldn't be there contact the office or call the police.

As further advice

- Please do not let your children onto the scaffolding at any time or go onto it yourself.
- Take out contents insurance. The Council do a low cost policy you can pay weekly. Better pay a little every week than lose everything.
- Tell your contents insurer that there is scaffolding up on the estate – it shouldn't cost you anything but you don't want them not agreeing a claim.
- Watch out for your neighbours, especially if they are old or vulnerable.



Stay & Play Christmas Party

Under 5s

The Christmas Party for toddlers and their parents will take place on **Thursday 15th December** at our Roupell Community centre from 1 – 2.30pm. This is a perfect opportunity to attend a pre-festive party and to get into the celebratory mood early.

There will be plenty of festive activities, as well as refreshments and an opportunity for the little ones to meet Santa! All you have to do is to turn up – this event is FREE of charge to you. For more info, please call Eva on 07983 584 767.



Stay and Play sessions are to be re-launched in January 2017!

The sessions will run every Monday at our Roupell Community Centre from 9.30am – 11.30am and will be supported by the parents, mainly – our community volunteers. If you are a parent with a toddler/s then this is your opportunity to interact with other parents, share ideas, tips and support strategies, and for your child to enjoy a range of play activities and to meet new friends. We have stocked up with diverse play equipment and toys, which in return can create a totally different play atmosphere to the one at home. Healthy snacks will be provided, but parents are encouraged to bring fruit or their own healthy snacks for their toddlers, or to share. The first session is on 23rd Jan 2017.

Keep your home safe and secure



Major Works

External Works - I think everyone will have noticed that scaffolding is going up across the estate! We have managed to bring a couple of blocks forward in the programme and those that have been delayed are now approaching completion. This means that we are still on target to finish the overall contract on time in September of next year.

Tanhurst should be finished just before or just after Christmas and I would urge everyone to go and look at the block to see the difference the works have made and to see that all the disruption will be worth it.

At the same time we are upgrading the communal TV aerial system so it will support the whole range of sky packages. You will not in any circumstances be allowed to re-erect any satellite dishes on the building. By doing so you will invalidate the warranties on the repairs and you will be personally liable for any costs that we or the Council incur as a result.

Similarly if you want to put up new pigeon netting you need to talk to the office first as you must not drill into the concrete or the new flooring to the balconies.

Internal Works - As you are all aware we have been working for some time to get the various defects in tenants homes as a consequence of the works carried out by Wates as part of the internal rectification programme resolved. We had hoped that Lambeth would have reached a settlement by this stage to allow the necessary work to be completed. However final agreement on how the work will be completed has not yet been achieved and as such we are unable to say when the work will commence, although we are hopeful that this will happen in the New Year.

In the meantime we will continue to carry out urgent repairs and pass the costs onto Lambeth and we will of course let you know when this very necessary work will commence.

Fly Tipping on the Estate - We are having increasing problems with people fly tipping on the estate. Whilst some of this may be being done by people who do not live on the estate, we know that much of it is being done by people who do, both by tenants and leaseholders, as it often consists of kitchens and bathrooms taken out by leaseholders doing work, as well as mattresses, fridges and general rubbish.

Not only does this make the estate look dirty and unpleasant it is also potentially dangerous and the rubbish also presents a fire risk.

In addition it costs everyone money. It is very expensive for us to dump this material. As a business we pay £20 to dispose of a mattress and £50 to dispose of a fridge and we have budgeted £12500 this year to cover our costs. That is charged back to leaseholders in their service charge and it also means we have £12500 less to spend on other things.

If you dispose of the rubbish yourself it will cost you nothing or the Council will charge £21 for up to 4 items. Or we are happy to do this for you but we will charge you the going rate.

If you see your neighbours dumping anything please let us know. Better still please think about your neighbours and the affect that your actions will have on the way people view the estate and how much it will cost all of us before you dump.

NEW Childminders Group

NEW INITIATIVE

'Child-minders for Child-minders' Group

Our newly launched Child-minders group, are now running a 'Child-minders for Child-minders' drop-in session each Wednesday from 10am – 3.00pm at our Roupell Community Centre.

If you are a child-minder or a registered nanny, then this friendly group of professionals could be the right place for you.

It will help you to:

- Create/further your support network by meeting other local child-minders
- Exchange ideas with other like-minded professionals
- Enjoy play and learning opportunities with your children
- Share creative, Local and National Issues.

Also, if you are a parent and are looking for a child-minder, then pop in to 'Meet a Minder' session for parents, which is on every first Wednesday in the month.

Christmas refreshments will be served on the **14th December** and this will also be the last date for this group to meet in 2016. The group will next meet on the 11th January 2017, which will also be a parents' drop-in.

For more information contact Patricia Winifred on 07944 312641

