

Development update

Parkhill Estate Tenants &
Residents Association

Number 164, July 2019



The clearance and redevelopment of the Sunrise, Solar and Serena buildings has stalled. This is because planning permission has still not been granted.

Assuming this will happen shortly, we can soon expect there to be a lot of construction traffic and activity nearby, including three cranes on site.

The perimeter fencing appears sound, but please report any concerns you have about it or anything else regarding these works. With the summer holidays coming up, the safety and welfare of children on the estate remain our first concern.

If you see anything troubling on or around the site, please report to the office and we will look into it.



Parking and our residents survey

It is beginning to dawn on us all what an impact the new development is going to have. In particular, there could be big implications for parking on the estate.

With such a spacious, well-designed estate, we are used to having ample parking for all our residents. With the influx of a 178-plus new near neighbours and their visitors, this could change.

Remember to return the survey

That's why we recently sent round the survey for you to tell us about your parking requirements. Thank you to the

many of you who have responded. If you are yet to do so, please let us have your form back as soon as possible.

We have time to prepare for the changes ahead. The new development is unlikely to be completed before the autumn of 2020 at the earliest. But still, there are important decisions we will need to make.

Residents parking is our priority

Petra Chair, Jan Davis, says, "Our priority will be to ensure ample parking for all our residents. We are likely to be left with four options. 1) Employ a company to monitor whatever new parking restrictions are established, 2) Install gates or some other barrier, with a code for residents to access their car park, 3) Establish, in collaboration with Havering, a Controlled Parking Zone (CPZ) on the estate, or 4) Leave the current arrangements as they are.

178 new neighbours and their visitors all looking for somewhere to park

"Sadly, that last option will probably not do. Our new neighbours are likely to have restricted parking on their site, and some households may have more than one vehicle. Plus, of course, they will have their share of visitors including friends, carers and deliveries all looking for somewhere to park."

If you have views on this, let us know. The PETRA Committee will research and discuss all options before any decisions are made.



Be proud of your estate

The past 16 years as a TMO has been a hard slog to bring this estate from the rat-infested unloved area it was, to what it is today.

This was done by talking to our residents, following up on anti-social behaviour, and generally making the estate a nicer environment for people to live in and bring up their children.

It must have worked as around a third of our residents have decided they really like the area and have exercised their right to buy.

To continue this work we need all of our residents to be active in supporting us. That means getting involved in whatever ways you can. At the very least it means being a responsible resident - disposing of your rubbish properly, abiding by the rules of the estate, reporting incidents, etc - and, just as importantly, a good neighbour - showing consideration for others, watching out for the elderly and vulnerable.



PETRA'S VISION

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

We also need residents to take part in making the decisions that determine the future of our estate.

We currently have four tenant vacancies on our Management Committee and if we cannot fill these places there is a very serious threat that we may have to fold and the estate will go back to being run by the Council.

This means no on-site office, no staff to carry out day-to-day repairs, no regular grounds maintenance, no social activities.

Committee members meet once a month to discuss operational issues and finance and possible future projects and how we fund them. This is an unpaid role, but it does give you a say in how the estate is run and it also looks very good on your CV if you are looking for work.

If childcare is an issue for you, we can help. We offer a baby-sitting allowance of £10 per hour, and most meetings do usually only last for an hour.

There are experienced members on the Committee who can offer guidance on how the committee works and what commitment is expected.

If you are interested please come into the PETRA office and have a chat with myself or Caroline, our Estate Manager.

Regards, Jan

Remembering old friends

We recently scattered Bob Giles' ashes among some flowers and unveiled two new plaques on our memorial bench, one for Bob, and one for June Kight. These now accompany the one in memory of Colin Roast, another much-missed former resident. The deputy Mayor John Mylod was in attendance.



Summertime reminders



Music

Summer is here and so windows and balcony doors are open much of the time, including late at night. For this reason, when we play music or have a bit of a do, it's important to remember our neighbours. They won't necessarily share our taste in music and they certainly won't want to be kept awake at night. Please be considerate.

Barbecues

Please remember, that for very good health and safety reasons, barbecues are not allowed on the estate - not on the green and certainly not on Balconies!

Bouncy castles

Please be aware these too are not allowed on the green. Across the country, there have been several tragic accidents involving unsupervised and poorly managed bouncy castles. These items are not covered by our insurance (except for specific events organised by PETRA), and the running of electrical cabling on to the green creates an additional hazard.

Road signs



Around the estate, it is vital that those of us with cars drive with great care, abiding by the speed limit and being ever watchful for pedestrians.



The areas around the bases of the three towers are potential hot spots for accidents / near-misses as the roads bend and there is no clear demarcation between areas for pedestrians and those for vehicles. Please abide by the signs at all times. Your 'short cut' could cut short a life. Do not risk it.

Fire safety

Havering has a new fire safety office. Shane Cook, a former fireman, was present at the dreadful Grenfell Tower fire two years ago. Unsurprisingly, he is vigilant when it comes to enforcing fire safety measures, and PETRA will be working with him to ensure our residents are as safe as possible.

Shane has already expressed concerns about the misuse by some residents of the storage rooms, and we will be inspecting these over the next few weeks. Please make sure you remove all items that shouldn't be there.

Rubbish



The irresponsible discarding of rubbish continues to be a concern. As well as being unsightly, unhygienic and welcoming of vermin, rubbish left lying around - even if it is *near* a bin! - can also be a fire risk.

Then there are nappies. These should **NOT** be placed in the orange sacks. Nor should they be thrown down the chute unbagged - because they explode when they reach the bottom! Please place them in a small bag first!

If you are unsure about what goes where and in which bins, please talk to a member of staff or consult the 'Rubbish and Recycling' leaflet available on the PETRA website.



The best of friends

Toni and Lola, Katie and Hugo, and Sarah and Lennie with Ralph, PETRA residents all.

Events

Coffee Mornings

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

Committee Meetings

29 July, 7.30pm

19 August, 7.30pm

30 September, AGM, 7.30pm



Friendly fish

Office Goldfish Leah has been joined by 'Moor' fish, Bobby Moor and Michael Jackson, and everyone seems to be going along just fine.



Letterbox Lotto!

Did you know that every month we give away three gift vouchers each worth £25 PETRA residents! Go online to find out more.

www.Petratmo.weebly.com

Do we have your details?

We recently needed to contact a resident about a flooding emergency in a nearby flat. On another occasion, we needed to contact a resident about a missing person. On both occasions we were unable to contact the resident because we didn't have their current phone number. Please make sure PETRA has your up-to-date contact details at all times.

Office hours

Our staff are available during office hours to field all manner of calls, but like everyone else we need our down time for rest and recuperation. Please do not call PETRA staff on their mobile numbers out of hours, and if you do have an urgent matter to report at these times, please make sure you call the out of hours phone number, where your call will be taken by a colleague from the Council.

CONTACTS

PETRA Opening Hours:
7.30am - 1600pm (Closed 12pm - 13.00 for lunch)

Jan Davis, Chair

Caroline Edwards, Estate Manager
Bradley Pavey, Repairs and Grounds
Maintenance Officer

Micky Hughes, Repairs and Ground
Maintenance Officer

Naomi Cooper, Bookkeeper

All based at the PETRA office

Tel: 01708 475358

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Homes and Housing,

Havering Council. Tel: 01708 434000

Email: homes@haverling.gov.uk

Website: www.haverling.gov.uk

Out of Hours Emergency telephone number: 01708 756699

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