

Major Works

As ever this update falls into two parts.

In relation to the rectification of the defects resulting from the works carried out by Lambeth and Wates to the inside of tenant's homes we still do not have a date for the works to commence. However we were told at the AGM that a deadline had been given to Wates by Lambeth at the end of September by which to reach a settlement or the matter would be referred to arbitration or for legal action. That deadline has now passed and we are awaiting the final outcome of the discussions and a likely start date for works to start. We will of course update you as and when we get more news.

On the positive side funding has been made available for works to be carried out to properties which were missed from the original programme. The tenants of these properties will be contacted in the near future to see if they want the work to be done.

In relation to the external works they are well under way. However there are delays in relation to the works to the first blocks as follows:

- ◆ **Tanhurst should have completed at the start of September. Main works before are now due to be completed before Christmas but scaffolding may not be fully removed until January**
- ◆ **Thursley should have completed in October but will not be completed until February**
- ◆ **Outwood should have been completed during November. This will now not happen until March.**

Despite this the overall programme is expected to complete on time in September of next year and most of the causes of the delays have been dealt with. Therefore work to erect the scaffolding to Tilford and Witley will commence during October and Brockham and Elstead in November although the works on Elstead will be delayed if there are issues relating to the mobile phone mast on the roof. We have also been able to bring Albury forward in the programme to commence during October.

We will be circulating the revised programme again in the next couple of weeks and this will also appear on our website. However the delays will mean that there is more work happening on the estate than had been originally planned and we have therefore ensured that additional Mears and Lambeth staff have been allocated to the project so that there is a proper level of supervision of the works.



2016 Annual General Meeting

2016 ANNUAL GENERAL MEETING – Results

The RPRMO annual general meeting was held on 13th September in our Community Centre.

This was a successful meeting where residents were able to ask questions of both the Board and Officers about the past year and their vision for the future. This included further updates and discussions about the ongoing major works on the estate as well as reports from the Chair and Estate Director. Residents also made a series of suggestions about the way in which services can be improved.

The greatest concern was about the increased problem with street prostitution on the estate. Simon Oelman undertook to develop a strategy to reduce the impact on residents through joint working and also about how security could be improved on the estate.

Part of the formal business was to elect members of the Board and Mary Simpson, Alieu Corneh, Oni Idigu and Marcia Jones were all re-elected to the Board.

At the subsequent Board meeting, Mary Simpson was re-elected as Chair, Marcia Jones as Secretary and Oni Idigu as Treasurer.

Our NEW Facebook Page

RouPELL Park has launched its Facebook page, and the name is self-explanatory: **RouPELLPark**. If twitter is more of your cup a tea, then do follow us **@RouPELLPark**. We noticed, that the tweeter following is on the rise of recent, but we still need more of you! Both Facebook and Twitter are great ways of staying in touch and being in keeping with the upcoming events and opportunities or in retrospective to find out more of the past achievements and events and in more detail!



RouPELLPark



@RouPELLPark

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

Twitter: @rouPELLpark Facebook: RouPELLPark

Our opening times are:

Monday 8.30 - 17.00

Tuesday 9.00 - 17.00

Wednesday 9.00 - 13.00 (office closed in the afternoon for staff training, but phones will be answered)

Thursday 8.30 - 17.00

Friday 9.00 - 16.00

This Is Your Community Newsletter

RouPELL Park

Resident Management Organisation Ltd

Working together to provide high quality homes and create a fair, strong and sustainable community

October 2016, Number 10

Hi! I am writing this on the first day of autumn, which for most, marks the beginning of the busiest time of year as children go back to school and memories of the summer holidays fade away. I hope you all agree we had a good summer with plenty of activities, outings and sunshine and you are ready to face the challenges ahead with renewed vigour. There is a lot going on here at RouPELL, so stay in touch, in person or virtually via social media! We hope to hear from you! With kind regards, Eva Christmas.

Study Support



FREE Extra Tuition sessions, in Literacy (English), Numeracy (Maths) and Science (STEM) designed for young residents of RouPELL Park Estate: primary school year **1 to 6 (age 5 - 11/12 years)** and secondary school year **6 to 8 (age 12 to 14)** is now available as a 2 hour session at RouPELL Park Community Centre, Hyperion House SW2 1HY on Mondays and Wednesdays, from 5pm - 7pm!

