



NEWSLETTER

BUSINESS OPENING HOURS: OFFICE 9AM-4.30PM -296 CAREY GARDENS
 PHONES 9AM-5PM - 0207 498 3664

EMERGENCY OUT OF HOURS: WBC JCC 24HRS - 0208 871 7490/ 8999

ANTI SOCIAL BEHAVIOUR

We are aware of an increase of anti-social behaviour in some of our blocks, including reports that groups of youth are loitering in communal areas, smoking illegal substances, littering and causing intimidation to residents and/or their visitors. The COOP have been liaising with the Local Police who have increased patrols in the local area and on our estate. We would encourage you to report the identity of any known perpetrators so we can also pursue direct action, where possible.

PLEASE BE VIGILENT !

We are aware of a recent burglary on the estate which is obviously concerning. Please keep your eyes and ears open for any suspicious activity and report any concerns to 999 immediately!

Please also be careful of bogus callers who prey on our more vulnerable members of the community. Do not let strangers into the blocks and do not open the door or let anyone into your home if you are not expecting them .

	WE NEED YOU!
	ARE YOU KEEN TO MAKE AN IMPACT IN YOUR COMMUNITY?

WOULD YOU LIKE THE OPPORTUNITY TO ENHANCE YOUR SKILLS OR LEARN NEW ONES?

WHY NOT VOLUNTEER ON OUR MANAGEMENT COMMITTEE?

CONTACT THE OFFICE FOR MORE DETAILS ON WHY THIS MIGHT BE THE RIGHT STEP FOR YOU.



CAREY GARDENS SUMMER TRIP

VISIT THE COOP OFFICE TO GRAB YOUR COACH TICKETS TO JOIN US FOR A DAY TRIP TO SOUTH END-ON-SEA on SATURDAY 27th JULY 2024, leaving at 8.30am
TICKET PRICE: £10 ADULT £5 CHILD

Following the success of a fun day out enjoyed by several residents last year, we are able to offer a subsidised Coach trip for our residents to once again visit Southend-On-Sea.

ENJOY the BEACH, RIDES, SHOPPING, and MEET NEW PEOPLE/ NEIGHBOURS.

OFFICE STAFF CHANGE: WE SADLY SAID GOODBYE TO GENEVE MCDONALD LAST MONTH. GENEVE JOINED THE TEAM IN 2022 AND QUICKLY ASSERTED HERSELF AS A MUCH LOVED MEMBER OF THE CAREY GARDENS TEAM. MANY RESIDENTS HAVE EXPRESSED HOW SORRY THEY ARE TO SEE HER GO! WE WISH GENEVE ALL THE BEST AS WE WELCOME OUR NEW HOUSING & FINANCE ADMINISTRATOR, ESTHER SANTANA. ESTHER IS LOOKING FORWARD TO WORKING WITH YOU ALL. FEEL FREE TO POP IN TO SAY HELLO.



RESIDENT'S CONFERENCE 2024

23 October 2024, 9.30am to 3.30pm

CIVIC SUITE, WANDSWORTH HIGH STREET, SW18 2PU

The Residents' Conference is aimed at council tenants and leaseholders who are, or would like to be actively involved in the departments formal and informal resident participation structures.

This includes: - Housing Community Champions

Residents involved in a Residents Association

or Resident Management Organisation

Residents who are just interested in getting involved

If you wish to attend the conference, please email conference@wandsworth.gov.uk to express your interest Quoting Carey Gardens estate and stating your name and contact details OR let the Coop know so we can express interest on your behalf.

PLEASE BE MINDFUL OF HOW YOUR ACTIONS MIGHT IMPACT YOUR NEIGHBOURS!

We understand this might be unintentional however it is important to understand what behaviours can make a difference.

I would like to remind you of some steps you can take to prevent your household from causing a nuisance to others and to maintain adherence to your lease/tenancy conditions:

- NO BALL GAMES IN ANY COMMUNAL AREAS.
- NO PLAYING ON SCOOTERS, BIKES, OR RUNNING IN COMMUNAL CORRIDORS OR BALCONIES.
- NO SMOKING IN COMMUNAL CORRIDORS OR BALCONIES.
- KEEPING COMMUNAL CORRIDORS AND BALCONIES CLEAR AT ALL TIMES.
- BEING MINDFUL OF WASHING MACHINE NOISE AND NOISE LEVELS IN GENERAL.
- PARKING RESPONSIBLY.

Thank you for your Cooperation.



Construction Services Ltd

MAJOR WORKS UPDATE

You may have noticed that AMBER CONSTRUCTION SERVICES LTD have commenced site clearance as the roof renewal project nears completion. ACSL are at the final stages of the roof works and we expect final sign off, of the new roofs to take place in the next few weeks.

We are aware there are a number of pending cases where damages have been caused such as remedial works or insurance claims. We do have a list and would ask you to check in with us if you have not had any updates from Amber directly or if you are unsure if we have you on our list. We use this list to keep the Project Controller aware of outstanding issues in order that he can assist in ensuring they are concluded accordingly. Should you wish to make contact with the Project Controller, please email robert.beckles@richmondandwandsworth.gov.uk or call him on 0208 871 7023 / 07974586547.

