

November
2014

CETRA NEWS
FOR THE CEDARS ESTATE

CETRA



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:
020 8655 3330

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

Mears (Kitchen & Bath-
room replacements):
07889 319 778
07725 065 197

DO NOT FEED PIGEONS

We have received reports that someone on the estate is feeding pigeons at various locations on the estate. Please refrain from leaving food waste around the estate or feeding pigeons. Not only is this considered as littering but it is also in breach of your tenancy and lease agreement.

Once pigeons and other rodents become accustomed to feeding on the estate, they can multiply rapidly. Large amounts of any rodents (including pigeons, foxes and squirrels) can result in an unsightly environment and health risks.

We ask residents to be vigilant and report any sightings on anyone seen dropping these bags to us so that we can take the appropriate action.

If you feel wildlife is becoming a problem in the area call the CETRA Housing Office on 020 7926 7555 or Lambeth Health and Pest control on 020 7926 8860.



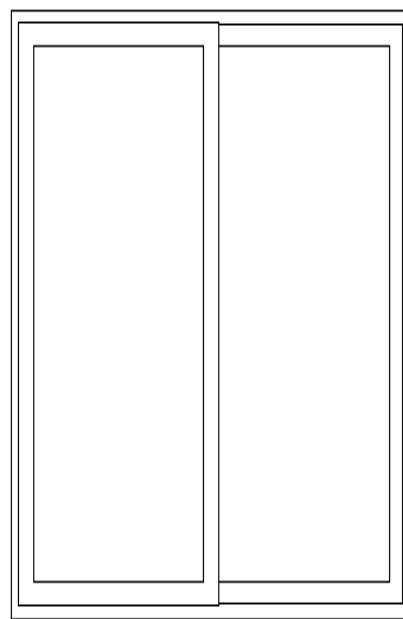
PATIO DOOR SURVEY RESULTS

Following pressure from CETRA it was confirmed that patio doors are to be replaced. We understand that the preferred option if different to the existing style will have to be sanctioned by the Planning officer.

76% of respondents voted for

Option 1 — Full height glass

Thank you to all residents who took part in the survey!



MAJOR WORKS UPDATE

Kitchen and Bathrooms

Mears are progressing with the Kitchen and Bathroom replacement programme. To date some 40 properties have had internal works with approximately 20 accepted as completed.

Residents who have not received an appointments letter, should begin to receive their appointment in the next 2 weeks for works scheduled after the New Year.

Show Flat

The 'show flat' at 214 Cedars Road is still open to residents to look at the show kitchen, bathroom, sample windows and cladding colours.

Residents are also encouraged to use the premises as a respite sanctuary if not wanting to stay in their property whilst work is on-going.

Parking Arrangements

Contractors have been authorised to park up to 15 vehicles at the Chase Garages. Permits will only be issued to site managers in order to prevent overloading the current parking spaces on the slip road. Any contractor vehicles not complying with these requirements will be subject to ticketing. To date this arrangement has been successful.

External Works

Planning Decision

Lambeth Planners have now approved all 5 applications covering the estate. This allows in-depth discussions regarding the individual and specific requirements on the specification

Windows and the Panel under window

Following the residents ballot in relation to the style of windows, the preferred design for the main windows has been confirmed and submitted to Lambeth. The preferred window designs consists of 2 end opening windows, with 1 large central window panel (sample available at 214 cedars Road)

Residents have also chosen their preferred option for the panel under the window which will in effect alter the existing 'yellow' panel to a more 'off white' colour.

Cladding

Following the residents ballot in relation to the colour choices, the results have been confirmed. We understand that the colour choices are within the planning officers recommendations.

Roof works

The proposed roof works consist of a further 'overlay' to be applied over the existing layer. This additional layer will allow the recommended depth of insulation required under the current ECO standard to be met.

Scaffolding

Scaffolding will be erected 3 weeks after confirmation of the successful planning applications and will be erected on a rolling block by block basis starting @ 5-107 Victoria rise. We are informed that due to the close proximity to Xmas, no scaffolding will be erected till after the New Year.

External Lighting

The Consultant has undertaken a joint inspection with Lambeth to determine the condition of the external lateral mains. We are informed that the initial inspections indicate the lateral mains may require renewal.

Telephone Services

SCCI Alphatract, working on behalf of BT have completed the rewire of all the existing telephone lines on the estate. The internal connections will be made by appointment with residents.

IRS TV Aerial system

It is proposed that a communal dish will be sited on a side elevation of a block which will service 5 blocks. The cabling will be fitted vertically and applied within concealed ducting under the cladding.

