

2021 NEWSLETTER MAY

Number 25

Return of Football Sessions on the estate

Changes in government guidelines now allow us to resume our organised football sessions with Fulham FC Foundation.

They are now held on **Thursdays, from 5.30 – 6.30pm.**

There will still be some COVID related safety procedures in place, nonetheless. First and foremost, you will have to book for each session online, via the following link [here](#).

If you have any questions, please feel free to contact via email: kicks@fulhamfc.com or call **Paul Smithers, Youth and Community Manager on 07500 108495.**

(£75 000,00) have been awarded by the Veolia Trust. A decision on the balance of funding is now with the Football Foundation. We are awaiting their final approval, which should be any time now. Pending a positive outcome from the Football Foundation, the works are planned to commence in **July 2021.**

The dilapidated football pitch will be transformed into a modern multi-sports facility which, in addition to football, will enable basketball and netball sessions to take place.

The works will last for up to 8 weeks and, during that time, residents who live around the football pitch area will inevitably suffer some inconvenience and disturbance from noise and dust, increased traffic (trucks delivering materials), and the temporary suspension of some parking bays. However, the outcome of all this should prove a worthwhile benefit to the local community, as the site will be transformed by this new amenity. After we have obtained the funds, we will be able to confirm the start date for the works. Then we will consult fully with the residents from the surrounding blocks about the detail of what's involved.

Football Pitch Renewal - Update



Our long-standing ambition to renew and upgrade the football pitch is about to become a reality. It has taken a full year's work, to secure external funds and obtain planning permission, to make this project viable. Planning permission is now granted, and part of the funds

Covid – 19. Service Delivery

We continue to review the way in which we deliver services in relation to Covid – 19 in line with Government guidance. Since the **12 April** the office has been open during normal working hours but for appointments only. However, we would ask that wherever possible you continue to request services and repairs by phone or email.

The issuing of parking permits is dealt with in another article in this newsletter. We will continue to prioritise our repairs service to ensure that we deliver our full service in a way that is safe to you and our staff.

As the release from lockdown progresses, we will continue to review the way in which we deliver our services so that we are ready to move to a full service as soon as it is safe to do so.

Fire safety

Fire safety remains a critical issue for all of us and we all have a role to play.

You must not put any hazardous material in the communal areas of the blocks. This includes bikes, mopeds, DIY materials, and white goods such as tumble driers. You should also not put anything on the balconies that could present a trip hazard or other obstruction.

You should also ensure you do not put rubbish bags on the balconies. Please put them down the rubbish chute or take them to the bins immediately.

In addition to door mats, all plant pots, troughs, hanging baskets etc. must be removed. This will apply to all parts of the communal areas including outside properties on the corner of blocks.

Where we find anything we think to be a risk we will ask you to remove it. If you



do not do so then we will. Depending on what it is, we will remove it immediately or give you **24 hours** to do so. If you do not, we will remove the items and charge you for doing so. We may also dispose of the item, depending on its value, or keep in in store (for no more than a week) before doing so.

No BBQ's can be held anywhere on the estate. Doing so is a breach of your tenancy or lease and if needed we will seek an injunction to prevent you having one in the future. Breaking this is a criminal offence.

We have had several reports of people throwing lighted cigarette butts from balconies. This is not only anti-social but is also a huge fire risk. Please do not do this as you are putting you and your neighbours at significant risk.

We will be carrying out regular inspections of storage sheds to ensure that nothing combustible is kept in them.

Mould

There has been a rise in condensation problems in properties in recent months. This is partially because we now spend more time at home, so the moisture content of the air is increased, just by breathing; along with cooking and

washing clothes. This can soon escalate to condensation damage, including mould growth. Over a period of time, black mould can become a serious health risk, with regards to breathing, nasal and skin irritations.

Mould growth can be prevented:

- By ensuring there is sufficient ventilation – opening windows regularly, especially bathrooms after use, move furniture away from walls, and use extractor fans, tumble dryers and dehumidifiers if possible.
- Avoid over occupation of the property.
- Maintain a consistent temperature across rooms by avoiding not heating some rooms during winter months
- Mop up any condensation, most typically in kitchens when cooking.
- If you do have mould, it should be cleaned off immediately to minimise any health risks - a mild bleach solution works.

Reducing mould growth in your home is a slow process, as it will take time for the fabric of the property to dry out completely. If the problem does not get better after 3 months, please contact the office for further advice. Even so, please note that Roupell Park is not liable for treating mould in your home, unless it has been caused by damage to the structure such as a leaking roof or from plumbing faults.