To contact Amber Construction directly, please contact Contracts Manager Michael Hills via email to michael.hills@amberconstruction.com or call him on 07399941739 / 0208 592 5699.



COST OF LIVING SUPPORT-

We are proud to be working with Wandsworth Foodbank - <https://wandsworth.foodbank.org.uk/> as registered referrers for **FOODBANK VOUCHERS**. If you could benefit from extra support to feed your household or to lighten the burden of the hike we have seen in food costs, **CONTACT US** for more info.

We can also provide guidance on other financial support that might be available to you.

You might find it useful to visit Wandsworth's Cost of Living hub which shares financial advice and tips on coping with financial difficulties: <https://www.wandsworth.gov.uk/cost-of-living-hub/>

As a Housing Co-op, our objective is to ensure our residents live in decent homes within a thriving community. We aim to enhance our community in a number of ways including the enhancement of physical, mental, and social well-being.

There are some activities within the estate currently available to residents, while we are also considering what else our residents might benefit from. Your feedback is warmly welcomed.

CAREY GARDENS SHELTERED CLUBROOM OFFERS:



AFTERNOON TEA on **TUESDAYS** at **1.30pm** to **3pm**.
The cost is **£2**



A SESSION OF **CHAIR-BASED EXERCISE** on **WEDNESDAYS** at **12pm**. This is **FREE OF CHARGE!**

OUTDOOR YOGA TRIAL



Join Cara <https://yogawithcara.net/> for a Yoga session on **THURSDAY 27TH JUNE 2024** at **12.30pm** on the **MAIN LAWN** in the centre of the estate! The class is suitable for beginners as there will be options for all levels. The class is **45mins** Please bring your mat if you have one and you may also need a sun hat and sun cream while the weather is good!

£5 Concession/ £10 Full price.

Concessions includes students, over 60s, low income or anyone that needs to pay a little less for any reason at all - no proof needed.

WHY NOT JOIN OUR COMMUNITY GARDENING GROUP? GARDENING HAS MANY HEALTH BENEFITS. YOU MIGHT HAVE NOTICED SOME OF THE BEAUTIFUL FLOWERS THAT HAVE BEEN PLANTED ACROSS THE ESTATE BY OUR GARDENING VOLUNTEERS. THE GROUP IS GROWING AND WOULD LOVE TO HAVE MORE OF YOU JOIN, YOUNG OR OLD 😊

PLEASE REFER TO THEIR ATTACHED FLYER WITH DETAILS ABOUT HOW TO GET INVOLVED!

ESTATE MATTERS

We are aware that Residents are keen for news on OUR CCTV. We can advise that we have been chasing Wandsworth Council who are leading on the project and understand that they are at the final stages of the planning process. The CCTV project is to upgrade our existing cameras which will also address those cameras that are no longer working.

We have recently instructed some PAVING works across the estate to address trip hazards which imposed a safety risk in a number of areas. We know this will cause some obstruction during the execution of the work and apologise for any inconvenience this may cause.

We have recently assisted residents in putting together a SPEED PETITION to appeal for speed reducing measures on Stewarts Road. Please support this petition to make the local area safer. We have also requested the support of the local Primary School. If you have not been visited at home, please pop into the office to sign!

We are keen to address the ongoing issue of FLYTIPPING on the estate and need your help! **It is not free of charge to the Coop when we are forced to clear dumped furniture and other bulky waste!**

If you witness neighbours dumping bulky items on the estate, please share the details with us!

We have recently managed to prevent items being dumped by contacting identified perpetrators and having them take the items back. We can also recharge the cost of removal to identified fly-tippers in cases where we have clear evidence. We wish to appeal to you that IF YOU HAVE BULKY WASTE, please book a collection via the Wandsworth Council website or by calling 0208 871 8558. Lets keep your estate clean and desirable!

We are aware that it can sometimes be difficult to find PARKING near to your home. Please advised that we are urging our parking enforcement team to be more active and we are actively working to take action against ABANDONED VEHICLES or vehicles that park inconsiderately. If you have any concerns relating to parking or parking enforcement, please discuss this with the office.



DEVELOPMENT at 28 THESSALY ROAD

APC Developments have commenced work on the old pub site by the estate entrance on Thessaly Road (28). We are currently gathering further details on the planning permissions but we understand they plan to develop luxury apartments.

Please be reminded of the importance of following your instincts if you believe you can smell GAS in or around our buildings. **If you suspect a gas leak or smell gas, please IMMEDIATELY call the EMERGENCY number**



LOCAL AREA USEFUL INFORMATION:

Please be reminded that the online survey for Oasis greenspace is open until end of July, to have your say and share views on site development ideas. Oasis greenspace is the large grass area on Thessaly Road, beside Yvonne Carr Centre. Survey web address is: <https://haveyoursay.citizenspace.com/wandsworthecs/oasis/>

HAPPY STREETS FESTIVAL is on **SATURDAY 6TH JULY 2024**. Most activities are at the Rose Clubroom on Ascalon Street and St Georges Primary School on Thessaly Road. <https://wandsworthart.com/happystreets/>

Thank you for taking the time to read the estate newsletter.
<https://www.careygardenscoop.co.uk/>

