

ANNUAL GENERAL MEETING

Tuesday, 17th September 2019, 7pm-9pm

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

COME ALONG TO OUR GENERAL MEETING TO HEAR THE LATEST NEWS AND WHAT IS HAPPENING IN D'EYNSFORD ESTATE.

On the agenda

- Audit Accounts
- Surplus Spend
- Election of Board Members

Interested in joining the board or becoming a member? If you're interested, contact our Estate Manager, Chay Pulger for an informal chat about what's involved, tel: 020 7525 0633 / Chay.Pulger@Southwark.gov.uk.

WHY SHOULD YOU ATTEND THE ANNUAL GENERAL MEETINGS?

1. This is your estate

D'Eynsford TMO is run by the residents, for the residents. Come and have your say to help make sure we develop our services in the way people need and want.

2. Use your vote

As a TMO member, you can vote on key issues such as how to use the money the TMO has saved in the past year.

3. Get to know your neighbours

Our meetings are very friendly and it is a great chance to chat with other people and share views on the estate.

4. Find out more about the TMO

If you're not sure what the TMO does, or would like to get involved in community activities then come and ask questions to some of our board members or our Estate Manager.

5. Free food and drink

Take the night off cooking. We provide food and drinks!

WE MAKE IT EASIER FOR YOU TO PARTICIPATE

To ensure that access is suitable for disabled people and to give all residents equal opportunities for participation, we will assess any special needs, such as childcare facilities, translations, escorts to and from meetings etc. that anyone may require in order to assist them in participate. Please contact us (the TMO) for more information and for us to make an assessment on individual needs.

WHAT'S COMING UP



D'EYNSFORD TMO
EVERYONE IS INVITED!

D'EYNSFORD ESTATE FUN DAY

Outside the TMO Community Room
38 Mary Datchelor Close, SE5 7AX

**SATURDAY, 7TH SEPTEMBER
2019 | 2PM-5PM**


Activities booked: **Donkey Ride, Gladiator Duels, Bouncy Castle, Bingo, BBQ & Refreshments, Tombola, Plant Pot Decorating, Art Competition, Karaoke, Face Painting and much much more.**

We will also be hosting 'D'Eynsford's Got Talent', so if you have any talent you would like to showcase then please email us : deynsford@gmail.com



We also have opportunity for you to sell your unwanted items during the event (£5 per table / space). For more information please call 020 7525 0745 or email us at deynsford@gmail.com.

Classes to be held at: D'Eynsford TMO Caretaker base)



FREE D'EYNSFORD DIY WORKSHOPS

FREE workshops every month where you will be able to learn how to carry out basic home improvements such as painting, tiling, grouting or even develop some wood working or plumbing skills. Limited spaces are available so to book yourself a free place, please contact Chay Pulger on 020 7525 0633 or visit the TMO office.

DATES (2 nd Friday of the every month)	WORKSHOP FOCUS
12 July 2019 (10am to 12 Noon)	PAINTING & DECORATING
9 th August 2019 (10am to 12 Noon)	USING A DRILL AND A HAMMER
13 th September 2019 (10am to 12 Noon)	TILING, SEALANT AND GROUTING
11 th October 2019 (10am to 12 Noon)	BASIC PLUMBING [1]
8 th November 2019 (10am to 12 Noon)	BASIC PLUMBING [2]
13 th December 2019 (10am to 12 Noon)	WOODWORK (1)
10 th January 2020 (10am to 12 Noon)	WOODWORK (2)
14 th February 2020 (10am to 12 Noon)	BIKE REPAIR

Tools and materials are provided

Other Events

- Did you know that there is **FREE** homework club for children from ages of 7 to 15 years olds every Monday and Wednesday from 4pm to 6pm in our community room. D'Eynsford TMO have partnered with 'Administration for Children and Families' to bring this to our community. Each session, the tutors will focus on key subjects such as English, Maths and Science. The club has been running for almost a year now. As a consequence of attending these sessions, huge improvements in students' grades have been noted by both parents and schools. No need to book – just turn up to the TMO Community Room every Monday and Wednesday (4pm-6pm).

Also

- Don't forget our **weekly Coffee Morning is on Wednesdays from 10.30-12noon** in the TMO Community Room. Run by residents, for residents, we can offer help with computer basics and organise trips out. We hope to be cooking lunch sometimes as well! **ALL WELCOME, JUST TURN UP!**
- Please keep an eye out on the Notice Board for Community Planting Days coming up in September and also our next Youth Forum!
- Are you creative? Interested in interior design? We need you to help us continue to improve our Community Room and make it a warm, welcoming and inviting space. Contact Kate on 07989 377407 for more information. If you are interested in helping with any of these events please text/WhatsApp/call Kate our Social Committee Chair on 07989 377407.



