



@PATMORECOOP

The Residents Newsletter of Patmore Co-Operative

November 2017

**RESIDENTS MEETING
WEDNESDAY
22 NOVEMBER 2017
from 6.30pm to 8.30pm
COMMITTEE ROOM
TREVITHICK HOUSE
DEELEY ROAD**

This meeting has been called:-

- To talk about the work we have been doing with Architects for Social Housing (ASH)
- To give an update on CCTV
- To discuss budget proposals for the winter months
- Any other matters which residents wish to raise

All residents are welcome to attend but only members of the Co-Operative can actually vote to approve any proposals. However you can enrol in the Co-operative on the night by payment of £1 for a share certificate.



**SHAPING THE FUTURE OF
THE PATMORE**

For the past few years we have been surrounded by building work! Battersea Power Station, the wider Nine Elms Development and the New Covent Garden buildings.

Patmore Cooperative has been working hard to make sure that our estate doesn't get left behind in all this. Our estate was described by one letter writer to The Wandsworth Guardian as "Wandsworth's forgotten jewel in the crown". We believe that is true.

Some of you will remember the results of the Council's own survey a while ago when across the estate over 80% of you said you liked living here and wanted the estate to remain. BUT...you said you wanted improvements to the existing homes.

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SHAPING THE FUTURE OF THE PATMORE cont

Patmore has been working with Architects For Social Housing. Some of you will have been interviewed by members from ASH and some of you by our Management Committee who have been out and about knocking on doors.

You're sending a clear message to us that you want new kitchens, new bathrooms, better play facilities, better lighting. That you are angry about our lack of a community centre and want to see us get one back. In conjunction with ASH we're putting together a report about all those things which we will launch early next year.

But we still need to hear more from you. This is our estate and our homes...have your chance to tell us what you want to see. Contact the office on or via email at and make a time for us to come and speak with you. This is our Patmore: let's make it an even better place to live.



Current Projects

We know only too well how many properties continue to have major issues with the roofs. Patmore initially put in a request for new roofs to Wandsworth in 2013 as we knew then what work needed to be done... so we are very glad that after four years of waiting, Wandsworth are finally about to start work.

We have been granted £200,000 towards the cost of re-furbishment of kitchens. This will allow us to do around 60 kitchens during this year. We have already identified more than enough kitchens to use up this allocation but we will continue with the programme in future years as funding permits



Earlier in the year, the Committee and staff presented a budget for the current financial year which was approved at a residents meeting in March.

As the year progresses, we often have to look at amendments to the budget plan and because we are a resident led organisation, we want to seek your approval for any changes.

We feel that we may have to take money from our reserves to deal with a number of matters:-

- ♦ Increasing number of repairs to the windows
- ♦ Improving the way we respond to problems with dampness and mould
- ♦ Supplementing the improvements to kitchens

Have we got our priorities right? Come along to the meeting and have your say



ASH

ARCHITECTS 4 SOCIAL HOUSING

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CCTV—What do you think about this?



The Co-op has listened to you at our general meetings and you have clearly said you want enhanced CCTV on the estate. As we are managed by residents for residents we had a fully costed new plan to upgrade and enhance CCTV. This work would have started early next year. It would include new types of cameras like the one shown on the left which would give better night vision.

Then we were contacted by Ian Stewart the council's Assistant Director of Housing concerning the existence of its independent CCTV network. It appears that the council wishes to bring such networks under its control and to assess if their presence is justified and is looking at decommissioning almost half over a period of time. One possible outcome is that estates managed by Resident Management Organisations like Patmore may be instructed to remove CCTV systems if they are not felt to be justified in terms of crime and antisocial behaviour.

The CCTV network has been developed using the co-operative's own resources and cameras have been located based on consultation with residents who know a lot of the problem areas on the estate. Yet, we have also been told by Ian Stewart that "if the estate doesn't meet the criteria then CCTV has to go—regardless of whether the Coop wants to do its own thing."

The council are saying this is as a result of external criteria imposed by the Information Commissioner's Code of Practice; however Patmore staff have looked at this and while it is true that we would need to abide by the code (as would all public bodies), there is nothing in the code that says if CCTV remains, that Wandsworth must take control of it. We are even being told that we will have to pay to access it: a network we have built, paid for and maintained for many years. The possibility that the CCTV might be removed is deeply concerning, particularly in the light of its recent use in attempting to police the "memorial event" on the first weekend of July."

Let us have your views...Is CCTV important to you and should it be run locally. We need your help to defend this facility.

Parking

After two years of campaigning and meetings, our Chair Jimmy Dodd finally got parking controls re-introduced on the Patmore. Thanks to all the councillors and council officers from both Lambeth and Wandsworth who helped us with this. We're sending a clear signal to all those people that abused our estate streets that we won't have it. Our next campaigns are:-

- ♦ To get the road behind Fowler House/Wandsworth Road shops re-surfaced
- ♦ To get a Controlled Parking Zone along Thessaly Road to stop the abuse and danger of uncontrolled parking there.



Plans to be in place for early 2018

Launch our report with ASH on the future plan for the estate

Carry out significant improvements to the playground/football pitch by Marsh House including some outdoor gym equipment

Retender our cleaning & grounds maintenance contracts

Bid for more money to the Council to continue re-furbishing kitchens

Improvements to online services. Members of the Committee are working on much needed changes to the website & relaunching our Facebook page. We also have a twitter account with several hundred followers

About Patmore Co-Operative

The Patmore Co-Operative is a resident led organisation which runs the estate under an agreement with Wandsworth Council. We are responsible for the day to day services such as repairs, cleaning, grounds maintenance and dealing with tenancy and leaseholder matters.

- The governing body of the Co-Operative is the Management Committee (pictured meeting below). This is made up of tenants and leaseholders who live on the estate.



- The Chair of the Management Committee is Jimmy Dodd, the Vice Chair is John Osbaldeston, the Treasurer is Jenneh Duwai and the Secretary is Lorna Ashley. There are 11 other Committee members and currently all of the places on the Committee are filled.

- The staff who work in the office and on the estate are employed by Patmore Co-Operative and not Wandsworth Council. They report to the Management Committee

Trees

Over the summer months, work was carried out to 53 trees on the estate. A lot of this was routine maintenance eg lifting crowns, removing deadwood, clearance from lamp posts, buildings and parking bays. However 5 trees had to be removed from various locations due to being diseased in particular fruiting bodies around the base.

We are now in a position to plant 10 new trees and the months of November & December are an ideal time to do this. Tree guards will be provided to give added protection to the trees during their formative years.

We have identified a number of potential locations but if you have any suggestions, please let us know.



Trees & Green Spaces are one of the many great features of the Patmore Estate.

Contact Us

If you have any comments on this newsletter or any other matters about the estate, you can send them to:-

- the Co-Op Manager, Chris Laytham at CLaytham@patmorecoop.org.uk
- Or the Chair of the Management Committee, Mr Jimmy Dodd jimmy.dodd@adl.com

You can also keep up to date with news and views from the Co-Op by following us on twitter [@patmorecoop](https://twitter.com/patmorecoop)

Office Opening Times

Monday to Thursday 9am – 5pm and Friday 9am to 1pm. Phone service from 9am to 5pm on weekdays – 020 7622 4495

Out of Hours Emergencies – please call 020 8871 7490

Team email address for general enquiries:-

team@patmorecoop.org.uk