

Dear Residents,

It has been a very busy last few months of refining our policies, procedures, preparing the 2018/2019 Budget, organising various community projects (*community library, fun day, Christmas Social, tree planting events....etc*) and also planning for 2018/2019.

We believe this 2018/2019 is going to be a hugely exciting year for D'Eynsford Estate as we look to build on the Community Room Activities, carry out lots of improvement projects (*more on that on 2nd page of this newsletter*) and above all, look to continue to improve and enhance the service D'Eynsford TMO provides to all of its service users.

We have a General Meeting on the Monday, 19th March 2018 (7pm - 9pm) where everybody is invited to attend. The General Meeting is a great opportunity to get to know your neighbours, vote on key issues, to help tailor the service we provide, find out more about the TMO and find out how to get involved in the community. We also provide free food and refreshments.

Best wishes

Shaun (Chair of D'Eynsford TMO)

GENERAL MEETING

Monday, 19th March 2018, 7pm-9pm

in the TMO Community Room (Estate Office, 38 Mary Datchelor Close)

On the agenda

- Review of the past year 2017
- Fire Safety Presentation by Council
- Presentation of the 2018/2019 Budget
- Community Projects coming up
- Improvement Project for 2018/2019

Proxy votes

TMO members who can't make the meeting can appoint someone to vote on your behalf (a proxy). Everyone 16+ who lives on the D'Eynsford Estate and non-resident leaseholders can be a member. Pick up a membership form from the TMO office, join the TMO at the meeting or contact the TMO on Tel: 020 7525 0745.

**TO REQUEST THIS NEWSLETTER IN LARGE PRINT
PLEASE CONTACT THE TMO OFFICE ON 020 7525 0745**

2018 / 2019 IMPROVEMENT PLANS

On 11th November 2017, the TMO Management Board met to discuss the main improvement plans for 2018/2019 from the surplus funds accumulated from previous years.

The improvement plans the TMO wishes to carry out in 2018/2019 will be:



TMO Board Members Away Day (Nov 2017)

- Estate signage and new improved maps
- Tackle the issue of fly tipping around our estate by strategically looking into relocating Bins, creating new Bin Stores, and carrying out fly tipping awareness schemes.
- We also intend to carry out an Estate wide education campaign on recycling and refuse.
- Estate seating's (new seating's)
- New Bike shelters
- Maximising the use of the community room with new activities, consider succession plan for funding of activities once the National Health Lottery Grant runs out.
- New Community Garages Project to undertake educational workshops
- Improve the Estate Lighting in D'Eynsford Estate
- Supply and fit 3 Large Water Butts around the estate
- Build New Pergola in the Secret Garden
- Build various New Planters around the estate

These improvement projects will be allocated to individual Sub-Committees to plan and complete. Where possible, the TMO will try to apply for funding and grants to pay for the projects. If you have any interest or feel you can contribute towards the planning of any of the improvement projects then we would love to hear from you. Please get in touch with our Estate Manager, Chay.Pulger@Southwarl.gov.uk (Tel: 020 7525 0633) for more information.

COMMUNITY EVENTS IN 2018

Our dedicated social committee have some exciting plans for 2018. If you would like to get involved in planning to organise events, partake in events or simply find out more about the social sub-committee then please get in touch with us on 020 7525 0745. The following social events are earmarked to take place this year.

- **April, May, June 2018** : Men's Event, Death Café, Women's Event, Death Café
- **July, August, September 2018** : Fun Day, Summer & Coach Trip
- **October, November & December 2018** : Halloween, Estate Christmas Meal, Senior Citizens Party

*Coffee Morning will continue to run throughout the whole year (Every Wednesday from 10am to 11.30am)



Death Café | Tuesday 13 March, 7pm-8.30pm | in the Community Room | FREE EVENT

Death is an unavoidable part of life, but we generally aren't very good at talking about it. Death cafes provide a chance to talk openly with others about the subject, over tea and cake. Come and join this friendly, informal session to chat about any aspect of death that you would like to explore. All welcome, free refreshments!

Please note this is not a bereavement support or grief counselling session. For any queries, please call Kate D, tel: 07811 864 209 or to find out more visit www.deathcafe.com. If you look after someone in the evenings, we can pay for carer cover to help you attend this session.



Board Games Session | Saturday 17 March, 2pm-4pm | in the Community Room | FREE EVENT

Fancy a game of dominoes, scrabble or snakes and ladders? Come along to our new monthly board games session! It will be held on the third Saturday of the month. All welcome, free refreshments! Please note: children under 11 must be accompanied by an adult. For any queries, please contact Peter, tel: 07932 050 018 (evenings and weekends).

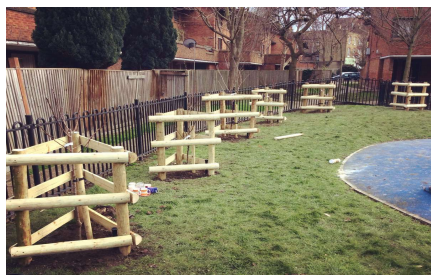
GARDEN UPDATE

Residents have been working with our Community Gardeners, Urban Canopy, to plant a new orchard consisting of 25 fruit trees on two sites on the estate – along Elmington Road and in the playground. Since January, volunteers have helped every weekend to complete the project - in total, over 40 people have helped across 32 hours!

