



**Inside this edition:**

- \* *Donation from Wates*
- \* *Annual Survey*
- \* *Annual General Meeting (AGM)*
- \* *Community fun day*
- \* *Communal area works*
- \* *Play ground*
- \* *Cockroach and Mice infestation*
- \* *Throwing of objects*
- \* *New parking scheme*
- \* *Emminster and Hinstock*
- \* *Regeneration*
- \* *Kids Corner*

*WATES Donates to Abbey Road Housing Co-op residents.*



'Wates Living Space' building constructors for phase 1 of our estate regeneration have donated recreational items including 2 tables, 18 chairs, a pair of goal post and 2 footballs to the Co-operative residents. The picture above shows Mr Steve Leese, Project Manager of Wates presenting the items to Mrs Lorraine Isaac , Chairman of ARHC Management Committee. Mr Leese emphasised his organisation's commitment to support and listen to residents in every community that they work and the need for Wates to work closely with the Co-operative as part of one community. Mr Leese promised Wates will also contribute to our estate community fun day scheduled for 10th September 2016. Mrs Isaac receiving the items on behalf of residents thanked Wates for their generosity and assured Mr Leese of the Co-operative's readiness to work in partnership with Wates for our mutual benefit.

**Annual Survey:** As part of our commitment to improve the service we provide to you, we need your views on the service that we provide. We therefore sent out satisfaction survey questionnaire to all residents on Friday, 8th July 2016. please take 5 minutes of your precious time to complete this **Questionnaire** and return it to the estate office. Your answers will help us to assess how things can be improved. We will enter all responses received by 31st July 2016 into a free draw and you could win one of our six M&S Voucher prizes at our AGM to be held on 20th September 2016.



Can you contribute to our Newsletter? Then please contact the estate office on 020 7624 6309.

## *Annual General Meeting (AGM)*



Do you live in Snowman House, Casterbridge, Emminster or Hinstock? Are you interested in finding out what your Co-operative does for you? Would you like to see more activities for all age groups on the estate? Can you spare some time on Tuesday September 20th to find out what is going on in your Community? Do you want to see improvement in the Co-op's services provision? Would you like to have a say and tell us what is important to you? Do you want to suggest service areas that can be improved upon?

If your answer to some or all of these questions is yes – then we hope to see you at the Abbey Road Housing Co-operative Annual General meeting.

This year's meeting will be dedicated to residents' discussion with adequate time for question and answer session.

### **ARHC AGM**

**Tuesday, 20<sup>th</sup> September 2016 at 6:30 PM**

**Abbey Community Centre (Belsize Room)**



*Estate Community fun day on Saturday 10th September 2016*

# HOORAY!!



dnateens

**The Children's  
Favourite Party Entertainers!**

*Are attending our*

# FAMILY FUN DAY

**Date: Saturday  
10th September 2016  
Time: 12pm to 5pm  
Where: The Green  
Behind Casterbridge  
and Snowman House.**

**See you there!!**

*Tea room for the elderly  
Halal food, lamb, chicken,  
burgers, salad and hog roast  
provided free of charge. Cour-  
tesy of 'Wates Living Space'*

**Plenty of soft drinks, water,  
crisps, cakes and sweets will be  
available for free.**





## *Communal area works*

- ⇒ **Lifts:** All new lift installation completed in Snowman House and Casterbridge with cameras installed and now recording in all the four lifts for crime prevention and residents' safety. Please note we will press for the toughest sanction against anyone caught in any form of anti-social behaviour. I hope you are enjoying the new lifts after the long period of disruption and can now look forward to the new improved service.
- ⇒ **New Fire doors:** Installation of new fire doors on the back stairs have been completed in both Snowman House and Casterbridge. Hopefully you like the new improved mahogany like doors .
- ⇒ **New property front doors:** I have been informed by Camden Council Contractors fitting the doors that they have completed about 95% of the installation. These new doors are high security fire resistant multi-lock and have been fitted to a high standard finish again I hope you are satisfied with the installation and enjoying the new better security provided. I am appealing to the 5% that have not been able to have their doors installed to urgently contact Lakehouse on freephone number **0808 168 2731** to book immediate appointment. Unfortunately the leaseholders have been excluded from the installation by Camden for unknown reason/s.
- ⇒ **Heating pipe panel:** Works will soon start to remove the plywood covers on the heating pipes running through the communal landings and be replaced with fire resistant casing. We will inform you as soon as we have a start date, I anticipate this works to cause minimum disruption to residents and should within a short duration.

