

Coming soon: a major building site near you

PETRA News

Parkhill Estate Tenants &
Residents Association

Number 162, January 2019

As reported in our last newsletter, PETRA Chair Jan Davis wasted no time in responding to the Council's plans for the redevelopment of the site currently occupied by Sunrise, Solar and Serena Courts.

In her letter, Jan expressed concern that the plans showed surprisingly tall buildings crammed together leaving little room for the 'landscaped gardens and courtyards' supporting 'healthy, active lifestyles', and including 'community facilities' that were promised.

Jan pointed out that parking would also be a problem as there were only 78 parking spaces on site, and yet there will be 178 households. She also pointed out that a construction project of this size, so close to us, had huge implications for the quality of life, health and wellbeing of PETRA Residents.

Since then 12 residents have completed the consultation questionnaire produced by the developers and distributed around the estate by PETRA staff. Many of the points they make agree with Jan's assessment.

We are yet to hear back from the Council with a response to our concerns. Jan plans to attend the next Council Planning Committee to make sure our voices are heard. We have also briefed our local Councillor, John Mylod, and trust that he will represent our views at every Opportunity.

We urge any residents who have not yet expressed their concerns to the Council, to do so now before it's too late.

Connor's view

Young PETRA resident Connor Robinson came to our recent Committee Meeting to share his views on the new development.

Connor had drawn this amazing picture (below) of the 'retirement village' that he hoped to see built here. Well done Connor - that's a real talent for drawing you've got there!



Jan's



View

News in brief

Best in Havering

I would like to take this opportunity to wish everyone a Happy New Year and I hope that you remain fit and healthy during the coming year.

I extend a welcome to all the new neighbours who moved onto the estate in the last year, and hope you have settled in well to our community. If you want to know more about PETRA and what we do please come into the office where we can show you some of our activities and how a TMO works.

There is always an opportunity for you to take a fuller role our community as part of the Management Committee, and any voluntary work always looks good on your CV.

I can't believe that 2018 was our 15th year as a TMO. It's passed so quickly and we have achieved so much for our residents. Our recent five-yearly Continuation Ballot, in which residents voted on whether they wanted PETRA or the Council to run the estate, showed that we have overwhelming support for our work. Thank you for that. Together, let's continue to make this estate the best in Havering.

Regards, Jan



MICROCHIPPING
is now compulsory
for all dog owners
in the UK.

Lifts break down again

The problems with our lifts continue. Over the New Year period one of Parkview's lifts broke down on two separate occasions causing inconvenience - and discomfort - for many residents. We have elderly residents, carers coming in, wheelchair users, and young families with prams (not to mention the shopping). They should not have to put up with this.

The Council's response to these crises is a promise that once reported as broken down lifts will be attended to within four hours. That does not always happen, and, of course, even when it does, this does not necessarily mean the lift will be working in four hours.

The lifts on the estate are old and getting older all the time. These breakdowns will continue and even get worse until the Council agree to funding their replacement. PETRA continues to lobby for this on our residents behalf.

Balcony inspections

The major refurbishment of flats, which took place some five years ago, led to problems with water ingress, or leaking, in some flats, with water on balcony floors leaking into the wall before reaching the living room ceiling below.

These problems have since been tackled, but in the spring Langleys staff will be coming round to inspect all balconies to see if there are any signs of these problems recurring. Access to your balcony will be required, and your cooperation will be much appreciated.

Dogs law

Please make sure you ask permission before bringing a dog to live in your flat. PETRA office manager Caroline needs to be informed, and this is required as part of your tenancy and leasehold agreements.

Dog owners also need to be aware of the law regarding dog ownership. In particular, please remember that the law demands you make sure your dog is fitted with a microchip by the time it's eight weeks old. You can be fined up to £500 if your dog is not micro-chipped.

Your dog's microchip must be fitted by a trained professional, for example a vet. When your dog is microchipped, it is given a number, which will show up whenever your dog is scanned. The professional who microchips your dog will also take your contact details. These details are kept alongside the microchip number on a database, so that your dog can be returned to you if it's lost or stolen.

