

DELTA NEWS



Issue 19

2013

Hi All,

Most of you are aware that on April 11th, our Gardener, Derrick Thompson - fondly known as Del - collapsed and had to be taken to Queens Hospital. After many tests it was finally confirmed that Del had had a stroke - quite a shock for all concerned as you can well imagine. After a few weeks of being in a coma Del came round and made slow but steady progress. Every day he got stronger and stronger, and was transferred across the corridor to the Stroke Rehabilitation side of the unit for more intensive physiotherapy. He is now able to speak and take a few steps unaided, and has moved again to the rehab unit at King George's, the final stage before he is allowed to go home.

Del and his wife, Sheila, want to say a very big thank you for all your Get Well cards and good wishes. Del wants to come to visit you all as soon as he is able to do so. Sheila is very grateful for the kindness and support she is receiving.

Del gets regular visits from Steve, Tony & Fran and we will continue to keep you informed of his progress. All the best, Del, for your continuing recovery.

Fran Gerlach

GROUNDS MAINTENANCE

We are very well aware that the grounds maintenance is behind our usual rota. To that end we have employed, on a short term basis, a contractor to carry out this work and keep things in order. This will continue to be reviewed in line with Del's progress.

DELTA TMO

6 Elvet Avenue
Idea Park
Romford
M2 6JR

Contact us on:

708 464714

E-mail:
deltatmo@btconnect.com
Website:
www.deltatmo.com

Office opening times:

Monday to Friday
9.00am - 5.00pm

Homes in Havering out
of hours repairs:
01708 756699

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

Deliveries

When ordering take-away meals, or anything else requiring home delivery, please ensure you give the correct address: i.e. Flat number **and** block name.



Giving incomplete details creates confusion for the delivering company and causes considerable stress to residents living at a similar address. Fast food is often ordered late at night, when our more senior residents are in bed - they do not appreciate being disturbed by the local Indian restaurant trying to deliver them a curry.



To those of you who enjoy a takeaway pizza, kindly remember that the DELTA team do not enjoy removing the wedged delivery boxes from the chutes. Unless folded, cut or torn into smaller pieces, please do not put these down the chute.

What have the board been up to?

The board have no intention of boring you with every detail of every meeting, but in each newsletter we will give you a list of some of the main items covered during our monthly meetings.

This quarter we have

- Continued to work towards a new office
 - Attended meetings to help protect our financial position and to ensure our residents continue to receive value for money services
 - Continued to work on everyone's behalf regarding the continuing Capital Works
- The Board's plans for the future have been put on hold while the Capital Works have been in progress. Once the works are over, The Board will be putting their plans into action.

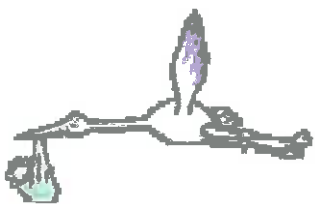
Stork corner

Since the last newsletter, the stork has visited the DELTA estate again. We are very pleased to welcome:

Baby Ruby, who arrived in May, and lives with her parents and big sister Brooke in Mountbatten House.

And living in Elizabeth House, Jemima Belle, a little sister for Jack and Daisy.

With other expectant mums on the estate, we look forward to reporting more happy news in the next issue.



This newsletter is also available on our website www.deltatmo.com
If you require a large print copy please contact the Delta office.

Here is the next article in the series about people who work “behind the scenes” to help make our estate and the whole of Havering a better and safer place for us to live. This is in the form of an interview with Tomasz, one of the Lakehouse Site Managers.

A day in the life of Tomasz, Lakehouse Site Manager

How long have you worked for Lakehouse?

Three years now.

Was the building industry your first choice of career?

Yes. I have always loved building sites, and I used to run my own company.

What do you do on a typical day at work here?

On a typical day at work I am responsible for three different contractors - a 15 man windows installation team, and others doing electrical upgrades and door installation.

How has the contract here compared to others you have worked on?

This is a massively busy site, and I also have to deal with 212 residents.

How did you get used to working at heights and on scaffolding?

Heights were never a problem for me. I have done a bungee jump and paragliding in the past.

What is the best part of your job?

Dealing with contractors, working with a great team and my colleagues Mick (Page) and Jamie Smith and making sure all the residents are happy.

And the worst?

There is no bad side really. We have better and worse days. We just have to deal with all the problems as they come, and make sure the job is done on time and according to specifications.

Do you like doing DIY at home?

No not really. After all day at work I prefer to chill and relax with my family.

Do you have any work related funny stories or embarrassing moments you would like to share?

Probably have but I will keep them to myself!

Thanks, Tomasz, for taking part.

Your Turn

There is no resident's letter this issue as we have not received any. Why not write in with your thoughts and opinions or anything you think might interest other people.

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.

Estate Office Notice Board

Dog Fouling

We will continue to work with the enforcement team at LBH and CCTV regarding dog fouling. If you see anyone not picking up please report it to the DELTA office.

Contact Numbers

It is important to ensure that the office has your up to date phone number which will help if any contractor has to arrange appointments to visit your property to carry out works.

Blocked chutes

Again I would to ask all residents to be careful of what they put down the chutes. Any items which you may feel may block the chute should be placed in the waste room outside the front or rear entrance.

