

ANNUAL GENERAL MEETING

Meeting Date and Time: Wednesday, 25th September 2024, 7pm

Meeting to be held at: Sheltered Housing Day Room. 64 Don Phelan Close, SE5 7BB

(not in the TMO Community Room)

WHAT IS GOING TO BE DISCUSSED?

- ✓ Audit Accounts for the Previous Fiscal Year
- ✓ Surplus Spend and Improvement Projects
 - ✓ Board Member Elections
 - ✓ Major Works by Southwark
- ✓ Community and Social Events

WHY SHOULD YOU ATTEND THE MEETING?

1. Vote on important issues such as how to spend the money saved by the TMO or elect new board members.
2. Get to know your neighbours meet new people and share your thoughts on the estate.
3. Find out more about the TMO and what's happening in the area you live in and raise questions.
4. Free Food and Drinks Provided.

GARDEN OPEN DAY PARTY!

We held our annual garden party on August 31st in the secret garden from 12pm to 4pm. We had over 100 people come to enjoy the amazing BBQs and salads, drinks, and listen to good music. The weather was beautiful, everyone was chatting with one another, and the entire atmosphere was filled with smiles and positivity. Thank you to everyone who attended the social event, especially Ellen and the gardening committee team, Eleanor (Community Gardner), Devon and Gary (on the BBQ), and Roger (DJ).

Please follow us on Instagram

[@secretgarden_camberwell](#) or pop into the TMO office to join the WhatsApp group for updates and community info.



Next workshop is woodworking (family friendly and free) on Saturday, 28 September (11am – 2pm) in the secret garden! No need to book and no experience required.

USEFUL CONTACT NUMBERS

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

Council Estate Parking - 0207 525 3587
 Council Waste Management – 0207 525 2000
 Council Main switch board - 020 7525 5000

CCTV – PHASE 2

We are planning to install further 10 more fixed cameras on our estate in the interest of safety and tackling fly tipping on our estate. We will be presenting the plans and the locations of the cameras at our next AGM on the 25th September 2024 at 7pm.

WORKS ON THE ESTATE

Front Door

In the coming months, the council intends to replace all the front doors on our estate. This work to replace the front entrance door to individual properties is being run and managed by Southwark Council (not TMO).

If you have any questions regarding the works, please contact the 'Resident Liaison Officer', who is the first point of contact between residents and the works, including appointment scheduling. The company undertaking the works is called PRB. The Resident Liaison Officer for PRB contractor is Rose Ismail (Email: r.ismail@prbestates.co.uk / Tel: 01689-839970).

Electrical and Smoke Alarm

The Council are also undertaking works to carry out improvement to your smoke alarm as well as electrical installation in your property. If you have any questions relating to this then, please contact 'Spokesmead' on [020 740 30772](tel:02074030772).

Please note that the works will begin with Council tenanted properties and leaseholders works will be subject to major works consultation (Section 20). If you have any questions about section 20 then the project officer can be reached on jo.taylor@southwark.gov.uk

TMO COMMUNITY ROOM

Construction work at Good Neighbours House revealed major issues with the roof of the TMO community room, necessitating its immediate closure.

The Council is undertaking repair works while also adding new rooms, and we hope the 'new and improved' community facility will be back in action later this year, offering a wide range of activities to bring neighbours together.



TMO SEASIDE TRIP

This year's annual seaside trip took our residents to Broadstairs. The weather was fantastic, and the event was sold out. Friends, neighbours and families enjoyed swimming at the beach, building sandcastles, shopping at the seaside or simply eating fish and chips. We will decide on our next year's destination; if you have any requests or suggestions, please contact the TMO!

FOOD WASTE RECYCLING

Did you know that Southwark Council will be collecting food waste starting in late October? To comply with the changing law and address the climate emergency, residents will be asked to begin separating their food waste and recycling it through the new service.

- **Step 1.** They will deliver a small food waste bin (a kitchen caddy) to your home in September or October. This will include instructions on how to use it.
- **Step 2.** They will install a communal food waste bin, near your other communal bins, in September or October.
- **Step 3.** You will start using your kitchen caddy and taking food waste to your communal bin, from 14 October.
- **Step 4.** They will collect food waste every week from the communal bins, from 21 October.

To find out more, please visit southwark.gov.uk/foodwaste

WINTER FUEL PAYMENT

Did you know that you might be able to get a Winter Fuel Payment for Winter 2024 to 2025 if you were born before 23 September 1958.

If you would like to make an application and need any assistance, then contact the TMO Office and we can help on [020 7525 0745](tel:02075250745).