Your dog must still wear a collar and tag with your name and address when in a public place.

PETRA'S VISION
A safe, pleasant
neighbourhood where
people want to be part
of a vibrant,
caring community

Christmas rubbish



It may not have been quite as bad as last year, but once again the Christmas season was marred by the poor attitude of some residents towards the disposal of their rubbish.

Most residents act responsibly, but an irresponsible - and lazy - minority think it's ok to dump their rubbish bags anywhere in the vicinity of the bins, rather than walk a few extra steps to reach an empty bin.

This makes our estate look untidy, it encourages vermin, and it makes our bin crews' work harder than it need be. Please dispose of your rubbish with care and consideration.

Letterbox Lotto!

Every month we give away three gift vouchers worth £25 each to residents who go online and spot their door number on our home page.

Play Letterbox Lotto today!

[www.Petratmo.](http://www.Petratmo.weebly.com)

[weebly.com](http://www.Petratmo.weebly.com)

Thieves have a fiesta



Sad to report that on 18th December three Ford Fiesta cars were stolen from the grounds of the estate.

The cars were taken from the basement areas, and the culprits - two middle aged men not known to us - were recorded by our recently enhanced CC TV cameras.

Police believe these men were using some kind of master key enabling them to gain entry to Fiestas at will. In response the Police leafleted the estate, asking for help to identify the men, and advising car owners on the precautions they should take. As yet, no arrests have been made.

These incidents remind us of the need for all residents to be vigilant around the estate. Please report any suspicious behaviour that you witness or have concerns about to the office at the earliest possible time.

PETRA's Gripes & Swipes

Fly tipping

Incidents of fly-tipping continue to happen on the estate, with people disposing of work rubbish - ie builders' and decorators' rubbish - in our bins.

PETRA Chair Jan Davis has written to residents explaining that, even if you live on the estate, you cannot dispose of this kind of rubbish in our bins. These bins are reserved for our residents' **domestic rubbish** only.

Please note, a hefty fine and the risk of losing your tenancy / leasehold awaits any resident found misusing our bins in this way.

Overstrand main entrance

After a lot of time and effort, this door has now been repaired - but is already being abused!

This not only undermines the security of the block, but is criminal damage and as such could result in criminal proceeding, recharge of the cost of repair and also loss of your tenancy / leasehold.

DO NOT yank the door open; USE YOUR KEY. This applies to you, your family or visitors.

Events

Stay & Play

Our Stay and Play sessions continue, led by Sue. If you're a young mum or dad with a toddler to care for, and could do with sharing in a bit of mutual support, advice, encouragement and fun, join us.

The workshops, which take place in PETRA's concierge, involve craft activities and sometimes food as well, and are all about fun and spending quality time together. Next session:

- **Thursday 21st February, 11am to 12 noon.** Then every following Thursday.

Coffee Morning

Usually held the first Wednesday of each month. Please join us, in the Concierge, from 11am to 1pm.

Forthcoming dates:

- Wednesday 6th February
- Wednesday 6th March

Committee Meetings

- Monday 28 January 7.30
- Monday 25 February 7.30
- Monday 25 March 7.30

CONTACTS

Jan Davis, Chair
Caroline Edwards, Estate Manager
Bradley Pavey, Repairs and Grounds Maintenance Officer
Micky Hughes, Repairs and Ground Maintenance Officer
Naomi Cooper, Bookkeeper

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Out of Hours Emergency telephone number: 01708 756699

(We answer the PETRA office phone up until 5pm.)

Whose Grotto?!

Christmas got off to a surreal start when PETRA, our monkey mascot, stood in for Santa Claus down at his Grotto. The children could be forgiven for feeling a little confused by the whole thing, but they seemed to enjoy themselves, and that's what counts. Thanks to Sue and the social activities team for organising such a lovely event.

