



Stay safe from fire:

Message from London Fire Brigade.

There have been several recent incidents of fires on Camden estates. We take the risk of fire very seriously, and we're doing everything we can to ensure our council homes are safe, but we need you to make fire safety your top priority too.

Don't cause a fire risk

Some residents have been storing their belongings in communal areas, which causes a fire hazard. Andy Hearn, Fire Brigade Borough Commander, says: "Storing household items outside your flat, or parking a pushchair or bike in the stairway or hallway might seem like a practical solution, but in the event of a fire it becomes a dangerous obstacle. It can block escape routes and slow down firefighters as they try to tackle fires. Storing items in these places can also cause fires to start. "With our firefighters already being called to one fire a day in the capital's purpose built flats, it's really important to keep these spaces clear. The safety of residents is our priority."

Be prepared

Fit smoke detectors in your home if you don't already have them, and make sure that you know what to do in the event of a fire. You can book a free home fire safety visit from London Fire Brigade by calling 0800 028 4428. We have also put together an interactive emergency planning guide to help you prepare for unexpected emergencies, including fires,

which you can download at camden.gov.uk/emergencies

Find out more:

camden.gov.uk/firesafetyknowtheplan.co.uk

Are you on Camden housing transfer list?

If you have a current application for a council or housing association home you need to update it.

If you don't, there's a risk that your application could be closed in January 2016. Camden are making changes to who gets priority for these homes because the current system isn't working. The housing list is no longer accurate and residents have told Camden that they want it to be fairer. There are over 30,000 applicants on the waiting list, but the Council can only hope to provide 1,000 homes a year. The new scheme will make applying for housing fairer and help to keep Camden's diverse communities together. For more information call 020 7974 4444 or update your application at:

camden.gov.uk/housingapplication

The estate office can assist you to update your application, Call us on **020 7624 6309**.

Residents' Views

* Firstly I would like to thank everyone for their patience and forbearance while our two old ladies Casterbridge and Snowman continue to undergo their makeovers. Also to thank all those working on behalf of our Co-op, who give so generously of their time, energy and expertise. - Elizabeth Henderson Sambell, Treasurer

* The Co-operative have professional approach and provide efficient and effective service to residents—Hellen Hooper, Casterbridge.

* The Co-op do fantastic job, residents are fortunate to have a local estate office and professional staff.—Chris & Sue, Snowman House

* The Co-op are very prompt to deal with enquiries and provide quick and efficient repairs service whenever I call them. - MS Fava, Snowman House

Is your child starting Primary school next September?

If your son or daughter was born between 1 September 2011 and 31 August 2012, you will need to apply for a place for them in a reception

class for the next school year. You can apply online, and name up to six primary schools in your preferences. You need to complete the application before 15 January 2016.

Find out more:

camden.gov.uk/admissions



Kids' corner !!

The prize for our `Synonyms Quiz from the last Newsletter was won by 8 year old boy from Emminster, congratulations to him. Watch out for the next Kids' competition in our Summer edition.

Organic food waste bags

Reminder to all residents that we have the food waste bags in the estate office, you can pick them up for free. Use the bags for your food waste and put them in the brown recycling bins. Please note there will be fewer bin collection than normal during the festive period and I am urging residents to dispose off their household rubbish responsibly to avoid littering the estate.

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The Co-op Management Committee and Staff extend our very best wishes to all our residents for the coming festive period and wish you a successful 2016.



Christmas Period Office Opening Hours

Thursday	24th December 2015	9:30am-1:00pm
Friday	25th December 2015	Closed
Monday	28th December 2015	Closed
Tuesday	29th December 2015	Closed
Wednesday	30th December 2015	Closed
Thursday	31st December 2015	Closed
Friday	1st January 2016	Closed
Monday	4th January 2016	Return to normal

There will be an emergency service in operation at all times.

This is strictly for emergency!! For loss of electricity and flood – Contact the Co-operative on 07850 774294.

For lift breakdown, loss of heating and hot water- contact Camden on 020 7974 4444.



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

INTO 2016 AFTER THE AGM

We thank everyone who came to our AGM this year and voted for new Committee and continuation of your Co-operative for the coming year.

Committee Members

Lorraine Isaac, Casterbridge
Elizabeth Henderson-Sambell, Snowman
Chenjerai Shire, Casterbridge
Peter Humble, Emminster
Robina Fellows, Snowman
Malcolm Bush, Snowman
Clare Winceza, Snowman House
Silvia Kirk, Snowman House
Andre Eze, Casterbridge
Nicola Broadhurst, Casterbridge
Kerry Simpson, Snowman
Barbara Wilson, Hinstock
Noorun Khan, Snowman

Committee Officers

Lorraine Isaac - Chair
Malcolm Bush – Secretary
Elizabeth Henderson-Sambell-Treasurer

Sub-Committees:

HR (Staff)

Lorraine Isaac
Chenjerai Shire
Malcolm Bush

Finance

Elizabeth Henderson-Sambell
Lorraine Isaac
Silvia Kirk

Repairs & Regeneration

Chenjerai Shire
Lorraine Isaac
Robina Fellows
Elizabeth Henderson-Sambell

Social

Peter Humble
Robina Fellows
Barbara Wilson

We said Farewell to former MC Members below

Mike Forde — Former Chair
Joan Clay
Abdikhadar Jama
Darren Roderick

Loss: Orna Neumann, one of our active Committee Members sadly passed away. May her soul rest in peace!



