



D'Eynsford Estate Newsletter December 2017

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Office Open : Monday to Friday | 9am to 5pm



Dear Fellow Residents,

I would like to inform you that after many years as the Chair of the D'Eynsford TMO, James Traynor has stepped down from the position. On behalf of everybody here at D'Eynsford Estate, we would like to convey a huge THANK YOU to him for all his hard work and commitment in the development of the TMO but also his commitment through the good and the challenging times.

I will be the new chair of D'Eynsford TMO and I hope that I will be able to do as good a job as James. I, like yourself am a resident of D'Eynsford Estate and as the chair of the TMO will ensure that I will do everything within my capacity within the role to make sure that our community is thriving and that we continually look to improve the estate.

2017 has been a very busy year for the TMO from not only various staffing changes but also the development of our new COMMUNITY ROOM. We have been able to successfully organise regular YOGA, Zumba and IT Classes for our residents. We have been able to do this all at no cost to our residents as it has been completely funded via the Peoples Health Lottery. In fact, we have been able to secure grants and funding in 2017 by over £50k for improvement projects in the estate. We have already secured funding for additional projects happening in 2018 and will be looking at other opportunities. It is an exciting time to be a resident of D'Eynsford Estate! Whilst we understand that December can be a very busy month for most residents, we would like to invite you to some up and coming D'Eynsford Estate festive events:

- ♥ *Festive Social for all our residents on the Monday, 18th December (7pm to 9pm) - Drinks, full Christmas dinner (3 courses!), fun quiz and chance to chat to your neighbours!*
- ♥ *Christmas Coffee Morning on the Thursday, 21st December (10am to 12noon). - Christmas crafts, carols and more, children really welcome!*
- ♥ *Senior Citizens Christmas Party on Thursday 21st December (3-6pm) in Sheltered Unit Common Room (accessed through door 50-75 Don Phelan Close). - Food, drinks, music and more!*

Finally, On behalf of all the board members and our staff, we would like to wish you and your family a Merry Christmas and a Very Happy New Year.

Warmest Regards | Shaun Gillen (Chair)



Please note that the TMO Estate Office will be closed on these following bank holidays:

- 22nd December 2017 (Friday) - TMO Office is open from 9am to 1pm
- 25th December 2017 (Monday) - TMO Office Closed All Day
- 26th December 2017 (Tuesday) - TMO Office Closed All Day
- 29th December 2017 (Friday) - TMO Office is open only 9am to 1pm
- 1st January 2018 (Monday) - TMO Office Closed All Day



For emergencies outside of the TMO Office opening hours, please contact the Southwark Council Out of Hours on 020 7525 5000

TO REQUEST THIS NEWSLETTER IN LARGE PRINT CONTACT THE TMO OFFICE



SAFETY TIPS FOR WINTER MONTHS

- Make sure you are wearing plenty of warm clothes
- Take special precautions on the footpaths as they may be slippery due to frost / ice / leaves.
- Take extra care when walking home in the dark
- Ensure windows and doors are all securely locked when leaving the property



COUNCIL TENANTS

Did you know that you could be entitled to a reduced water rates. If you haven't made an application for the WaterSure Plus then please contact the TMO office to find out how.

We realise that this is an incredibly busy period of the year for all, but please don't forget to pay your rent during the holiday season.



WHAT IS HAPPENING IN YOUR COMMUNITY ROOM IN 2018

From January 2018, we will be hosting the following classes in the community room. Due to the wonderful work from your TMO in order to secure funding from the Peoples Health Lottery, we are able to roll out these fantastic classes for **FREE !**



➤ **YOGA** | Every Wednesday from 7pm, starting on the 10th January 2018 for 20 weeks

➤ **WEEKLY COFFEE MORNINGS** | Every Wednesday from 10AM-11.30AM throughout the year

➤ **ZUMBA** | Every Thursday from 7:45pm, starting on the 11th January 2018 for 10 weeks

➤ **COMPUTER LESSONS** | Every Thursday from 10am-12noon, starting on the 11th January 2018 for 20 weeks



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.