The study support programme is about helping young people 'learn to learn' and last year, it helped many of our young residents improve their confidence in spelling, writing and reading. This year, we want to help more young residents to develop the skills to make learning simpler so, send your children along if you would like them to improve their learning skills! As Miss Navlet Williamson, the Chair of CEFLyncx, the Charity that runs our study support programme observed - 'We believe in our young people and our work is to work together to prepare them, so that their future learning days become simpler'.

For information and registration, call **Navlet Williamson on 07984 337812** or pop in to one of the sessions and our helpful team of tutors will help you with all you need to know about this Free Tuition programme.

Girls Sports Block 2! THURSDAY NIGHT 5-6PM

Starting 6th October and for 8 consecutive weeks, Streatham Youth Community Trust (SYCT) with Chez, the head coach in charge, are back to deliver the second round of 8 sessions - sports for girls - here on our estate.

They mainly concentrate on aerobics, boxing, football or any other sporting activities, depending on the interest from those attending the sessions. The age group is 12+. The sessions will take place on the 5-a-side football pitch, and with the very last one taking part at the SYCT Club's address on the 24th November with some special perks! In case of bad weather, the session will take place at the SYCT Club with the pick-up at 5.00pm from the estate. For more info, ring **Chez on 07341 478240!**



Millwall For All

Millwall For All free football sessions Every Friday, 4.30 - 6.00 pm at our 5-a-side football pitch. Millwall For All uses the positive influence of football and Millwall branding to engage with young people. Their staff have the necessary skills, knowledge, and experience to deliver a high quality service for local young people, which is evident in the attendance and morale at the sessions. Dean, their head coach, commented: 'The RouPELL Park Friday football sessions have been very well attended with a large majority of participants behaving extremely well each week. Since the start of the project there have not been any major incidents during our sessions and we have found that the children are very respectful to their coaches. From our observations the pitch is at the centre of this community and the sessions that are delivered by Millwall is the highlight of the week for most of the children.' Besides football skills, both Dean and Jack, the main session coaches, 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 15 years please join these sessions. Both boys and girls are welcome! The football sessions have been on-going with no breaks for half term. So, for those who may be interested, you can just drop in at the session, or if you are a parent, call **Dean on 07984 033221** for more info and also to arrange for signing the consent forms. There are many perks on the horizon, such as: a visit to the Den, and an away football tournament for those who attend on a regular basis!



Autumn Football Tournament

Autumn Football Tournament for fun! On **Friday 28th October**, an autumn Inter-estate football tournament will take place at Ferndale Sports Centre from 12 - 5pm. This is the first set up in which young people compete against other tenant managed organisations such as Blenheim, Cowley and Waltham. If under 16 your parent has to sign a consent form. Transport is arranged via our partner organisation SYCT with Chez in charge who will be taking all the registrations. You can contact **Chez on 07341 478240 to secure your space.**



Congratulation to Molly Sinclair on her Awards!

Molly Sinclair has lived on our estate for the past 52 years, and won the 'Resident of the Year' award earlier this month, as part of the prestigious Lambeth Community Pride Awards! There was a record number of nominations submitted this year, 165 in total, making Molly's win all the more extraordinary.

Earlier in the year, Molly won a similar nomination, a 'Good Neighbour' award, at national level at the NFTMO conference, which is held annually in Stratford upon Avon.

By winning two awards in the same year, we can say that not only is this Molly's year but also ours, Roupell Park's! We feel privileged that Molly provided us with an opportunity to apply on her behalf, as her contribution to the wider community stands out.

The award was made for her selfless contribution to her community work: from setting up and overseeing a coffee morning group which started 12 years ago, as an idea to start something in the hall that had been sitting empty, so today we have a thriving community group with 14 – 16 members attending weekly sessions, enjoying cakes, teas and a game of bingo! Molly has been a Board member since 2000, with an impressive attendance of nearly 100%. She also takes an active part in the community events, serving teas and coffees at the Fun day, and never ever complains of being tired or that she has had enough. Molly speaks out on behalf of others and represents their best interests, be it at the Board, with external funders or in the office. Recently, she accompanied a couple of her ladies to their hospital appointments, and accompanying another resident in an emergency, where she spent all day at the hospital.

Molly, you are a real gem and we are privileged to have you as our resident and a neighbour. Congratulations on both awards, they are well deserved!



