



# Watling Gardens Newsletter

## AUGUST 2018

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

### YOUR ESTATE - YOUR BOARD - YOUR SAY

#### September AGM

19<sup>th</sup> September 2018 7:30pm.

Is there someone whom you trust to represent your wishes? If so, please encourage them to consider joining the TMO Board.

#### Resident's Panel

The TMO is forming a Resident's Panel. The panel will comprise of volunteer residents, who would like to assist the TMO by expressing their views on matters that have effect upon the estate, and who would be willing to help in the organisation and participate in community lead social projects and events on the estate.



#### Prentis

For those of you who may be considering re-joining the job market or perhaps considering a change of occupation, the TMO has entered into a trial arrangement with Prentis, a Housing employment organisation with the aim of improving employment opportunities for job seekers, enabling them to take up paid or voluntary positions within housing.

#### EACH

The TMO will be using a charity organisation called EACH, to provide support & advice open days on 16, 23, & 30 August 2018. They can provide support into employment, CVs and interview techniques, confidence

building, stress management and information on Training opportunities.

#### Urban Canopy

A communal garden specialist who will be providing training, and preparation of the new community garden, ahead of its opening in September. They will also pilot an after-school nature club for children.

#### Property Stock Survey

A company called Pennington, will be contacting all residents to arrange a date, for them to gain access to your premises, to carry out a Stock Survey on behalf of Brent Council.

#### Opening of New Gardens

It is proposed that the grand opening of the new Community Gardens will take place on 22<sup>nd</sup> September 2018.

If this date changes, we will let residents know.



In preparation for the opening the company Wates have offered to lay the new pathways in the new garden. Kieran Bradley has also organised for new benches and a trellis, for the new gardens to be made.

#### Rent First

As your Housing Management agent, we are aware that we have certain responsibilities and obligations to you, while as a tenant living in Watling Gardens/ Claire Court properties, you, in return, have responsibilities to

WGTMO. The first priority needs to be the payment of your rent, with this in mind we are adopting a 'Rent First' approach to ensure that we all understand that rent payment should be a priority for everyone. The collection of rent arrears needs to be pursued in a firm but fair way, but with the understanding that we only take legal action as a last resort

#### Resident Survey Forms

All residents have received a Watling Gardens TMO Survey form. This is an opportunity for you to express your ideas and opinions about the running of the estate which will provide a mandate for the TMO when bidding for future funds. Please can you ensure that these forms are returned by 20<sup>th</sup> August.

#### Fun Day

A fun day was arranged and organised by the residents of the estate, on the 28<sup>th</sup> July. Feedback from residents, about the fun day, are all positive and enthusiastic. The TMO Board would like to express their thanks and gratitude to all those residents, who helped in ensuring such a fantastic day was had by all. It is also nice to note that so many of the younger residents who also gave up their time to help with the Fun Day.

#### Playground Grant

The TMO has applied for a grant, for improvement work to be made to the playground.



We will find out in the middle of August 2018 as to whether we have been successful.

**ASB problems**

The TMO are aware of the continuing problems with rough sleepers on the estate. A new CCTV camera will be installed at the entrance to the Claire Court, to hopefully deter any further rough sleepers.

It is important that all residents should report any matters of anti-social behaviour to the police. This would provide a better build-up of recorded information for the police, upon which they would be able to target their recourses.

**TMO Board Members**

We are always interested to hear from any resident, at any time, who would like to join and participate in the TMO Board. If you are prepared to give up some of your time, of one evening once a month, and have opinions and ideas about the running of the estate, we want to hear from you!!

**Local Garage Policy**

A new local garage policy has drawn up for the management of garages on the estate. The new policy declares that any future tenant/leaseholder, who terminate their tenancy/sell their leasehold, must also at that time surrender their garage agreement.



**Broadstairs Coach Trip**

The TMO sponsored resident coach trip to Broadstairs on the 11<sup>th</sup> August 2018 has been sold out. This is excellent news and the TMO Board wishes everyone going a pleasant day.

**Well Done Mundi!!**

A burst pipe occurred last week Saturday in Block C the Fire Brigade attended and turned off the water. As the block had been made safe Brent Council Emergency team confirmed they would not be attending, contractors were to attend on Monday leaving some of our residents without water. Mundi, our repairs person, came to the

rescue and repaired the pipe and managed to restore the water supply to all affected properties and remove the excess water. Congratulation to Mundi for ensuring that our residents had a water supply over the weekend. This is a good example of one of the benefits of being a TMO.

**Brent Housing Partnership does not insure resident's furniture, belongings or decorations against theft, fire, vandalism and burst pipes.**

You will need to take out your own household insurance.

**Brent Council Home Contents Insurance**

Brent Council Home Contents Insurance, is available to TMO residents who can take advantage of this offer. It will insure resident's 'home content' items if damaged they will be replaced. The cost is much cheaper than outside insurance companies i.e. £9,000 sum insured standard cover weekly cost £1.49 per week.

<https://housingmanagement.brent.gov.uk/council-tenants/my-home/home-contents-insurance/>

**GOT SOMETHING TO SAY?**

Do you have any ideas of what you would like to see, in future editions of the WGTMO Newsletters?



Or

Do you just have general question 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](mailto:watling.gardenstmo@brent.gov.uk)

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