The 25 trees include different varieties of apple, pear, cherry, plum, damson, quince and green gage. They are already two years old and have been grafted onto special rootstock to ensure they will not grow too big when they have matured – so that everybody can access the fruit! Later this summer, the first few fruits will appear on the trees, but it will be summer 2019 before we see the first full crop produced. Once this happens, residents can pick and use the fruit as they wish.



Tree Planting in Elmington Road



Tree Planting in the Estate Playground

In addition to the trees on Elmington Road, we've also introduced a lot of new planting along the ground, which will attract pollinators as well as look great, and includes fruit bushes such as blackcurrants and gooseberries. Next to the playground, we will also introduce some areas of wildflowers by sowing a seed mix later in the year.

The orchard project was funded with a grant from the Mayor of London as part of a project to increase the amount of tree cover in London. This is due to the fact that in 2019, London will become the first city in the world to be declared a National Park City, enshrining Londoners' rights to quality green and outdoor space in law. We hope to apply to future funding rounds as part of the National Park City project to continue to improve the green areas on the estate – so watch this space!

THERE IS STILL TIME TO GET INVOLVED IN THE LAST WORKSHOP THIS SATURDAY, 10TH MARCH 2018 FROM 12NOON TO 4PM (MEET IN ELMINGTON ROAD)

WHAT IS HAPPENING IN YOUR COMMUNITY ROOM IN 2018



- **YOGA** | Every Wednesday from 7pm
- **WEEKLY COFFEE MORNINGS** | Every Wednesday from 10AM-11.30AM
- **ZUMBA** | Every Thursday from 7:45pm
- **COMPUTER LESSONS** | Every Thursday from 10am-12noon



We are also planning various other activities for residents, such as board games, film nights, etc. Please check our website (www.deynsford.org) and the notice board for information.



We understand that there are going to be some residents or organisations wanting to hire our community room. Currently it is only available for public hire during Monday to Friday from 9am to 5pm. If you would like further information then please contact the TMO office and speak to Chay Pulger on **020 7525 0745**.

HEATING AND HOT WATER ISSUE

We are sorry to hear that a lot of properties over the last month in D'Eynsford Estate have been affected by a severe loss of heating and hot water. Please note that the communal heating and hot water is managed by Southwark Council and not the TMO. Please report any issues regarding your heating and hot water directly to the council on **020 757 2600 / 020 7572 5500** or you can email them on: repairs@Southwark.gov.uk.

If you are dissatisfied by the services you have received in regards to your heating and hot water then you can lodge a formal complaint to Southwark Council on: complaints@southwark.gov.uk or call the councils customer service centre on **020 7525 0042**.

FIRE SAFETY

WHAT ARE THE ARRANGEMENTS FOR CHECKING FIRE SAFETY?

The council is responsible for carrying out a rolling programme of fire risk assessments and identifying any work which needs to be carried out.

WHAT CAN I DO IF I AM CONCERNED ABOUT FIRE SAFETY?

Council has a dedicated email inbox: firesafetyconcerns@southwark.gov.uk for residents with concerns. It generates an automated acknowledgement message, and fuller responses from the fire safety team and others will follow.

Please note that Southwark Council are applying a ZERO Tolerance management to fire safety across the borough which D'Eynsford TMO have to also implement.

DO YOU HAVE LARGE BULKY ITEMS TO COLLECT?

Did you know that if you are a Southwark resident, the council can collect large household items from your home. Sometimes called bulky waste, this includes items such as old furniture or fridges.

The council charge £16 for collecting up to 10 items and there are no concessions available for this service. You will need to pay by credit or debit card during the online booking process. Please visit: <https://www.southwark.gov.uk/bins-and-recycling> If you need assistance booking this then please don't hesitate to contact our office.

HOW CAN I HELP KEEP MY BLOCK SAFE FROM FIRE?

- Do not dump rubbish and make sure that escape routes are free from both obstructions and flammable materials. Please do not leave any personal items in the communal area.
- Remove hazards that can cause an obstruction such as washing lines, bikes, pot plants and furniture as well as flammable materials from the common parts of our estates - e.g. balconies, walkways or stairs.
- Do not attach security grilles across front doors. As these gates prevent easy access by the fire brigade or could obstruct yourself or your neighbours, the TMO will be asking residents who have fitted such gates to remove them and we will take action to make sure that happens.
- A Southwark Council have also specified that Floor Mats should not be placed in the communal area in order to provide the safest escape routes. This is to avoid slips, trips and falls during evacuation.

We will be writing to all tenants and leaseholders individually in regards to the front door grills in due course.

USEFUL CONTACTS

Emergency services

Police, fire, ambulance	999
Report crime (not life threatening)	101

Southwark Council

Main switch board	020 7525 5000
Emergency housing repairs	020 7525 2600
Estate parking permits	0207 525 3587 or 0207 525 3363

Help and advice

Citizen Advice Bureau	0344 499 4134
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DON'T DUMP YOUR WASTE !

It is illegal to dump bulky items or any other rubbish on public land and you could face a fine or imprisonment.