Each dwelling will have an internal reception box which will be sited in the living room and will be extended to offer reception to the main bedroom. Properties that currently have more than 2 reception points will receive a like for like service.

The internal reception box will allow normal digital & Freeview channels, as well as Hotbird satellite reception for foreign channels. Residents paying for Sky and other services will need to plug into the unit to maintain reception, though clarification is being sought as to the effects the cladding proposals will have if residents require high speed internet cabling in the future.

No start date for this work has been confirmed.

The removal of all existing TV aerials / dishes will be required in order to apply the additional roof insulation. Alphatract has been appointed to remove existing 'live' dishes / aerials and re-site them onto the scaffolding, thus ensuring continuous reception to the resident.

No further external installations of aerials / dishes will be allowed.

Trees / Shrubs

In order to allow the erection of scaffolding and the proposed cladding, Lambeth's Tree section have removed or cut back individual trees to allow access.

The removal of low level bushes which impede access to the scaffolding will also be removed by CETA's own contractors, Ladybirds.

To date 5-107 Victoria Rise & 2-180 Cedars Road have been covered.

All residents are advised to check their gardens to determine whether there is anything that may impede the scaffolding or cladding, such as bushes, climbing plants, trellis etc. If in doubt please contact the Housing office for clarification.

Garden Gates

We understand that having looked at various options, Lambeth living has confirmed the existing garden gates will be removed and renewed.

Hanging Baskets / Awnings

In order to apply the cladding, all hanging baskets / awnings will need to be removed. Residents will not be allowed to replace them and are encouraged to use plant troughs etc.

1st Floor chute hoppers frames

In order to allow the full cladding to be fitted to the top floor maisonettes, the existing metal doors on the 1st floor will have to be removed.

The current option being explored by the consultant is to remove the existing doors, reduce the existing width of the framework & replace the unit after the cladding has been applied.

Quotes are currently being obtained through the Consultant.

Section 20's

Section 20's have been sent to all leaseholders. Leaseholders seeking advice or wishing to take up an issue are advised to contact Lambeth Homeownership on 020 7926 1000

Pigeon Proofing

Existing spikes and netting will have to be removed and should not be replaced

Washing Lines

Existing washing lines on balconies will have to be removed and cannot be replaced. Residents should utilise clothes horses.



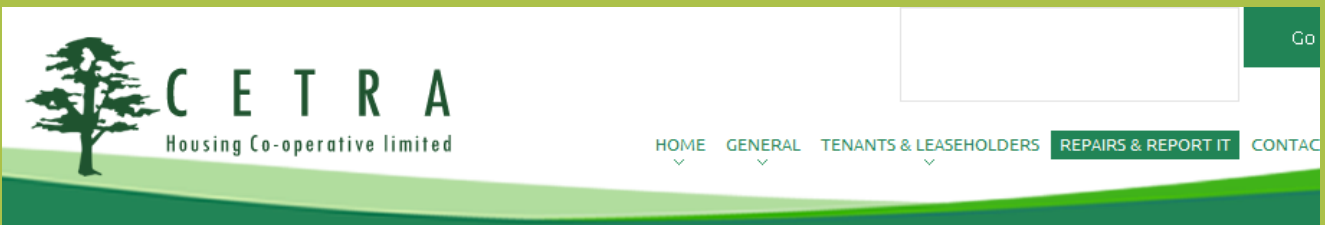
PANTO TICKETS STILL AVAILABLE

Tickets are still available for this year's pantomime Cinderella. CETRA are providing tickets at £10 each and have also arranged for a return journey by coach, so all you need to do is enjoy the show.

If you are interested please call the office to reserve your tickets. But remember tickets are limited and they will be available on a first come, first serve basis.

The coach will pick residents up from 27 Cedars Road (office side of the road) at 12.00pm sharp and the return journey will be from the theatre at 5.00pm.

**The performance will be held on
6th December 2012, 2.00pm**



REPAIRS & REPORT IT

HomeRepairs & Report IT

- MAJOR WORKS
- MAJOR WORKS UPDATE
- OUT OF HOUR REPAIRS
- SATISFACTION SURVEYS
- REPORT IT

CETRA WEBSITE

We would like to remind all residents that CETRA now have a website that is regularly updated with news and useful information about the Cedars Estate.

The website also gives you the option to report repairs or concerns to us.

Reports via the website are treated with the same professionalism and confidence as other reports by telephone, letter or face-to-face.

Please visit our website on:

www.cetra-housing.co.uk



If you would like a copy of this Newsletter in large print, on tape or in another language, please let us know on cedars@lambeth.gov.uk