



Watling Gardens Newsletter MARCH 2020

Produced for & on behalf of the
Residents of
Watling Gardens & Claire Court

YOUR ESTATE - YOUR BOARD - YOUR SAY

Rent & Rates Increase

As most of you will know by now, our Rents & Rates will be going up in April, after four years of a 1% per year rent reductions that has now ended.

The Government has introduced a new rent standard which caps any future rent increases to the Consumer Price Index plus 1%.

Parking

The Watling Gardens Car Parking Policy is under review due to misuse of parking permits. Parking Management on the estate will be taken over by Wing Parking. The charges for parking permits will increase, including the Daily Visitor Permit. It should be noted that parking is available in Exeter Road, which is a Controlled Zone Between 10am – 3pm Monday to Saturday.

There are two parking permit machines, just across the road from the back emergency access gate in Exeter Road. They charge £1.50 for 30 minutes and £2.50 for 60 minutes.

Podium Parking Area

The Podium Parking Area, at the back of Claire Court, is to be fenced off within the next few weeks. Residents wishing to park in this area after the fence has been put up, should contact the TMO Office for details.

Dumping Of Large Household Items

There has been a marked increase of irresponsible residents dumping their unwanted household items, on the estate. If any residents have any large household items that they wish to dispose of, please view details on how to do so, on the TMO Website or contact the TMO Office for guidance and advice.

The TMO De-Café

Have you got any time on your hands? Fancy a chap or a natter over a free cup of tea or coffee? Well, pop along to the TMO De-Café on Wednesdays between 11am and 1pm. Did I mention that a cup of tea or coffee is FREE!!

TMO De-Café Donation

The TMO would like to express our gratitude and thanks to two companies that have very generously donated £2,000 of equipment to the TMO De-Café. A big TMO thank you to both Wates and Quintain.

Estate Development

As you may have heard through the 'grapevine' Brent Council is considering the possibility of a re-development of the Claire Court and the Bungalow areas of the estate. Nothing has actually been decided upon yet, everything is still very much in the infancy of the planning stages. If you wish to get involved with how you think Watling Gardens of the future might look like, contact the TMO Office for more details.

Letters have been sent to tenants of 1-11 Watling Gardens and 1-30 Claire Court advising them that Brent Council will be carrying out Housing Needs Surveys to identify individual housing needs. Surveys have commenced and Susan Aganga, Estate Regeneration Decant Officer, will be on the estate on Tuesday and Thursdays over the next couple of months to complete this exercise.

Drop-in sessions for residents continue to take place every 2 weeks in the Community Room. The next sessions are on Thursday 5th and Thursday 19th running from 10am-12.

Over the coming weeks the architects will start to develop proposals for the two sites. The brief from Brent Council is to provide general rented accommodation on the Claire Court Site and a new 'Accommodation for Independent Living' (NIAL) for adult social care on the site of the bungalows.

The emerging proposals will be reviewed with the Resident Panel with Estate-wide Consultation Days proposed for April and June to seek further feedback on the proposals.

British Gas Prepayment Cards

The British Gas prepayment cards, are no longer being accepted at PayPoint. British Gas are now using PayZone instead. This will mean residents, using the British Gas prepayment cards, will now have to top-up at a PayZone, not a PayPoint. Residents may want to consider contacting British Gas, to find out if they are eligible for a British Gas Pay-as-You-Go Meter, that lets you top up, either over the phone, on-line or by the British Gas mobile phone app.

Brent Council's New Council Tax Support Scheme

From the 1 April 2020, Brent Council is introducing a new Council Tax Support (CTS) scheme. The scheme provides support for residents who are financially vulnerable and require assistance to pay their Council Tax. The amount of support a household is entitled to will be calculated based on the combined Earnings of the Claimant and their partner, with a deduction taken based on the Earnings of any other adult living in the household.

Claimant and partner's income per week*	% of Council Tax reduced
£0 - £80	100%
£81 - £110	80%
£111 - £150	50%
£151 - £250	30%

The CTS scheme for pensioners remains unchanged. Further information about CTS can be found at www.brent.gov.uk/ctsupport

Assisted Shopping - Sainsbury's Shop On-line and Telephone Service

Sainsbury's Assisted Shopping scheme helps people who are housebound, cannot travel to the shops or cannot manage online shopping by allowing them to make shopping orders over the telephone.

Orders placed before 6pm can be delivered the next day.

You have to register via the phone before you can place orders.

For more information phone Sainsbury's Assisted Shopping directly on;
0800 328 1700 Mon-Fri 9am-5pm

Minimum order value £25

Delivery charge will be confirmed when you place your order.



Do you have any questions or a matter that you need to get sorted? Either way just pop into the TMO Office, and let us know.

The office is open Monday to Friday, 9:00am till 4:30pm.

Phone: 0208 208 9005

email
watling.gardenstmo@brent.gov.uk