**We will update you with any further communal works planned in our next Newsletter so watch the space**

*Play ground:* Please beware the play area is unsafe due to the gaps between floor mats and we advise you do not allow your children to play in this area do not disregard this notice as you do so at your own risk, every effort is being made to rectify the flooring. We will keep you updated on progress.

*Cockroach and Mice infestation:* We asked you in our last Newsletter May 2016 to contact us if you were experiencing mice and /or cockroach infestation with the aim to organise block treatment with Camden Pest Control. I am pleased to report that we had very few response indication there is no widespread problem therefore no block treatment will be requested.

*Throwing of objects :* Notwithstanding the big article appeared in our May 2016 Newsletter , we are still receiving reports of some residents throwing harmful objects through windows high up the tower blocks especially Snowman House. The estate office have written on several occasions to remind residents regarding the seriousness of this anti-social behaviour which could be extremely dangerous and can cause injury or death. I reiterate this is a serious breach of tenancy conditions / lease agreement and can result in eviction or forfeiture of lease. Our Handyman Caretaker has been instructed to regularly patrol the estate, anyone caught in this heartless act will be reported to the police and the Co-operative will seek to press for criminal charges against the culprit.

**Please be a good neighbour, cherish your environment and have regard for others' health and safety.**

*Emminster and Hinstock:* Residents from these two blocks continue to bid for properties under the decant scheme as a result of the regeneration. 50% of residents from Hinstock have now been rehoused whilst that of Emminster is about 35%. Guardians have moved in under special arrangement with Camden therefore the void properties are not empty. We miss our lovely residents that have moved and we hope most of them will return to the new buildings once regeneration is completed.

*Regeneration:* Phase one has finally taken off with Wates Constructors busy working on site we expect to see new blocks shouting to the sky in few months. Phases two and three are still at the planning permission stage. We will update you with any further developments as soon as we get information.





## *New parking scheme*

Following residents concern about **ILLEGAL PARKING** on our estate due to ineffective patrol service from Camden and continuing breakdown of the car park gate (which we continually chase for it to be repaired).

We have listened to you and have now opted out from Camden patrol service and entered into a contract with UK Parking Solutions (**UKPS**) a private contractor.

**UKPS** have erected warning signs on the estate and started patrolling the car park. Parking Charge Notice of **£100** will be issued to vehicles not complying with parking regulations on the estate from **now on**. Your parking permit in the interim period are still valid until end of September 2016, we will notify you of any changes prior to the expiry date.

Please note the Estate Office cannot cancel parking charges once issued, I will therefore urge all permit holders to display their permits and park within their allocated bays to avoid incurring fines. Please advise your visitors that our estate is now 24 hour controlled parking zone and they are equally subject to the rules. Parents are advised to restrain their children from riding bicycles at the car park as this is dangerous and also causes damage to vehicles. We have noticed improvement on the parking since UKPS started and hope you will co-operate with the contractors to root out illegal parking on the estate.

## *Kids Corner*

### Children's Quiz

#### Questions from Art and Literature

See if you can answer these questions and return to estate office to win a mystery prize, this prize will be given to the winner at the **AGM on 20th September 2016**. (up to 13 years)

1. Who had an encounter with the three bears? .....
2. What is the name of Winnie the Pooh's donkey friend ? .....
3. Who was created by Gepetto the woodcarver?.....
4. Who is the bear in The Jungle Book? .....
5. What kind of creature was defeated by the Three Billy Goats Gruff?.....
6. Who painted the Mona Lisa?.....
7. Who leads a gang of outlaws in Sherwood Forest?.....
8. Who stole Christmas in a Dr Seuss book?.....
9. Who were all the King's horses and men unable to put together again?.....
10. Who is the druid in the Asterix books?.....
11. Sculptures of which animals lie at the base of Nelson's column?.....
12. 12. What is the name of the Lion in The Lion, The Witch and the Wardrobe? .....
13. What is the name of the wizard at the court of King Arthur?.....
14. Who has written the prize-winning book **THE DAY I SWAPPED MY DAD FOR TWO GOLFFISH?**.....

**Answers will be provided in our next Newsletter**