

Living by a building site

Parkhill Estate Tenants & Residents Association

Number 166 January 2020

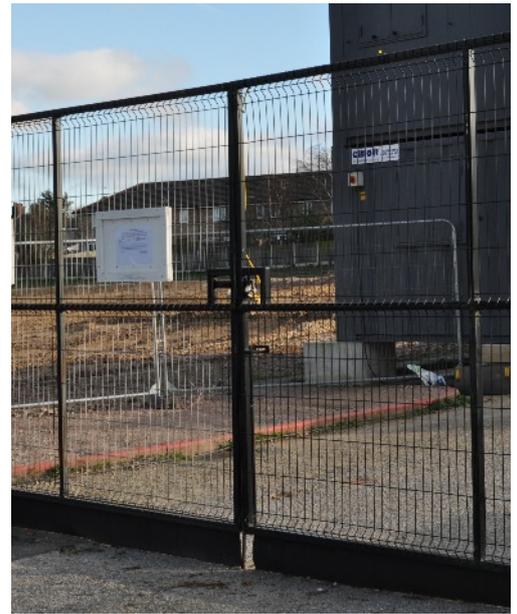
Here we are in deepest mid-winter, and, as if to prove the point, the last traces of our sunny neighbours, Sunrise, Solar and Serena Courts have now gone. The site is empty and, for the most part, quiet.

The reason for the lull is that the contractors are still waiting to be issued with planning permission for their build. It seems ridiculous, but there you are. They must presumably be confident of getting permission, and we expect to hear that they have any day now.

Once this happens, construction will begin.

Following the recent consultation, where PETRA raised concerns regarding the scale of the build, the pressure on parking, and the unnecessary destruction of so many trees, the latest drawings look pretty much like the last set that we saw.

We don't want to be negative, but we do want reassurances that the welfare and interests of our residents will be respected. To this end, PETRA remains vigilant.



Model village?

This is what the developers are promising. But we will have to wait to see what in reality it looks like, and how it will impact on our estate.



Future funding

Havering's three TMOs, PETRA, BETRA and DELTA, continue our joint talks with the Council around agreeing our individual Modular Management Agreements (MMA), by which we operate with a budget allocated to us by the Council.

With these talks going on for many years now without resolution, this may possibly be the longest round of negotiations in the history of local government!

So, is there any optimism that we may agree a reasonable settlement in the fairly near future? Well, Havering has a new Assistant Director of Housing, Evonne Hudson, who appears keen to get on with things, so you never know. But just don't hold your breath!



Jan's View



May I take this opportunity to wish everyone a Happy and prosperous New Year.

I was a little disappointed over the Christmas holiday that, despite providing extra skips for rubbish that people were still dumping their rubbish on top of the skips and bins or just dumping it on the floor in the bin areas. This resulted in a great eyesore and the wind scattered the rubbish around making the area look dreadful.

Please take some pride in where we live. We all have to live here but just a small minority spoil it for the rest of us. If you were living in your own little house that you were responsible for you wouldn't do it, so don't expect others to clean up after you.

I am aware that a number of people have been poorly over the Christmas period, including members of staff and myself and Mike. I hope you are all on the mend and looking forward to 2020.

Regards,
Jan

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 micro-chip 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.

Bookkeeper's Corner

Our keeper of the (digital) books, Naomi Cooper, on making sure it all adds up.

And so the cycle starts again. In the lead up to Year End March 2020 I will be checking our data to ensure all expenses and income are assigned to the correct account and any unreconciled transactions are sorted out.

'Accounts Receivable'; we have just one Customer – London Borough of Havering and although we provide them with our quarterly invoices a month before due date, they are sometimes tardy with payment. January 2020 was no exception!

'Accounts Payable'; although we still pay a lot of our Suppliers by cheque, we do use direct debit for all our regular outgoings and internet banking where appropriate.

When writing the date year, all need to ensure they use all the figures 2 0 2 0 because if you just write 20, the date can be modified to anything from 2000 to 2019... not that I can think of any use for the amendment, but if we are aware that it is something that could happen; forewarned is forearmed.