New Lift

Snowman House & Casterbridge lifts

Hurray! The new lift in Casterbridge is now in operation and that of Snowman House will follow shortly, meaning we have two lifts operating in each block for the long holiday period.

Please look after the lifts, no vandalism, spitting or urinating and also remember CCTV CAMERAS are installed in the new lifts. We will seek to take action against Vandals and this can lead to demotion of tenancy or eviction. Please note: Tenants / Leaseholders, you are responsible for your households and visitors. **Be proud of where you live!**

New Front Doors

Please ensure you choose your preferred colour and return the forms to the Estate Office if not already done. This is urgently required to enable the contractor order the doors for installation in early next year.

Snowman House & Casterbridge Entrance Lobbies

I am pleased to inform residents that contrary to the letters you received from Camden a little while ago, the ceilings of the refurbished entrance lobbies of our tower blocks are safe. The Co-op hired International Fire Consultants Limited a reputable organisation who undertook rigorous checks and assessment of the new ceilings and issued a report which clearly indicates the works meet all aspects of Fire Regulations and Requirements. A copy of this report was sent to responsible officers of Camden Council who have now accepted our ceilings are safe and have withdrawn their decision to pull them down. The contractor undertaking the emergency lighting works in the tower blocks on behalf of Camden will now return in the new year to continue the work. The management Committee will like to assure all concerned that residents safety is paramount to them and will always ensure this is not compromised.

I am a little disappointed that parts of the refurbished lobbies have been ruined by engraving on the walls, removal of the attractive decorative motifs, and graffiti. I request all residents to respect our communal areas, as we want to make the environment as attractive and comfortable to uplift the spirits of tenants and visitors. Management Committee are also disappointed that people leave unwanted belongings in the lobbies. We understand that this is viewed as a charitable act, but it is an health and safety issue as a possible serious potential FIRE HAZARD. Please donate your goods to the local charity outlets.



Message from our Chairman

Once again our year is coming to a close, and I would like to wish all the residents and staff a Merry Xmas and an Happy and prosperous New Year.

Thanks again to all the tenants who attended the Annual General Meeting. It was great to be able to share time with you. Questions and discussion is an important part of belonging to the Abbey Road Housing Co-op. It gives us the opportunity to hear your views and iron out problems. I hope to see more residents at the next Annual General Meeting, and that more residents will become members. Membership is important; it gives you the opportunity to vote on important issues and of course selecting the Management Committee. I shall take this opportunity to thank members for having the confidence to vote in the Management Committee. We hope to continue giving service to the Co-op in a positive manner. I welcome the new members to the Management Committee.

I should like to thank the staff of the Co-op for their hard work, dedication, and loyalty to our residents. They work very hard to keep the Estate in good order, and are available to help residents with any problems regarding their tenancy or lease. Thank you to the voluntary members of the Management Committee, who have given much time attending meetings, and helping the staff deal with difficult problems, which we have faced during the last year.

Lorraine Isaac

Regeneration update

Phase 1 building works will start on site on 4th January 2016, the works will continue for approximately two and a half years. We will host a "meet the contractor" event early in the new year that local residents are encouraged to attend. We have recently submitted for detailed planning permission for Phases 2 and 3, local residents will be advised of this by post. The Regen team will be sending a detailed newsletter out to all local residents early in 2016 with further information.

A Winter's Tale - By Robina Fellows, Snowman House.

There was a certain winter past that a child coming down to breakfast one morning and opening the back door, found that the snow was taller than she was. There was much fun to be had making a very tall snowman, little realising that one day she will live in a very tall place called Snowman House. (Winter of 1946/1947)



Top 5 tips for winter

1. Keep yourself healthy by getting a flu jab. Find out more at camden.gov.uk/flujabs
2. Draught proof to keep your home warm. Find more tips on keeping warm and saving money at camden.gov.uk/energy
3. Enjoy the season – get out and about in Camden at one of the many fantastic events going on throughout the winter. Find out what's on at lovecamden.org
4. Plan journeys in advance, to make sure you don't get caught out by bad travelling conditions. For more advice visit camden.gov.uk/winter
5. Keep up to date with the latest winter weather news, any changes to services and how Camden are responding to disruption at camden.gov.uk/winterweather

Staff Update

1. Cynthia Adhiambo, Housing Administrator is no longer employed by the Co-operative.
2. Samuel Ade, Estate Cleaner will be leaving us on 31st December 2015. He has been a good worker and well liked by residents and will surely be missed. Ade is travelling back home (Nigeria), we wish him all the best for the future.
3. You may have noticed new contractor, (Julius Rutherford) on the estate doing our grounds maintenance. I hope you have seen the positive difference the have made and enjoying your green space