IMPROVEMENT WORKS

You might have noticed that there is a lot of improvements happening in and around D'Eynsford Estate. **DID YOU KNOW** that over the summer, we have:

- ✓ Installed 6 LED Lighting between Belham Walk & Mary Datchelor Close.
- ✓ Organised for Community Pay Back to paint over 100m²
- ✓ Painted the stairwell of 1-6 Kimpton Court
- ✓ Installed over 25 NEW estate maps
- ✓ Created and planted new pocket garden spaces
- ✓ Installed over 6 Planters with the view of carrying out a community planting day in September.

All these works have been organised through either grants or the surplus money which the TMO have accumulated the previous years. We are now looking to carry out further improvements work to the estate and have some really exciting plans in store! To find out more or if you want to get involved in having more of a say on what improvements happens in the area you live in then, we urge you to either attend the resident meetings or join the board. Our next resident meeting is on the 17th September and our next board meeting is on the 9th September 2019.

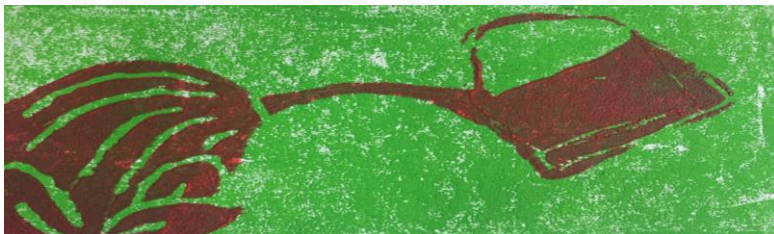
JOIN OUR WATERING TEAM!

This September 100s of plants will be added to the beds across our estate. Help keep them blooming:

What's involved:

- 30 minutes once a week
- Choose your day and time
- Watering can and map provided
- Use the new water butts around the estate

Sign up! Call Kate D on 07811 864 209



TREASURERS REPORT

The finances of the TMO remain encouraging with a healthy surplus for future projects and this year's spending remaining within budget thus far. We are seeking ways to enhance our financial policies and procedures to ensure we maintain the high standards and clean audit reports we have enjoyed over the past few years. At the request of several residents, we will be presenting what we hope are clearer and more readily understandable figures at this year's AGM as the official suited figures can seem rather dry and hard to relate to the real world for those of us for whom a balance sheet isn't a good bedtime read!



D'Eynsford TMO will be working in partnership with Money A & E. An advisor will be providing free, impartial advice to our residents every two weeks, starting from the 10th September 2019.

<https://www.moneyaande.co.uk>

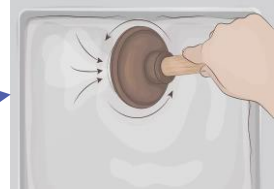
Money A & E will be able to help with debt and benefits advice and other money guidance which could help:

- ✓ Take control of your debts & relieve stress
- ✓ Get benefits you are entitled to & increase income
- ✓ Reduce your household bills & save money
- ✓ Budget to achieve goals

To book a appointment, please contact, Chay on 0207525 0745.

How to unblock a drain within your property using a plunger

1. Place the plunger over the drain.
2. Fill the area with a few inches of water.
3. Use a gloved hand to hold a cloth or a piece of a plastic bag to cover the overflow.
4. Work the handle of the plunger up and down with force.
5. Yank up hard when you hear noises or feel like the pressure is changing.
6. Test the drain and repeat as needed.



Repairs & Maintenance

Recent estate inspections have seen a further reduction in outstanding items and several key repairs have now been completed, most notably the long planned painting of the stairs in Kimpton Court and the partial repainting of a stairwell in Mary Datchelor Close.

The repairs team have begun an ongoing programme of path & kerbing repairs as many of the trees on the estate are beginning to displace bricks and cause trip hazards. This ongoing approach should ensure that rather than having to identify each issues separately, a proactive series of repairs to each path can be carried out.

A much cleaner, fresher look has been achieved by the Community Payback Scheme from painting over some of the bare concrete. The new estate maps and lighting projects are already the subject of positive feedback.

In light of several cases identified on recent estate inspections, I would like to remind residents that mopeds and motorbikes are a serious fire hazard and should never be parked in passageways. Think about your safety and that of your neighbours and please park only in designated parking spaces.



Our board members and staff recently had a tour of the Veolia waste and recycling centre: We will be writing up a detailed summary of our visit at the next news letter but meanwhile, please remember to do the following: Don't put plastic bags in the recycling bins (keep the recycling loose) and always put the bottle caps back on the empty plastic bottles. We will be organising another tour of the site so please contact Chay on 020 7525 0745 if you would like to attend.

USEFUL CONTACTS

Emergency services Police, fire, ambulance - 999
Report crime (not life threatening) – 101
Council Main switch board - 020 7525 5000
Council Emergency housing repairs - 020 7525 2600

Council parking permits - 0207 525 3587 or 0207 525 3363
Council Waste Management Team – 0207 525 2000
Citizen Advice Bureau - 0344 499 4134