TBrown

This article is relevant only for those residents who live in the following blocks: Tanhurst, Witley, Outwood, Dunsfold, Elstead, Thursley, Tilford, Warnham and Brockham.

Your Flat/Home is supplied by Communal Heating and Hot Water. If you have no heating or hot water, or your radiator or cylinder leaks, then to rectify the fault you need to raise an order via the Lambeth Contact Centre 0207-926-6000. The order must be raised/allocated to **T Brown**. The Call Centre Operative will take your name, address, and contact number. **Please stipulate that the order must be raised to T Brown who are the communal heating and hot water contractor for RPRMO.**

The Call Centre Operative will provide you with a Job reference number. Please ensure that you write the job ref number down. If **T Brown** do not complete the works within 48 hours, contact the Community office. **If you do, please ensure that you have the job reference number to hand; we will then chase T Brown on your behalf.**

Moving forward, we plan to negotiate with Lambeth so that we can raise orders directly to Northgate for Communal Heating Hot Water, as the Lambeth

Contract Centre often mistakenly raises orders with the wrong contractor. In the interim, if you follow the procedures outlined above it will help avoid these mistakes and speed up your repair.

Leaks in your property and where to report

We are constantly dealing with a number of leaks in properties. It is important that residents clearly understand their responsibilities and obligations under the terms and conditions of the tenancy agreement or lease.

If there is a leak in the property you need to report this ASAP. The identification of the source of the leak is important. For example, Communal Heating System leaks can occur from the Internal cylinder, radiator valves or pipework; it is the responsibility of the resident to telephone Lambeth Contact Centre to stipulate that an order be raised to T Brown.

For Leaseholders, if the leak is not coming from the components of the Communal Heating System, you should employ a plumber to check the pipe connections in the kitchen, bathroom, and WC. Tenants should attempt to contain the leak, using a bowl or bucket, and report the leak to the Community Office ASAP, so that a repair order can be raised.



■ All residents to note and comply

There have been some major stack blockages in some of your blocks recently. To prevent this from happening, we need you to apply your good sense and sound judgment in practical matters, such as:

- Please ensure that you only flush toilet paper in the W/C. Do not flush disposable wipes or anti- bacterial wipes.
- Please ensure that you do not pour cooking oil into the sink or W/C.

Wipes and cooking oil clog and block the stack. This can cause major distress to you and other residents, as some have experienced sewage back-up in their sink. It also adds an unnecessary budget cost to us, Roupell Park RMO. So, going forward, please think before you act.

■ Paying your rent – post Covid

The coronavirus (Covid-19) outbreak has had significant implications for households' ability to retain their homes, as paying rent has been an issue since the pandemic.

We are proud that during the coronavirus

pandemic we have never evicted anyone and were able to manage because we understand our tenants – if they need us, we are here to help.

If you have lost your job, or due to any other changes in your circumstance, you might be entitled to Housing Benefits. Our housing officer, Albert, will be able to advise you and provide help so that you can complete the form in order to apply for Housing Benefits. But, it is ultimately down to you to ensure that you put in your claim and that any benefit is paid to you.

If you have fallen behind with your rent payments and are in rent arrears, we are again here for you. We will try and reach an agreement with you, so that you can clear them in stages that are manageable for you. At the same time, it is our duty to prosecute others, who fail to pay their rent, and haven't established a way forward with us. The ban on enforcing eviction orders is about to expire on 31 May, which means that we are now entitled to take legal action, which can include potential eviction. So please, do not let this happen to you. Speak to us. We are here to work with you to ensure you retain your home by reaching an agreement with us. For more detail on making payments, call **Albert on 07983 414 762**.

■ COMMUNITY UPDATES

■ Coffee Morning Group

Molly, the chair of the coffee morning group and I have had regular updates during the lockdown. The members have also kept in close contact over the phone, and recently they have been meeting in small groups in the garden outside the community centre for a chat. It has been rather tough over the past months during the lockdown without their weekly catch-ups, over a 'cuppa'. Quite a few have had only limited physical contact with their family members, due to the Covid restrictions; without a doubt, all this has generated a feeling of loneliness and isolation. We all know that loneliness can lead to depression, and depression to ill health. For many, this past year has taken its toll.

