

ISSUE 20

DELTA NEWS

2013



HELLO EVERYBODY!

After months of disruption from contractors, scaffolders and the never ending stream of trucks and lorries, the end is at last in sight! It's been a manic time, with the installation of the new windows and doors, replacement kitchens and bathrooms for those lucky tenants on the current refurbishment schedule **plus** the additional traffic created by the demolition of Snowdon Court. But at last, Dreywood Gardens has evolved from the old site; the low rise blocks and garden landscaping are complete and new residents are beginning to settle in.

Gradually the scaffolding has been dismantled around *our* high rise blocks on the Delta estate. The safety netting was removed to reveal a transformation. Don't the blocks look different, with cleaned brickwork, and glistening new windows?! We hope you are all satisfied with the job done, and are able to reap the benefits should we have a cold snap this winter. No more draughts and hopefully a welcome reduction on your energy bills too.

Delta TMO contact details

Address: 26 Elvet Avenue, Gidea Park, Romford, RM2 6JR

Telephone no: 01708 464714

Email address: deltatmo@btconnect.com

Website: www.deltatmo.com

Office opening times: MONDAY to FRIDAY 9am to 5pm

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

LBH OUT OF HOURS REPAIRS: 01708 756699



THE BOARD

During all this upheaval, the estate has undergone changes of a different nature, with established tenants moving on and new residents arriving.

This has created several vacancies on the Delta TMO Board who are now looking to recruit new members, with fresh ideas and opinions.

It matters not, if you are a leaseholder or a tenant; but you do need to be over 18 years old.

So why not put your name forward and have a say in how things are run on the estate?

**For more details about becoming a Board Member
or having TMO membership, please contact the
Delta Office.**

**Remember our motto :
USE YOUR VOICE IF YOU WANT A CHOICE!**

AN EXPENSIVE MESS



Romford woman from Delta estate prosecuted by Havering Council for failing to clean up after her dog

A 25yr old woman who failed to clean up her dog's mess has been prosecuted by the Council as part of its *Cleaner Havering* campaign.

A resident from the Delta estate was seen letting her dog foul outside Victoria House on Durham Avenue. Havering Council's CCTV operatives saw her leave her dog to do its business on the green outside the estate while she casually spoke on her mobile phone, and then walked away without cleaning it up. The clear CCTV evidence, as well as failure to pay a fixed penalty notice, meant she was taken straight to court.

On Friday 26th July 2013, she pleaded guilty at Romford Magistrates Court. She was given a conditional discharge and ordered to behave within the law for the next year or the case will come back to court. She was also ordered to pay £100 court costs and a £15 victim surcharge to the council.

Councillor Barry Tebbutt, Cabinet Member for StreetCare, said:

"We're passionate about keeping the borough tidy, and our high-profile Cleaner Havering campaign supports this. Most dog owners are responsible and do clean up after their pets, but there will always be some who don't. It's not fair or considerate and we're working hard to put a stop to it. I hope this serves as a message to others that they shouldn't do this and may well be caught and prosecuted."

The Council's CCTV hub operates around the clock and has about 400 cameras monitoring council-run housing estates.

The Cleaner Havering campaign was launched after residents told the Council in its Your Council Your Say survey that cleanliness of their neighbourhood is one of the things they believe to be most important, and tackling dog mess was one of their main concerns.

Residents can report dog mess offenders :

online at www.havering.gov.uk/dogmess or by ringing 01708-432563



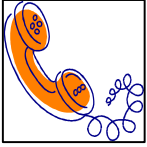
DOG FOULING ON BALCONIES

Letting your dog foul on your balcony and not picking it up, can lead to a fixed penalty fine, as the balcony is council property and in the open air.

If your pet has to foul the balcony, **which is not ideal**, please remember when washing down the balcony that waste/water does not end up on your neighbour's balcony or anything below.

We continue to work with the enforcement team at LBH to enforce convictions for dog fouling on the estate.

ESTATE OFFICE NOTICE BOARD



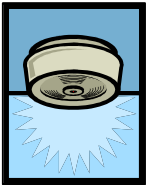
CONTACT NUMBERS

It is important to ensure the Delta Office has your up-to-date land line and/or mobile telephone number/s which will help if any contractor has to arrange an appointment to visit your property to carry out works.