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

PETRA'S VISION

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

A load of old...

We recently put in place an additional skip to help with the disposal of household rubbish. This is now being used indiscriminately by residents too lazy to put their various kinds of rubbish in the appropriate bins.

Also lazy are those who can't be bothered to walk a few metres to the next bin, when the first is full. By stuffing rubbish into already over-full bins, the inevitable consequence is rubbish escaping and being blown around the estate.

Throwing unbagged dirty nappies, dog poo, and cat litter down the rubbish chutes is unacceptable. All items should be bagged before being thrown away – especially those items!

Finally, another reminder that residents and rubbish disposal teams need access to the bins at all times. Do not block the doors of the containers. You prevent other residents from disposing of their rubbish properly, and prevent the bins from being emptied.

In short, whether using the chutes, bins or skips, please be considerate when disposing of your rubbish.

Fly-tipping

Still on rubbish - other people's this time. Fly-tipping continues to be a problem, with people and businesses not resident here dumping their rubbish on our estate.

This will only stop when we are able to report these people to the Police, so please record the number plates of any vehicles you see involved in this activity and report what you have seen to the office or the Police at the earliest opportunity.

Need help with travel?

If you are unemployed and looking for work, you may get discounted travel in London.

The Jobcentre Plus Travel Discount entitles you to 50% off pay-as-you-go adult fares to travel on bus, Tube, tram, DLR, London Overground and most of TfL Rail and National Rail services in London.

You can also:

- Buy and use a child rate 7 Day, monthly or longer period Travelcard or Bus and Tram Pass
- Buy discounted paper single or return tickets from National Rail.

To apply, you must be claiming:

- Jobseekers Allowance or Universal Credit, be aged between 18-24 and unemployed for 13-39 weeks.
- Jobseekers Allowance or Universal Credit, be aged 25 or over and unemployed for 13-52 weeks.
- Incapacity Benefit, Employment and Support Allowance or Income Support and actively engaged with an adviser in returning to employment.

In the first few months of commuting to your new job, you may also be eligible for help with your fares. Contact your local Jobcentre Plus office for more information.

How to apply: visit your local Jobcentre Plus office.

For more information, go online to: www.tfl.gov.uk/fares/free-and-discounted-travel/jobcentre-plustravel-discount



New pathway

We hope you like the new pathway by the side of Parkview House, pictured here during its installation. Wider than its predecessor, and with a non-slip surface, it will allow easier movement for wheelchairs, buggies and those less sure of their footing.



Residents enjoyed a trip to Rochford's famous Christmas Market during December.

Thanks to all those who helped arrange this trip.

Insuring your home

Havering Council strongly advises all council tenants - including PETRA tenants - to take out household contents insurance, as these items are not covered by the Council's own insurance.

This means the Council does not insure your furniture, belongings or decorations against theft, fire, vandalism and burst pipes.

However, through an arrangement with Aviva, Havering does offer a home contents insurance scheme.

Havering's home contents insurance scheme

This scheme, exclusively available to Havering tenants, can be paid weekly with your rent as a council tenants. (Please note that the Council content insurance is not available to Leaseholders.)

PETRA recommends that our tenants either take up this special offer, or make their own Insurance arrangements.

There have been instances where tenants whose flats have been flood-damaged due to problems above, have not been able to recover the costs of the damage suffered from the Council. Home content insurance would cover such accidents.

For more information on how the scheme works, and the cost involved, either visit the PETRA office for a chat, or visit the Council website, at: www.havering.gov.uk/info/20001/housing/299/insuring_your_home



Thanks for visiting us again last Christmas, Santa.

Till the next time!

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

Monday 24 February, 7.30pm
Monday 30 March, 7.30pm

Office hours - a reminder

Our staff are available during office hours to field all manner of calls, but we all need some down time for rest and recuperation. Please do not call PETRA staff on their mobile numbers out of hours.

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@havering.gov.uk

Website: www.havering.gov.uk

Out of Hours Emergency telephone
number: 01708 756699

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