

# DECIMA STREET TRA Newsletter

July 2023

Resident Services Officers - Gina Bradley



## Dear Residents

The purpose of this newsletter and future ones is to keep tenants/residents informed of all developments and general news relating to the Decima street Tenant Resident Association.

**Please note Mendham is managed by Bee Melanin & Archdale is managed by Rosemary Awere**

## Resident Engagement

We want to ensure that residents have a voice and can influence our decision-making and priorities. We are particularly concerned with hearing from residents who feel their voices have not been listened to in the past.

We have three questions for residents:

- Do you want to get involved and help the JMB make decisions?
- What can we do to support you?
- If you don't want to get involved, why not?

## Tenant and Resident Association (TRA) Meeting

We will be holding a **meeting** to reignite TRA on, **Wednesday 02<sup>th</sup> August 23 from 6pm to 8pm at The Decima street Hall**. The meeting is being held after work so we can have as many participants as possible.

The dates for the meetings for the rest of this calendar year will be decided at the first meeting. It is advisable to have a meeting every month to keep the momentum going and get regular updates

## Major Works

We wish to apologise profusely and the heating for all the issues with water leaks, hot water outages that have plagued Meakin estate recently. We are trying to investigate and get to the bottom of it.

## Parking

Parking continues to be problem on Meakin as we have more properties than parking spaces and we also have households that have more than one car. This is something that we need to look at as a TRA. We can discuss ways of dealing with this problem at the meeting.

### **Estate Walkabouts – Cleaning Standards**

- RSO's have been regularly going on estate inspections with colleagues from the repairs and estate services teams and recently with some of the residents. These walkabouts continue to be open to residents, with the details of times and meeting point on the noticeboards and on our website in future we will also announce these at the TRA meetings and other modern ways of communication like social media platforms. We hope you join us!
- The Deep Cleaning Schedule for all the blocks has been amended, the mobile team have had to halt the jet-washing of the stairwells, landings, deep cleans of the communal areas because some blocks have problems with pipes bursting and it makes the exercise fruitless. We are assessing other measures of action to take and will update you when there is a definitive plan.

Issues highlighted in the estate inspection:

- Cleaning of the pipes outside blocks
- Pruning of trees and shrubs
- Gardeners to not leave their bags in the garden
- Meakin landscaping
- General maintenance of both Elim and Meakin

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### **Cost of living Crisis**

**Cost of living crisis:**  
A guide to some of the support available in Southwark

June 2022

The cost of living crisis will impact on most of us. Southwark Council have published a guide detailing the support services and options available. This has useful information about the Southwark Emergency Support scheme, Hardship Fund, Food Pantries, Community Fridges, Rose Vouchers (for pregnant women and families with children under 5), and Energy Grants.

Copies of the guide are available from the JMB office or electronically. at [Main headline \(communitysouthwark.org\)](https://www.comunitysouthwark.org)

### **Pension Credit - are you a pensioner on a low income?**

Pension Credit is a benefit for people over the state pension age. It tops up your income if you're struggling to make ends meet.

To make a claim for Pension Credit, you should call the DWP Pension Credit claim line direct on **0800 99 1234** or visit [www.gov.uk/pension-credit/how-to-claim](https://www.gov.uk/pension-credit/how-to-claim).

## Bogus Callers



Bogus calling is a real issue. People have provided access to their homes and finances to fraudster presenting as representatives from contractors, utility companies etc. Here are some measures you can take to keep yourself safe from bogus callers:

- Use chains and spy holes to prevent forced entry.
- Insist on seeing identification. No ID turn them away.
- If it sounds too good to be true, it most likely is.
- Ask callers to wait outside

**If anybody presents themselves as a representative of JMB and you are not sure contact us.**

## Fire Safety

The Government is introducing new rules to increase the safety of people living in blocks of flats. We need your help to implement the new rules and ensure the highest level of fire safety.

### Ring the fire brigade

- In the unlikely event of a fire please phone the fire brigade on 999, and do not assume that someone else must have done this already.

### What to do next

- The strategy for your block is to you to stay-put in your home, as this is the safest option. The only exceptions to this are:
- The fire is inside your home, in which case you should leave your home and block immediately
- You are instructed to leave by the fire brigade

### Personal evacuation plans

- The JMB is working on a list of residents who have restricted mobility or cognition (understanding of an emergency situation), who might find it difficult to leave quickly if there is a serious fire.
- We want to make this information available to the fire brigade, so that they can provide direct assistance in the case of an incident.
- If you think someone in your household falls within this category, please contact us. To date, we have collected health status information for secure tenants, but not for leaseholders or their private tenants.

### Fire alarms

- The JMB will provide fire alarms for secure tenants, leaseholders and private tenants at no cost. If you do not have an alarm, please let us know.
- Please test your alarms regularly. If you do not know how to do this, again let us know.

## Front entrance door – door closure

- A lesson learned from Grenfell towers is that front doors should have a working door closure. The reason is that if you have to leave your flat quickly because of a fire, the door will close behind you and help to contain the fire.
- It does not matter if you are a secure tenant, leaseholder or private tenant if your front door does not have a working door closure please let us know and we will attend to this.

## Communal fire doors

- Please don't wedge these open. If there is a fire, we need these doors to hold back fire and smoke and allow residents to either stay in their flats or leave safely via the communal staircase.

## Responsible Dog Ownership

- There has been an increase in complaints about problematic dogs. Permission should be sought in advance and where granted we expect residents to exercise responsible dog ownership.
- Dogs must be chipped and registered with the JMB.
- **Keep your pet on a lead and pick up your dog's mess!**

## Anti-Social Behaviour

We have recently had a spat of young people egging resident's windows and running away, luckily we have been able to locate the individuals and they have been warned by the police. I would like to urge the parents/guardians of these young people that if these incidents occur again and the police prove a crime has been committed we will take action to terminate your tenancy.

If you think a crime is being committed on the estate, **please call the police**, especially in cases of domestic violence. For noise nuisance please call the Noise and nuisance team.

Please continue to report to us for minor anti social behaviour and when appropriate the police.

Useful contact details are:

- **Chaucer SNT: 0208 721 2441**
- **Southwark's Noise Nuisance Team: 0207 525 317**
- **Police on 101 or 999 for serious offences.**