BLOCKED CHUTES

Once again, we remind all residents to be careful of what they put down the rubbish chutes. Any item which you feel may block the chute, **please** put it in the waste room outside the front or rear block entrance.



SMOKE ALARMS

Please ensure your alarms are working!
Check it weekly and **on no account** disconnect the alarm if starts to 'beep'.
This is your alarm telling you that the batteries need changing.
Always have spare batteries ready to put in your alarm.



SMOKING IN COMMUNAL AREAS

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 into the playground for any reason.
And remember, the playground is for children under the age of 12 yrs old



POLICE 101

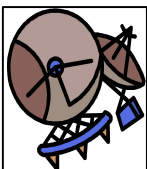
If you see anything suspicious on the estate, please contact 101 and report it. Only by giving the Police information, can they begin to act on your behalf. This may include vehicle registration numbers, descriptions of persons involved, times & place.



NOISE

You must not play, or allow to be played, any sound systems, television, record, DVD, CD, tape recording equipment or musical instruments so loudly that it causes a nuisance to other persons in the neighbourhood or which can be heard from outside your home.

You should avoid doing DIY or using domestic appliances like washing machines and vacuum cleaners before 7am or after 10pm



SATELITE DISHES

Do not forget that you **MUST** obtain *prior* written permission from LBH if you want to install a satellite dish.



5 months on, Del has regained his speech and although still a little unsteady on his feet, is making good progress during physiotherapy sessions, which should increase his strength and balance.

Modifications have been completed to his house, and we are delighted to report that in early September, Del said goodbye to medical staff and inedible hospital food and headed home, where he's now being looked after by his wife Sheila and a team of dedicated carers.

We wish him well with his continued recovery!



We have received several comments regarding our temporary gardener Nigel - all of them complimentary. His hard graft is paying off, and both Management and residents are pleased with the results. Despite the upheaval of scaffolding etc, he's managing to control the weeds and keep the grounds, grass and flower beds looking neat and tidy.

Keep up the good work Nigel!



We would urgently remind all residents who smoke to please NOT flick cigarette ends from windows, balconies or indeed aim them onto the balconies of others. This is becoming a serious issue and a hazard.

During the warmer weather, washing was hung out on balconies to dry and children were out there playing. Laundry was peppered with scorch marks and children were in danger of being burned. If you choose to smoke then please ensure you stub out the cigarette/cigar sensibly and use an ash tray to collect the used butts.

Thank you



With the school holidays over with for another summer, we'd like to thank all those youngsters who turned up for the organised football training during August. We hope you enjoyed yourselves and picked up a few tips from the qualified coach.

If you had fun, please participate in other events Delta have planned for the future.



How long does it take our Caretakers to unblock chutes across the estate?

Answer: TOO LONG!

And it's time that could be better spent on estate maintenance and cleaning.

It's been mentioned countless times before, but we remind you yet again that the chute is for small bags of rubbish only. Just because a folded cardboard box or the lid from a plastic box/container, will fit into the neck of the chute, that's not to say it will not get caught up on a ledge or become snagged on the downward slide. Once wedged, rubbish continues to back up causing a massive blockage.

So, would you all ***please*** be careful of what you put down the rubbish chutes. Any item/s which you feel may block the chute, ***should be*** put in the waste room outside the front or rear block entrance.



If either the front or rear entrance doors are not locking, please contact us at the Delta TMO Office so we can arrange for the door to be repaired or adjusted.

Remember: these doors are to be kept locked and not wedged open by workmen, be they Council or private contractors.

When the trades button is turned off, do not open the door when someone you do not know buzzes for access into the block.

If at any time you are worried or concerned by someone buzzing on your door

CONTACT THE POLICE



KIDDIES PLAYGROUND



Mums with toddlers and youngsters will be pleased to see the play area has undergone a face lift, with new equipment and activities suitable for the under 12's. Delta TMO has also installed seating to encourage picnics and interaction between parents.

If the sunny weather returns, we hope to see estate children putting the re-vamped playground to good use. Have fun!

PLEASE REMEMBER:

THIS IS A DOG FREE ZONE



STORK CORNER

The stork delivered a little bundle of joy to Edinburgh House in July. Proud mum Nikki and baby daughter Darcy are both doing well and big brother Corey is delighted to have a new little playmate.

