



**RESIDENTS MEETING
WEDNESDAY
14 FEBRUARY 2018
from 6.30pm to 8.30pm
COMMITTEE ROOM
TREVITHICK HOUSE
DEELEY ROAD**

It may still be winter but spring is just around the corner which means its time to tell us what you want us to spend money on. **THAT'S RIGHT** ..The Co-Op will set and agree a budget with the residents at meetings in March for the coming financial year. So this meeting on 14th February is your chance to tell us what you want us to do and how we can spend money.

Please note that this meeting will proceed no matter how many people are present.

Let's have your ideas

All Residents Welcome

Our Homes, Our Vision for the Future...Our Patmore



Roofing Works to Begin During 2018

The first two contracts for replacing the roofs on the estate should start during 2018.

One contract covers the buildings from Wandsworth Rd to Jenkins House. The other covers Marsh, Kirtley, Mills, Brady, Mansell, Martley, Crampton & Cudworth Houses.

The Cooperative has been spending money over the years trying to patch up roofs . It is often difficult with flat roofs to find where water is getting in as it could be some distance from where a leak in showing in a flat. The photo above shows where we have tried to repair the roof at Trevithick House but we still have problems there. The same applies to a number of other buildings. With others, the roof may not be leaking now but it makes sense to have the work all done to prevent damage in flats at a later date.

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Patmore Kitchens Upgrade

Roofing Works cont

In 2013, we engaged a specialist contractor to carry out surveys on the roofs and we made a bid to Wandsworth for new roofs to be done. Now 5 years after our initial bid, the works are finally to start. There are 3 reasons for them:-

- To make sure the roofs are watertight
- To increase the level of insulation on the roof. This will help to reduce dampness and mould in the winter months as well as heat loss out of the buildings
- To improve access and safety for people working on the roof.



Window Safety

Over the past year, we have had 3 incidents where windows have fallen out. The picture to the side shows what can happen.

Fortunately no one has been injured but we are asking residents to keep a check on the windows particularly the hinges which snapped in this instance.

The types of problems could be that the windows are hard to open and close or ill fitting/draughty or showing signs of rust on the ironmongery.

We will then arrange an urgent visit from our specialist contractor who will do a check on all of the windows.

In 2014, Patmore Co-Operative engaged the Building Research Establishment to survey the windows which were fitted in the early 1990s. They concluded that they are in need of replacement and we have asked the Council to put them in their major works programme but until this can be done, we will have to keep them in repair as best we can so please do let us know if you think there is a problem.



The Co-Operative has started a programme of re-furbishing kitchens. The work is quite extensive and includes new sink, units and worktops, new floor and wall surfaces, electrical upgrades and complete redecoration. We are delighted with the finished product as are you.

We started this because residents told us that better kitchens were a priority.

As news has spread of the Patmore Co-Op's work, many tenants are now asking about new kitchens in their homes.

We inspect every kitchen and are trying to fit as many as we can. We can't do this without extra funding from Wandsworth and we negotiated an additional £200,000 from them. We are delighted that this money was made available but it is only enough for 40 kitchens per year.

A few properties had some kitchens partially worked on during the boiler re-fit and we are now using our own money to bring these up to standard. However we have nearly 600 tenanted properties and it will take time to do them unless more money can be found.

CCTV—Update

In our last newsletter, we talked about our plans for dramatically improving the CCTV on the estate. We also said that we had had contact from Wandsworth Council saying that CCTV may have to go.

Well, we've taken advice and looked at the various codes of practice and we can't see why Patmore Co-Op can't run its own network of cameras on the estate provided they are well maintained and managed.

We need the cameras. There have been 4 stabbings in and around the estate over the last year. We have outdoor events going on at the estate which are a concern to the residents because of crime and anti social behaviour.

So we have now appointed a company called EJ Vision to carry out a major programme of works which will start during spring.

We will be replacing this type of camera...



With this...



These new cameras will have much better night vision and images

The recorders in the office will also be replaced and we will have the scope to more easily add new cameras to the system.

Further updates will come in our next newsletter.