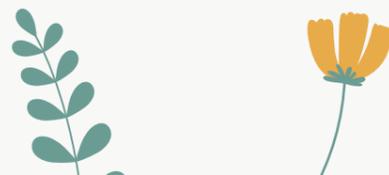
We are happy to announce that, owing to a successful vaccination programme, our collective isolation is coming to an end and our first coffee morning, following the easing of restrictions, will be on the **22 June**. Meetings will then continue to take place **every Tuesday from 10.30- 12.30pm** at Roupell Park Community Centre. Please note that masks will still need to be worn and social

distancing maintained. New members are encouraged to join; a friendly chat and a warm welcome is guaranteed. For more information, and to register your attendance, please contact **Eva Christmas on 07983 584 767**.

■ Greening the Estate

Some of you may have noticed that the community garden in front of Hyperion House is now well maintained and in full bloom, all thanks to Clement. **Clement** is a dedicated resident who has been working on the garden over the past few months, to bring it to the quality it has now. The garden has been more precious than ever, providing an outdoor space to sit and relax with a neighbour, as it hasn't been possible to do the same indoors with Covid restrictions in place. It's been a nice time of the year to do so, as the (slowly) improving weather lifts our mood; a proven remedy to alleviate anxiety. Good for stocking up on Vitamin D too, which is fundamental to maintaining our immune system.

You may have noticed that some blocks have nice flowers and even vegetables. Could this be a time to start your own vegetable patch next to your block?



Growing your own fruit, herbs and vegetables can be an excellent way to save money on your weekly shop. Home-grown produce will taste all the better after your hard grafting, and it's good exercise! Roupell Park are here to help, if you would like to join in in this green adventure. We also have a budget for purchasing plants/edibles for you to grow; all you need to do is invest your time and enthusiasm. If this is of interest, drop us a line via email or call us on **07983 584767**.

After School Club

Due to the pandemic, some activities were moved online, such as the After School Club. Going digital has enabled our young people to stay on top of their curriculum, all through the lockdown, by offering supported learning in literacy, numeracy, and science. It has also enabled more young people to take part, without overcrowded classrooms. It's also eliminated travel time and has no geographical limitations, so young people from other estates can take part in the same lessons. In terms of learning style, digital lessons require students to be more proactive in their learning, which has been reflected in the outcomes.

The only prerequisite is that your household has internet access and that you have an email address through which you are able to log in; the sessions are otherwise **FREE of charge to you**. You can choose which day of the week suits your child best, as the sessions run on **Mondays, Tuesdays, Wednesdays, and Thursdays from 5 - 7pm**. Parents are asked to supervise their children, which provides you with an opportunity to get involved, too.

Sessions will continue until the end of term in the same digital format and will stop for the duration of the summer break but will be replaced by the Summer Programme. The digital model will most likely move to a blended model from September 2021 onwards, so that those families and children who prefer a physical presence, can take part, too.

If you would like to enrol your child, you can do so by contacting **Christian Johnson on 07706 179851** or register [here](#).

Volunteering opportunities are available for those who are 16 years plus, in the capacity of online tutorials.

Youth Forum

Over the past 5 years, in partnership with CEF Lyncx, we have worked to develop the Youth Forum. This is more than just an opportunity for young people to get together.

These young people are fast becoming responsible citizens, capable of voicing their opinion in an informed way. For us, it's never been simply a matter of 'getting them off the streets' but seeking to genuinely understand the issues that are of concern to young people and help them to find solutions for them. This project has shown that engaging with young people is a win-win situation: for them, it's a platform to voice their views and develop skills in leadership, and for us, it's about developing the next generation of young leaders and responsible citizens. We have recently co-opted a young person, the Youth Forum Chair, to the main Board so, from now on, we will have a young voice to directly represent the voice of young people in the way our business is run.

The meetings take place via Zoom, **every second Tuesday** of the month **from 6 –**

7pm. There are many other volunteering opportunities available, of which some are in a paid capacity. For more information, contact **Christian Johnson on 07706 179 851**.

Virtual Fit, Fun and Games for SEND young people

In collaboration with CEF Lyncx, we are running remote exercise sessions for young people, who are 14 years and over, with special educational needs and disabilities (SEND) from our community centre, **between 12 and 2pm on Saturdays**. This includes stretching, dance and aerobic exercise – to join in is simple as an experienced tutor is making these sessions easy to follow and accessible. The exercises are designed to help balance, promote wellbeing, improve motor skills, and generate self-esteem. Young people who have been regularly attending absolutely love it.

If you or your child might be interested, all you need to do is contact **Navlet Williamson on 07984 337812** for more information. You can also register [here](#).



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