Baby Denny arrived at Mountbatten House to delighted parents and elder siblings. Mum Stacey surely has her hands full now, with 4 children to love!

Not to be outdone, Elizabeth House is delighted to welcome baby Lottie, a second daughter for her proud parents and a little playmate for big sister Frankie

If there are other mums-to-be on the estate, and you would like an announcement made in the forthcoming issue, please don't forget to tell the office when baby arrives.

FLY TIPPING

Please remember that the use of the 'bin room' outside either the front or rear entrances (depending on which block you live) is **ONLY** for the disposal of general household rubbish!

Any other items including bulk rubbish *eg: old fridges, cookers, toys, bedding, building materials and furniture* should be taken to an authorised site for disposal.

For those without transportation, contact **STREETCARE on 01708 432563** who will, for a fee, arrange for collection and disposal. You can also contact the Delta Office for further information and help.

Delta TMO will continue to work with the Council's Enforcement Team on **all fly tips** and if enough evidence is found for a successful prosecution, a fixed penalty fine will **be issued.**

ELECTRIC CUPBOARDS

The cupboard on each landing where the electric meters are located is NOT additional storage space for residents!

The Council have instructed their electrical contractors to ensure these cupboards are kept empty at all times. If they find anything in these cupboards, the items will be removed and disposed of.

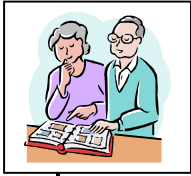
BLOCK LANDINGS

Now most of the scaffolding is down, any items which have been put on the landing whilst work was completed on the balconies, must now be returned to the balcony.

Please ensure nothing is left on the landings, such items can be classed as a hazard.

* * *

The operation of communal landing windows will be controlled by the Delta Contractors. As the weather gets colder the landing windows will be locked, with the exception of the windows in the chute rooms. These too can be locked, provided all residents on the respective landing are in agreement.



ESTATE APPEAL

In the last issue of the newsletter, we asked if residents had any photographs or stories to relate, dating back from when they first moved onto our estate in or around the 1960's

Disappointingly, no-one responded.

Surely someone out there has a memory to share, to be included in the anniversary article?

So please, do have another look through your old photo albums, and see what you can find.

Every little snippet or snapshot is important to the history of the estate.

ADVERTISING

If there is sufficient interest, it is our intention to include Contractor adverts and items for sale in future issues.

- Can you offer a skill or service (ie: electrician, carpenter, cleaner etc) and would like to advertise in our newsletter?
- Do you have good quality items to sell, which you'd like advertised?

If so, please contact the Delta TMO Office for more information.

A small fee will be charged, with proceeds invested back into projects on the estate.

Please note that all adverts will require Board approval before inclusion.
Contractors must have the necessary qualifications etc and Delta will take no responsibility for unsettled invoices, damaged goods or unsatisfactory workmanship.

Disclaimer: Delta TMO does not vouch for the financial stability of any company or for their health and safety procedure. All information provided is to assist residents in exercising their own best judgement. All information is provided in good faith but no guarantee is given or implied as to the accuracy of the information provided.

THE LAST LAUGH

I was visiting my grand-daughter yesterday, and asked if she had a newspaper I could borrow.

“Granddad.....this is the 21st century,” she replied “I don’t waste my money on newspapers. Here, you can use my iPad”

I can tell you this.....that pesky fly didn’t know what hit him!!



And finally if you have an idea, comment or article that you would like included in the next issue of the newsletter, please bring details over to the Delta TMO office.

Get writing!



NB: All material is subject to editing. At the time of submitting your material, please make it clear if you wish to remain anonymous, or have your name and address included with your article.

SAFER NEIGHBOURHOOD TEAM

PLEASE REPORT ANY INCIDENTS TO THE POLICE

The numbers to call are as follows:

Office: 0208 721 2579

For a non-emergency, call the Police on 101, textphone 18001 101

Email: squirrelsheathsnt@met.police.uk

www.met.police.uk/saferneighbourhoods

Romford Police Station 01708 751212

**We hope you have enjoyed reading this current
newsletter.**

**The next edition will be the  Christmas  issue
in December 2013**

Don't forget.... if you require a **LARGE
print copy please contact the Delta office**