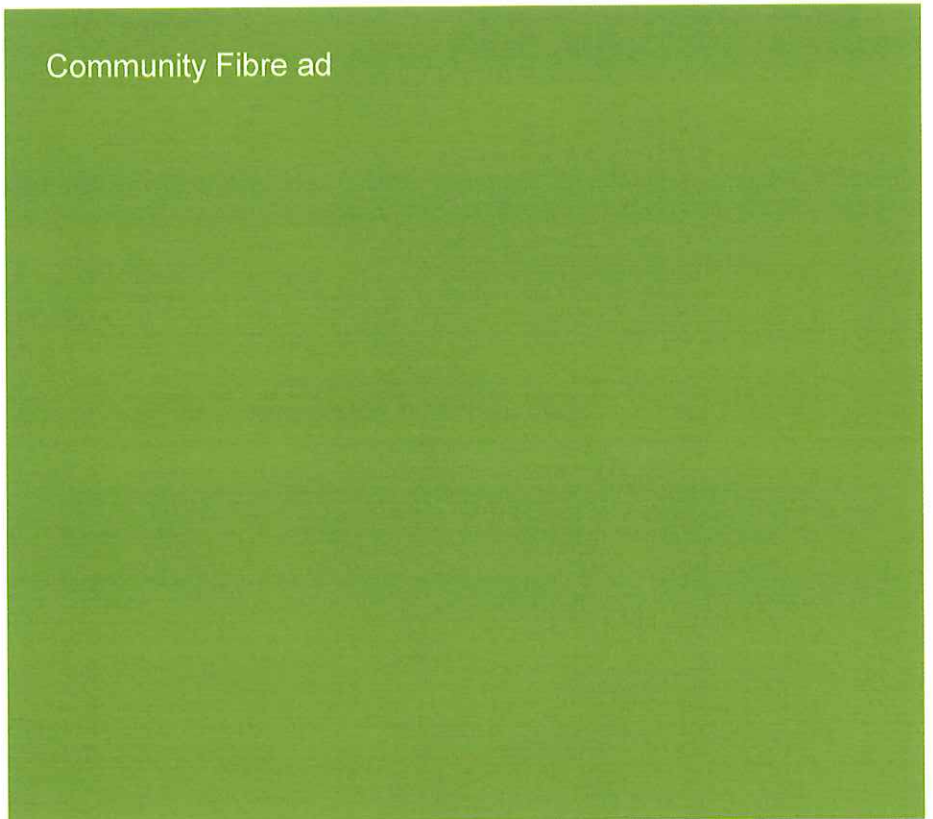
Community Fibre

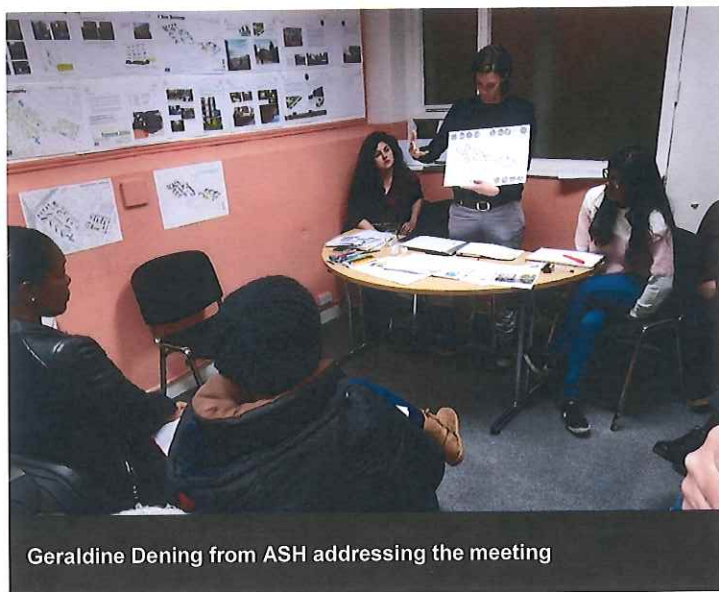
In January, members of the Committee met with Sam Soares, Marketing Manager from Community Fibre to look at ways in which our 2 organisations can work more closely together.

Over the past couple of years, Community Fibre have been installing high speed broadband for a lot of residents on the estate and have a base in Crampton House.



Community Fibre ad





Geraldine Dening from ASH addressing the meeting

Meeting with ASH

We had a very well attended residents meeting in November at which Architects for Social Housing (ASH) gave a presentation on the work which they have been doing with the Co-Op and residents about developing a masterplan for the future of the estate.

Many residents filled out post it notes which were stuck on to the plans to give feedback. The local ward councillor, Aydin Dikerdem also attended the meeting to offer his support to residents.

We will be announcing another round of resident consultation and moving towards the final report being launched in the Spring. We will produce a newsletter to set out the main points in the report.

Trees

In our last newsletter, we talked about planting 10 new trees. Well in the end, just before Christmas, we managed to plant 15 around various parts of the estate. 2 of these were donated by our contractor, Green Team who were also able to negotiate a good deal with their tree suppliers.

Our logo say, "Vision for the Future" and part of that is preserving, nurturing & loving our wonderful Patmore gardens & greens ..for now and for future generations of Patmoreians



Members of the Green Team planting trees in December

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 Doddjim- doddxx@aol.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—0207622 4495

Out of Hours Emergencies—please call 020 8871 7490

Team email address for general enquiries:-

team@patmorecoop.org.uk