

DELTA NEWS

Issue 13

DELTA TMO



2011

Thank you, thank you, thank you

26 Elvet Avenue
Gidea Park
Romford
RM2 6JR

Contact us on:

01708 464714

E-mail: deltatmo@btconnect.com

Office opening times:

Monday to Friday
9.00am - 5.00pm

Outside office hours we operate a 24 hour answer phone service. All calls received will be responded to the next working day.

Homes in Havering out of hours repairs:
01708 756699

to every single one of the residents who took the time and trouble to vote in the DELTA continuation ballot. I am so pleased to be able to tell you that it was a landslide victory for the TMO.

Whatever your reasons for voting, I would like to remind everyone that everything is a team effort – no one part of us can work without another. For instance, if there was no volunteer Board, there would be no TMO and so on down the line.

We hope that our next five years will be a productive time and perhaps more of you will become members and some of you will be interested in joining the Board. The results show that it is a worthwhile job!

As Christmas is now fast approaching, all the team would like to wish everyone a great Christmas and hope the coming year will be a happy and healthy one.

Sandy Stevenson

DELTA Chair

SAFER NEIGHBOURHOOD TEAM

Please report any incidents to the Police. The numbers to call are as follows:

Office - 0208 721 2579

If it's not an emergency call the police on 101, textphone 18001 101

Email: squirrelsheadsnt@met.police.uk

www.met.police.uk/saferneighbourhoods

Romford Police Station 01708 751212

In case of emergency dial 999

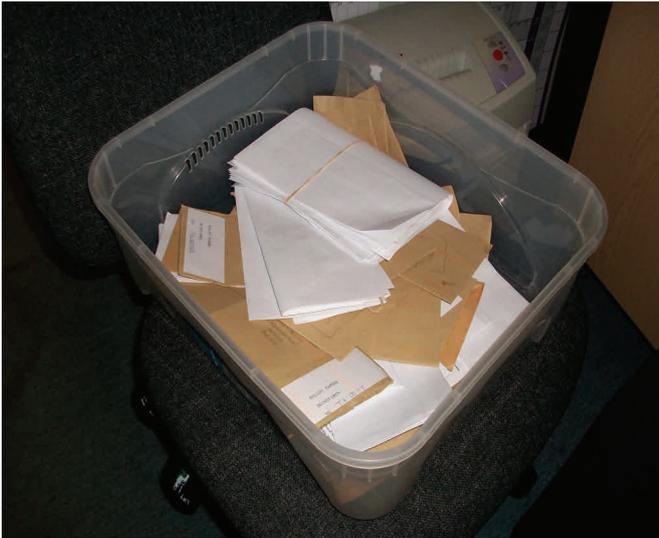
Don't forget to report any incidents to the Safer Neighbourhood Team - if they are not on duty leave a message on the answer phone. They will get back to you. It may be frustrating if no-one is immediately available **but they can't help if you don't keep them informed.**

Final result of ballot

For those of you who like the facts and figures:

- 286 ballot papers were sent out
- 218 replies were received
- 193 were “yes” votes
- 20 were “no” votes
- 5 papers were void/spoiled

The count was carried out by Homes in Havering staff in front of Board members and independent witnesses.



What have the Board been up to?

The Board have no intention of boring you with all the details of every meeting, but we haven't just been sitting around drinking coffee. From now on, in each newsletter we will give you a list of some of the main items covered during our monthly meetings. This quarter we have:

- matched funds with Homes in Havering to improve the security of the Ball Park.
- financed the football training in the Ball Park during half-term.
- increased the recycling facilities on the estate
- been working on the creation of a website for DELTA. News will follow shortly.

Possibly most importantly, a member of staff from Homes in Havering attended a board meeting and advised that works to the tower blocks were scheduled for the financial year 2012/13. Consultation would take place with all residents. He was adamant that the replacement of windows on the estate would commence around May/June 2012.



CHRISTMAS CAROLS



On Monday 19th December from 7:30pm to 9:30pm a group of singers from The Re-Generation Church, will visit the Estate to sing Christmas Carols.



Refreshments will be available free of charge.



So why not come along, join in the singing and get the Festive Season under way.

..... AND as we are heading towards Christmas, just a reminder NOT to put foil roasting trays down the chute!



Football Coaching



The professional coaching sessions arranged during the half term holiday in October, proved to be a great success with budding footballers on the Estate. A total of 53 participants - boys and girls of all ages - attended over 5 evenings.



Estate Office Notice Board

Dog Fouling

An update on the above - a resident on the estate has been issued with a fixed fine penalty notice of £80 for not picking up after their dog. We will continue to work with the enforcement team at London Borough of Havering regarding dog fouling.

Block Reps

Are you interested in becoming a block rep for your respective block? If so, contact the DELTA office for more information.

Estate Inspections

It is my intention to reinstate estate inspections on a regular basis. The outcome/results will be published in the newsletter.

Office Hours

Our current opening hours are Monday to Friday 9am to 5pm, I'm asking the estate if these hours are satisfactory and cover your requirements. If you feel these hours should be amended please use the slip on the back page. This can be handed into the office or put into our letter box situated on the gate.

Repairs & Blocked chutes for the month

The percentage of repairs which were completed within the time set for each type of repair was 100% since the last newsletter. The average number of blocked chutes since the last newsletter is 16 per month. This does take the team considerable time to clear.

Balconies

Again I feel the need to mention spitting from balconies. This is a disgusting act and I do feel sorry and annoyed for the residents who either have cars parked or are walking below at the time.

Building Works/DIY

I am sure you have seen the clause regarding the above in your latest Tenancy Agreement. In case you didn't it reads as follows:-

Any building works/DIY should be carried out between 8 a.m. and 6 p.m. Monday to Friday, 8 a.m. to 1 p.m. Saturday. No works should be carried out on Sunday. You must obtain Homes in Havering written permission to carry out any major works outside these times.

The DELTA Structure

DELTA Board

Estate Manager

Office Administrator

Estate Maintenance Officers

And Finally

I would like to take this opportunity on behalf of myself and all the Estate Team to wish you and your families a very merry Christmas and a happy and healthy New Year.

Your Turn

There is no room in this issue for a resident's letter but don't let that stop you from writing in with your thoughts and opinions and anything else you would like to see included in the newsletter.

Remember all letters and articles may be edited. Please submit material to the TMO office and make it clear whether you are happy to have your name and address included or if you would rather remain anonymous.

Rubbish over the Christmas period

Please try to put your rubbish well to the back of the rubbish areas during the Christmas holidays, and stack bags on top of one another. There will be several days where the staff are not here to empty these areas, and if we are not careful, rubbish will spill out and cause a hazard to everyone - excessive smells, risk of tripping and encouraging rats and foxes. This is everyone's problem, and therefore everyone's responsibility.

Please try to be considerate.

We hope you have enjoyed this newsletter. Finally have a

Happy Christmas!



Next newsletter due March 2012.

I would like the office hours to be changed to:-