



This Is Your Community Newsletter



February 2016, Number 8

Hi! 2016 is well underway and we'd like to welcome you to our first edition of the newsletter for this year! We hope you find it informative!

Regards, Eva Christmas - Community Development Officer.

Community Led Stay and Play For You and Your Child

Parent led Stay and Play sessions for local parents meets every Monday at our Roupell Community Centre from 1.30 – 3.00pm. This is your opportunity to interact with other parents, to share ideas, tips and support strategies and for your child to enjoy a range of play activities. In order to make these session sustainable, we need **volunteers** who will help us run the sessions. If you are interested, please contact **Eva on 07983 584 767**. This could be a great way to further your career in childcare; as well as job experience, we will provide you with a reference.



Football Sessions

Football sessions have been running successfully from last July, and are held at our main football pitch, in the middle of the Estate, every Friday from 4.30 – 6.30pm. Millwall coaches Dean and Jack are both Academy coaches and bring a wealth of expertise to the sessions. Besides football skills, they are also installing a sense of discipline, hard work, fairness, and a 'never give up' attitude with the players. So, if you are interested, and are aged between 8 and 17 years, please come along. Both boys and girls welcome and all **FREE** of charge! For any more info, please ring Dean on 07984 033221.



Preventative maintenance

The main sewer to Thursley House was recently blocked causing sewage to run down the road and residents have had to endure unpleasant smells and backed up sanitary appliances within their homes. It took 3 days to clear. The blockage was entirely avoidable and was caused by people flushing things other than toilet paper down the WC.

Please ensure only WC paper is flushed down the WC. This means NO: nappies, sanitary towels, tampons. Also please ensure that you do not put fat or cooking oil and kitchen waste or any other water insoluble down your kitchen sink as this can also cause blockages.

Homework Club for your child FREE of charge

Support with home study for your child, age 7 to 13 years, is provided for you on your doorstep. The sessions cover Literacy, Numeracy and Science and are run by qualified school tutors. They are held every Wednesday and Thursday from 5.00 – 7.00pm at our community centre. Best results have been reported with those who attend on the regular basis, and often with a significant improvement in their school reports. For more info please call **Eva on 07983 584 767** or **Navlet on 07984 337 812**. Few places are available this term, so don't miss out!

Tree Pruning workshop

If you'd like to learn how to prune, in order to keep trees healthy and fruitful, join us, a small group of volunteers along with Stephanie from the Urban Orchard Project on Saturday 20 Feb 16. We will meet at 1.00pm by the orchard, which is in between Tilford and Outwood House.

Tools and hot drinks will be provided; all you have to bring is your enthusiasm and wellies and gloves, in case of rain! All age groups welcome! To register your interest, please call **Eva on 07983 584767**.

Parking restrictions for all

For the duration of the major works, which commenced in Jan '16, the amount of parking will be restricted on our estate. Obtaining a parking permit does not always guarantee residents can park outside their block.

The Scaffold Contractor, the Emergency Services and Lambeth Refuse Service have all pointed out that their trucks cannot negotiate the bends of the estate due to vehicles being parked inconsiderately.

We have leafleted the vehicles that have parked inconsiderately. However some residents have ignored our warnings. As a result, a vehicle has been hit and damaged by the scaffold truck.

Please avoid parking your vehicle on bends or in other areas where they interrupt the movement of large vehicles, in order to ensure smooth running of the programme, you and your neighbours and the safety of your own vehicle.

Major works on Roupell Park – Progress at last !

For the first time in what seems ages we have good news in relation to major works on Roupell Park! As usual this splits into two separate projects, the works inside and outside of your homes.

External works

Work has now commenced. Currently full height scaffolding is being erected to Tanhurst. It takes about 30 days to erect the scaffolding and once that is completed on Tanhurst at the beginning of March the process will move onto the next block. You are reminded that you should notify your contents insurance company that the work is being carried out.

The full programme is on the website setting out which order the blocks will be worked on and how long the work will take on each block. This will vary from block to block but will vary between 3 months for the smallest blocks and 8 months for the largest. The work is being carried out by Mears.

Work to the whole estate will take around 18 months and so we expect works to be completed in the summer or early autumn of next year. However there is always the possibility of delay in the event of bad weather or finding unexpected works.

The total cost of the works will be just over £7m so it will be the biggest contract being operated in the Lambeth Central area this year and the longest running in Lambeth.

One of the biggest parts of the work will be to carry on concrete repairs to the blocks. This will be very disruptive. The work will entail removing elements of damaged concrete using mechanical drills which will be extremely noisy and will create large volumes of debris. The Contractors will endeavour to keep the volume of dirt to the minimum and will clean up afterwards, but you are strongly advised to ensure that you keep windows and doors firmly closed while the work is going on. This work is anticipated to take around 6 weeks per block.

Other work will entail resurfacing the communal and individual balconies, carrying out roof repair as needed as well as works to balcony and walkway balustrades and redecorations to communal areas.

We will also take the opportunity to upgrade communal television systems. These will then be able to support the full range of Sky programmes and services. However as a consequence we will not allow individual satellite dishes to be re-erected once the work is complete.

There is no doubt that this is going to be a trying time for everyone living on the estate. However once the work is complete it will look much brighter and cleaner and will help us to continue to develop somewhere we can all be proud of living and working.

Internal works

It is no secret that the works carried out by Lambeth and their contractor Wates was often not done to an acceptable quality. In particular we are concerned about the works done to the electrical systems and the plumbing.

Whilst Wates have been working to make good the problems for a number of months they have not made significant progress and no works have been done to the electrical installations. Wates are currently only carrying out limited works on site to complete the work they have already started.

Since the works were completed Roupell Park officers and the Board have been putting pressure on the Council to take decisive action to resolve the problems. This has included your local MP, Chuka Umunna, who has been encouraging the Council to act.

As a result the Council are terminating their contract with Wates and will be appointing a new contractor to do the work. This will include the retesting of all the electrical systems installed by Wates to ensure that they are up to the required standard.

The Council are currently negotiating the final terms of this process but new contractors should be on site in February. Whilst this is not the end of the process, at least we will have contractors on site who will not have a vested interest in prolonging the process and hiding their poor workmanship.

However please be assured that we will do everything we can to hold Lambeth to account to ensure that they get it right this time.

Roupell Park Community Office

Brockham Drive

Brixton, SW2 3RY

Office number including repairs: 020 7926 0214

Lambeth Call Centre 020 7926 6000/6666 (Out of hours after 5.00pm)

Email: rouPELLpark@lambeth.gov.uk

www.rouPELL.co.uk/@rouPELLpark

Our opening times are:

Monday 8.30 - 5.00pm

Tuesday 9.00 - 5.00pm

Wednesday 9.00 - 1.00pm (close half day for staff training)

Thursday 8.30 - 5.00pm

Friday 9.00 - 4.00pm