

CETRA NEWS

OCTOBER 2023

CEDARS ESTATE

CETRA

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Useful Numbers

Transco Gas Safety – 24hr
(for gas leaks)
0800 111 999

Clapham Town Safer
Neighbourhood Team:
020 8721 2825

Lambeth Council:
020 7926 1000

CETRA Office:
020 7926 7555

Heating and Hot Water:
0800 091 2140
0208 722 3436
Pod4@smithandbyford.com

Out of Office
Emergency Repairs:
020 7926 6666

Noise Nuisance - Rapid
Response Night service
10pm-3am
(5am on Fri-Sat)
020 7926 5999

CETRA's email:
cedars@lambeth.gov.uk

CETRA website:
www.cetra-housing.co.uk



CETRA are happy to confirm that we have received the tickets for the annual pantomime at the Wimbledon Theatre. Due to availability, we were only able to purchase tickets for Sunday 17th December 2023 at 1pm, (normally we attend a Saturday performance at 2pm). Residents can now begin purchasing their tickets for the showing of 'Cinderella.' Tickets are available to collect at a cost of **£10 each**, which includes the theatre ticket and the coach journey to and from the theatre.

To reserve the tickets, please either call the office at 020 7926 7555, email at cedars@lambeth.gov.uk, or pop in to see us at the Housing Office on 27 Cedars Road. Tickets can only be reserved for **24 HOURS** and if payment has not been received during this time period, the tickets will be released for sale to other Residents.

Tickets are strictly limited to a **MAXIMUM of 4 tickets** per household. Residents can put their name down on the waiting list if you wish to acquire more. If there are any spare tickets nearer the time of the performance, Residents on that list will be allowed to purchase more tickets.

Please Note; Residents in Rent/Service Charge, Garage or Shed arrears will NOT be able to purchase any pantomime tickets nor can they request somebody else to purchase tickets on their behalf.

Cinderella
1.00 pm
Sunday 17th December 2023



Cinderella Cassie Compton



Wicked Stepmother
Craig Revel Horwood



The Prince Solomon Davy



Fairy Godmother Alison Jear



Dandini Daniel Norford



Buttons Pete Firman

A coach will be picking Residents up from outside **27 Cedars Road** at **11.00am**. The same coach will collect you from the theatre at **4.00pm** and return you back to the Cedars Estate. If you do not wish to travel via coach, you are free to make your own travel arrangements to/from the theatre. However, the cost of your ticket will still be £10.

CETRA BIG LUNCH EVENT- WHAT A WONDERFUL AND FUN DAY!

CETRA are thrilled to report that our recent Big Lunch—Summer Fun Event on Saturday, 2nd September 2023 was an absolute success, and it wouldn't have been possible without your participation and great support!

We were fortunate to have warm weather. The sun came out, and brought sunshine throughout the day. The air was filled with fun and laughter, and we would like to express our appreciation to everyone who joined us on that day. Your presence made this event truly special, and we could not have asked for a better community turnout.

A special shout-out to our little ones who attended and had a blast on the bouncy castles, and bungee run. Such vibrant spirits were spread around. Seeing their happiness warmed our hearts. The DJ provided perfect soundtracks, and we received lots of positive feedback.

The tabletop sale at the basketball court was small this year due to a few cancellations. We wish for those who could not make it this year, are able to join us next time.

Please mark your calendars because we are already planning for an even better Big Lunch– Summer Fun Event for next year! We are always looking for an improvement, if you have any creative ideas and suggestions for the event, please write them down, and share them with us by simply dropping them in our suggestion box located in the CETRA receptionist area.

Thank you so much once again for making this day memorable. Our community is strong and thriving because of each and every one of you.

Please enjoy some of the pictures from the event.



TABLETOP SALE PROPOSAL

One of our committee members would like to introduce a table-top sale initiative to the RESIDENTS. We are considering hosting the event on the first and/or the last Saturday of each month, especially from May- October when the weather is warm and pleasant. The location for the event will be in the play-ground/grassed area.

We would love to know if Residents would be interested in attending the events. It's a great opportunity for you to give your unwanted items a second home while making a little extra income. RESIDENTS who are interested can set up their sales area using their own blankets, camping tables, or racks.

Your opinions matter, so please take a moment to email us at cedars@lambeth.gov.uk and let us know any suggestion or ideas you have to enhance the proposal, please don't hesitate to reach out. We are looking forward to your feedback.

INCORRECT WEEKLY/MONTHLY RENT PAYMENTS

CETRA are frequently finding that Tenants are falling into arrears with their rent account due to paying the wrong weekly/monthly rent amount.

Tenants are reminded that in **April 2023** ALL Housing rents were increased by **7%** this year and, the figure you should pay this year either weekly/monthly is **HIGHER** than last year.

If you are a Tenant who is paying an incorrect figure please could you kindly amend your payment amount **ASAP** to avoid building any rent arrears on your rent account.

If you are unsure whether you are paying the incorrect amount, please contact the CETRA Housing Office on 020 7926 7555 or cedars@lambeth.gov.uk and we will be happy to assist.