Molly receiving her 'Resident of the Year' award



Proud Molly with her award



Molly with Roupell Park Estate Director, Simon Oelman



Molly with the other 7 winners at the Lambeth Community Pride Awards

Pensioners Coffee Morning

The coffee morning group for pensioners, or others who may be interested, meets every Tuesday at the Hyperion Community hall from 10.30 until 1.00pm. The first part of this weekly gathering is all about cakes, teas and coffees and a catch up. The second part is more 'serious' – it's all about who will win the bingo! The group organises outings and a Christmas lunch for members. New members are always encouraged to join in!

This is what Robert, a resident who has very recently joined this weekly group commented:



'I really, really enjoy the coffee morning group. It is such a shame I did not join the group earlier. It is a good way of meeting people. If I wasn't coming, I would be sitting on my own in my flat.'

Chair Exercise

Chair exercise, every Wednesday from 10 – 11am at Roupell Community Centre, next to Hyperion House.

Who says if you are elderly and/or chair bound you cannot exercise? This class is to prove you wrong! It was launched in the summer but has carried on, based on high demand and positive feedback.

It is geared at all those with a limited physical capacity, doing simple stretches whilst sitting in your chair. All movement is coordinated with breathing to flow from one pose to the next, and thus exudes relaxation. Expect to fall asleep at the end of a session whilst being suitably stretched!

All sessions are **FREE**, and are drop-in but for better results regular attendance is recommended. **Gurpreet the session's tutor is contactable on 07791640914.**



Stay & Play Sessions

Stay and Play sessions for the under 5s will be re-launched later on this autumn at Hyperion Hall.

We are in the process of recruiting volunteers to run the sessions, and if you are interested, please contact our office. This can help further your career, and stay and play sessions here on your doorstep are a great way to enhance positive interactions for your young ones.



Maintenance Corner

Dear Resident,
These are the issues I would like to address:

Please be aware that **not** all repairs **are** an **emergency!** We will provide you with an appointment date for the repair to be undertaken if it is found that we have capacity and not any emergencies, in which case then we can move forward e.g. complete the work sooner.

When orders are raised, you must clear the area for works to be undertaken. The cupboard that contains the CPU electrical units within residents homes are full up of tenant's goods, which was noted by all our operatives. It is not the responsibility of the DLO or our other contractors to move resident's goods, such as washing powder and cleaning products, or pots and pans from under the sink where plumbing repairs are required. This slows down the end result, and is generally not *helpful*. It is in your interest that the works are completed on time and without any obstacles to our DLO's.



Jetting analysis has been undertaken which highlights that so called 'disposable wipes' are being flushed down the WC and are causing blockages. Please put the 'disposable wipes' in the bin and not in the WC.

Residents are putting inappropriate items down the chutes that causes blockages. Larger items must be taken down to the bin store as well as oil and any other fluids.

Colin Carnegie, Maintenance Manager .

Leaks in the flats on the rise



There have been **leaks** over the summer months and quite a few have been caused by leaks within the leaseholder properties. If you are a Leaseholder, this is to remind you of your responsibilities for leaks within the demise of your premises, with the exception of communal heating. It is your responsibility to telephone the Lambeth Contact Centre for a repair to be raised with T Brown, if the leak is being caused by the communal heating pipe within your home.

Cleanliness of your block

Cleanliness of your block – Mears

Mears are undertaking Major Works to the Estate with the exception of Capel & Fairview. Mears, as the principal contractor in charge, is now responsible for the cleaning of these blocks until the major works are completed. Our Cleaners will continue to Patrol and litter pick and remove items discarded by residents inclusive of lift cleaning AM & PM.

It is not permissible for Mears operatives and/or their sub contractors to be using lifts in the blocks during the works. Please inform our Roupell Park Office if you notice lifts being used by the operatives and we will deal with on your behalf.



Parking Issues

Parking remains a challenge both to the resident/vehicle owners and to the pedestrians. As the photo below shows, this is a good example of how **not** to park! When in charge of a large vehicle, you have to take even greater precaution not to block the pavements, or to obstruct traffic.

Please note that the existing Resident and Visitor permits expire **November 2016**. We will write to residents informing of the cost and documentation required to obtain **new** Parking Resident and Visitors permits.