Smoke Alarms

Please ensure your alarm is working. Check it weekly and on no account take the batteries out. If the alarm starts to "beep" it is telling you that the batteries need changing. Always have spare batteries ready to put in your alarm.

Landings

Can you please ensure that no items are left on the landings as these can be classed as a hazard.

Smoking in communal area

May I remind all residents that smoking in any communal area is not allowed and is in breach of your tenancy.

Children's Playground

Please do not take any dog in to the playground for any reason.

Happy Birthday To Us

In April 1964 work started in Durham Avenue to build two blocks of flats, known to us as Elizabeth House and Victoria House. This means of course that our flats will be 50 years old next year. We thought it would be interesting to mark the occasion in some way. We have identified three residents who were here in the beginning, although they are not in their original flats now. If we have missed anyone, or if anyone has any memories of the early days here please get in touch with the office. Perhaps a family member lived here or you lived nearby. Maybe you knew one of the builders. We would be particularly interested to borrow any photos you may have of the estate during the 1960s. Don't be shy - every little memory is important.

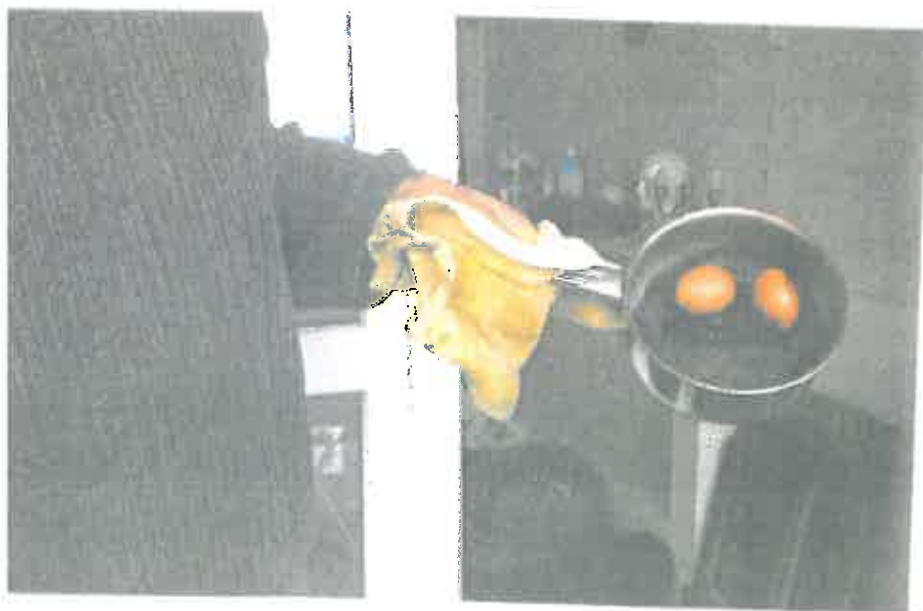
One afternoon Mick and I were walking around the scaffolding doing external inspections at Edinburgh House, when suddenly we smelt something burning and heard a fire alarm. We identified a flat on the 8th floor. We immediately called the DELTA office to see if they had a spare key or if they could call the resident. Otherwise we would have to call the fire brigade. They called the resident who was in Dagenham at the time.



A very grateful resident

The resident had left a saucepan with boiling eggs on the gas cooker. We waited for the resident on the scaffolding with fire extinguishers. Luckily we didn't have to wait long. When the resident returned and opened his windows there was a lot of smoke coming out of his property. He appreciated our help and thanked us for watching his flat. He was also very pleased with his newly fitted fire alarm which definitely works.

Tomasz Maczynski
Site Manager



The unfortunately inedible eggs

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: squirrelsheatshnt@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.**

Pamper & Shopping Extravaganza

with Childrens Entertainment

Saturday 27th July 1pm - 5pm

St. Michael's and all Angels Parish Church

Main Road, Gidea Park, RM2 5EL

Entrance £2.00 children £1.00

Meib Hall

All Beauty and Holistic Treatments, Cakes, Sweets and Treats,
Dance Display, Variety of Craft and Handmade Stalls
Raffle, Refreshments and much more!

Chadwick Hall

Indoor Bouncy Castle, Soft Play, Facepainting,

Fairy Stilt Walkers, Mickey and Minnie Mouse,

Contact: Sarah 07067156232

https://www.facebook.com/events/136686419642307
139745346214044?ref=1=plan_mail_activity



Alzheimer's

Research UK

Defeating Dementia Registered Charity No. 1077009

Capital Works

As you are aware, most of the works are now complete. Lakehouse will carry out an inspection of your home or may have already done so. It is worth having a look at the various work carried out in your property to make sure you are happy with everything that has been done. It will be much easier to correct mistakes and put right defects while Lakehouse are still on site and the scaffolding is still in place.

If you have any outstanding issues or you are not happy with the works please call one of the following numbers:

Lakehouse contacts

Jamie 07714560276

Tomasz 07595657639

Mick 07776248826

LBH contact

Lester Meyers 07908964597

We hope that you have enjoyed your newsletter.
Next newsletter due September 2013.