ELECTRICAL VEHICLE CHARGING- CEDARS ESTATE

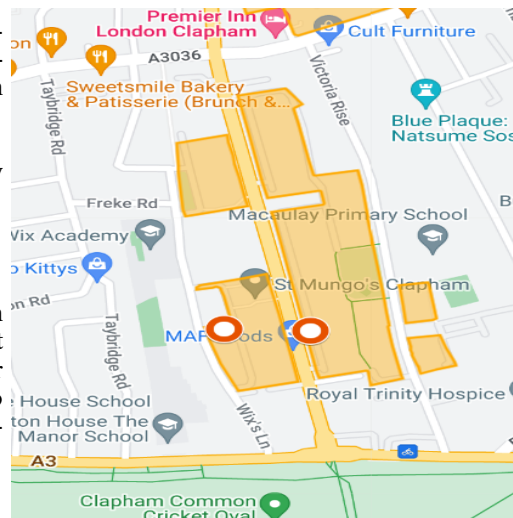
CETRA would like to bring you an update on a development of the Electric Vehicle Charging (EVC) ports. CEDARS ESTATE has been identified as a potential location for the installation of EVC ports.

Currently, surveys are underway to evaluate the viability of 2 locations within Cedars Estate.

Please find the 2 locations on the picture provided.

Once the investigation is complete, Lambeth would be in contact and prepare for the rollout. We are excited about the potential benefit the EVC ports would bring to our Estate. This is a wonderful step toward a commitment to sustainability and reduce the carbon footprint in our environment.

Stay tuned for further updates on this project!



TRAFFIC LIMIT ON VICTORIA RISE



**Please
drive with
care**

Please support me in MY campaign

To stop speeding cars, which use Victoria Rise as a short cut, avoiding Traffic Lights at the junction of Long Road and Cedars Road. We already have in place a Traffic Control outside **Macaulay School** due to a death of a child.

We do not want another tragic death due to cars dangerously speeding through Victoria Rise on a daily basis. I need your support, help and advice. Please contact me at marietta_ck@hotmail.com.

WORD PUZZLE CHALLENGE AND PRIZE!!

As we approach the festive season, we have an exciting opportunity for ALL of you to enjoy a fun puzzle game, and the chance to win an amazing prize- 2 tickets to a delightful pantomime show Cinderella. Here is how you can participate:

- Solve the Halloween puzzles challenge, and complete all the answers (the additional insert). Don't forget your name and the address.
- Return to CETRA office no later than Friday, 1st December 2023.

That's it. We will shuffle all the returned answers, and pick out the lucky winner
May the lucky winner go to the ball with Cinderella...**tik- tok, tik- tok** Be sure to be home before 12am!!



HAVE A SECURE HOME THIS CHRISTMAS PAY YOUR RENT BEFORE IT'S SPENT



We are fast approaching that time of year again, and Christmas can be expensive. Even more so now with the cost of living crisis that we all are having endure this year. It's important to remember that you still need to pay your rent throughout the festive period. So please budget properly to ensure that you can pay your rent for both **December** and **January**.

If you are worried about managing your money this Christmas, our Housing Officer can give you budgeting advice or refer you to specialist welfare and debt advisors if more intensive support is needed. What we can't do is make special allowances for non-payment of rent over Christmas. We expect all rent payments to be made as usual over the holiday season.

Don't get into debt this Christmas. If you are experiencing financial difficulties and need our help contact us now call 020 7926 7555 or email cedars@lambeth.gov.uk

Every Pound Counts;

Tel: 020 7926 5555 (please select option 4)

Email: everypoundcounts@lambeth.gov.uk

Centre 70;

Tel: 020 8670 0070

Email: enquiries@centre70.org.uk

Debt Advice Foundation;

Tel: 0800 043 40 50

PETS IN CEDARS ESTATE

It is a requirement of all Lease/Tenancy Agreements that any Resident wishing to keep a dog OR cat in their property must obtain permission from CETRA Housing BEFORE acquiring the dog OR cat.

CETRA are becoming increasingly aware that there are a number of dogs on the Estate whose owners have NOT received permission to keep them in their property.

If you are a Resident who already has a dog in the property but have not requested permission to do so you can apply for retrospective permission, but this must be done **IMMEDIATELY**. To be eligible to keep a dog in the property the dog must be microchipped (proof of this will be required), insured for liability (proof of this will be required), wear identification tags at all times and be kept on a lead at all times when in the communal areas of the Estate.

When considering requests to keep a dog in the property, the size and breed of the dog will be taken into account as well as the level of your property (Ground/1st Floor and any available garden space) and the make up of your household (to ensure the household does not become overcrowded by keeping a dog). You can put your request to keep a dog or cat in writing to CETRA Housing, 27 Cedars Road, SW4 0PN or by emailing us at cedars@lambeth.gov.uk

PLEASE NOTE; the above affects all Residents (Lambeth Tenants, Leaseholders and Sub-Tenants of Leaseholders) so if you are a Leaseholder that rents out their property you **MUST** ensure that your Sub-Tenants are aware of this procedure.