GARDEN UPDATE

We're delighted to announce that thanks to funding from the Mayor of London, we will be planting 25 trees in D'Eynsford Estate across two sites on the estate !

In the run up to the planting of these trees, there will be various workshops and also after care workshops carried out by Urban Canopy our community gardeners.

If you want more information then please get in touch with us or you can visit our website (www.deynsford.org).





COMMUNITY LIBRARY

We will be starting a Community Library in the TMO office. It is FREE for all residents and will work on the basis of honesty.

If you borrow a book then please return it so other residents can enjoy it too.



If you have any books to donate then please either drop it off to the TMO office or let us know and we can come and collect it from you.



BLOCKAGES | TIPS AND ADVICE

We are finding a lot of residents are suffering from blockages in the kitchen and also bathroom. Although sometimes it can be the main stack, majority of the times it is an internal blockage and most of the time it is a simple case of plunging or clearing from the waste trap. However, there are things you can do to prevent blockages such as:

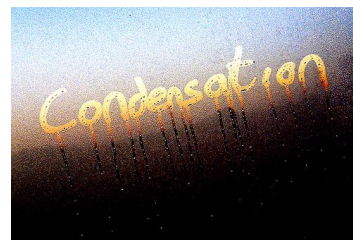
- Use a strainer to prevent food and hair going down the drain
- Do not pour oil or fat down the drain



SIMPLE ADVICE FOR REDUCING CONDENSATION IN YOUR HOME



All air contains a certain amount of 'invisible' water vapour. The higher the temperature of the air the more water vapour it can hold. Condensation frequently occurs when air carrying vapour comes into contact with a cool surface.



At this reduced temperature, less water can be held and it is deposited on a surface. It is for this reason that the bathroom mirror steams up after a shower or a window when you breathe on it.

1. Keep all rooms ventilated by opening windows.
2. Don't block airbricks or window vents.
3. Ensure that your extractor fan is working and clear of dust and debris by Hoovering the grill.
4. Dry clothes outside, or in the bathroom with the window open and the door shut.
5. When going to bed, close the bedroom door and keep a small window ajar or when getting up, open the window and keep the door closed for a couple of hours to get rid of the moisture produced overnight.
6. Maintain a low background heating, especially in cold weather even when there is no one at home.
7. Wardrobes and other large items of furniture should not be placed directly against external walls. Leave space between the back of the furniture and the wall. Leave wardrobe doors open slightly.
8. Put floor-mounted furniture on blocks to allow air to circulate underneath.
9. If you find mould growing, you can remove mould by washing the affected areas with a fungicidal mould remover or solution of bleach (1 part bleach and 4 part solution).
10. Do not under any circumstance DRY wipe the mould as it will only spread the spores/fungus.



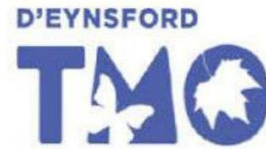
USEFUL NUMBERS



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



**Advising
London**



NEW ADVICE SURGERY ON OUR ESTATE

*Money or debt
worries?*

*Affected by
benefit changes?*

**Tuesday 12th Dec
10am – 12noon
TMO Estate Office**

*Employment Issues?
Zero-Hour contract?*

*In housing
arrears?*

Drop in to see the **Advising London Advice Worker**
for free and confidential help, support and advice.

No need to book

Generalist Advice given around:

- Housing
- Debt
- Consumer issues
- Benefits/Universal Credit
- Employment

This free and confidential advice surgery will be running on the 2nd Tuesday of each month from 10am – 12noon. Come along to the TMO estate office at 38 Mary Datchelor Close, SE5 7AX (in the middle of the estate at the back of Good Neighbours House).

**Free and
Confidential!**

**Bring as much info and
paperwork as you can!**