

# CETRA NEWS

JUNE 2023

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



## Residents vote **YES**

A big **THANK YOU** to all residents who took the time to vote in the CETRA Continuation Ballot held in May/June 2023.

We had a tenant participation of 75.4% and **95.6%** of those tenants that voted, voted **YES** to CETRA Housing Co-operative. Our Leaseholders participation was 60.5% and, **98%** voted **YES**.

Overall this gave us a turnout of 67.2% (312 votes of a possible 464) and a 96.8% vote in favour of **YES**.

We appreciate the support of our voters!

This is a resounding vote in our favour and gives CETRA the green light to continuing managing your estate.

Over the next few years we will be working hard to continue improving the services delivered to you.

# **THANK YOU**

# Final Ballot Results

## CETRA HOUSING CO-OPERATIVE - CONTINUATION BALLOT



### TENANTS

Total number of eligible tenants	211
Total number of votes received	159
Overall rate of participation	75.4%
Number of votes found to be invalid	0
<b>Result</b>	
Number Voting YES	152 (95.6% of the valid vote)
Number voting NO	7 (4.4% of the valid vote)

### LEASEHOLDERS

Total number of eligible leaseholders	253
Total number of votes received	153
Overall rate of participation	60.5%
Number of votes found to be invalid	0
<b>Result</b>	
Number Voting YES	150 (98% of the valid vote)
Number voting NO	3 (2% of the valid vote)

We would like to reach out to residents who voted NO for CETRA, and ask that they please contact our manager **Anthony Forder** on [cedars@lambeth.gov.uk](mailto:cedars@lambeth.gov.uk). We believe that open communication is the key to address any issues or challenges. We are committed to working together to make positive changes.

## CRIME AND ANTI SOCIAL BEHAVIOR

CETRA have been made aware of several Crime/Anti Social Behaviour incidents on the Cedars Estate which includes Car break-ins, forceable entry attempts on garden gates, and suspicious individuals hanging around late at night.

CETRA are urging Residents to be vigilant and report any instances of crime and anti- social behaviour to the Police immediately. Prompt reporting can help law enforcement respond quickly and take appropriate action. Remember, your phone call could make a significant difference in preventing further incidents.

We urge Residents to take preventative measures to ensure they are not the victim of any crime. Please ensure that all property windows and doors are locked when not at home, car windows and doors are locked when leaving the car, no valuables are left on display both in cars or properties.

Its advisable to take a proactive approach to check on all your locks if they are in good conditions.



## PARKING ON CEDARS ESTATE

Whilst it is not an obligation for those Residents who rent a garage on the Cedars Estate, we kindly ask those who do rent a garage to ensure that they park their vehicle in front/inside of the garage. We understand that the garages are relatively small and do not fit many of the larger type cars, however we do ask Residents to park in front of their garage to help free up parking spaces for the rest of the Cedars Estate Residents.

It has also come to our attention of late that there are multiple vehicles parking without a valid parking permit, again taking up valuable parking spaces across the Estate. Please be advised that those vehicles that do not have a valid parking permit will be issued with a PCN and in addition to this, if more than 1 PCN is issued to a vehicle and that vehicle continues to park illegally then our parking contractor will be issuing removal notices and removing such vehicles. This is in order to clamp down on the illegal parking and to free up parking spaces.

Separately, if any Residents become aware of vehicles parking on the Estate that do not live on the Estate, this can be reported to the office anonymously so that we can investigate further to ensure there are no instances of parking permits being sub-let, which is a breach of the parking terms and conditions.

## DEEP CLEAN AND PAINTING PROGRAM

Residents may recall that in the recent Continuation ballot booklet that was sent out in May 2023 CETRA informed Residents that future works for 2023-24 included a deep clean of the garages, sheds and garden white bricked walls would take place as well as painting to the concrete areas around the sheds and garages. CETRA can confirm that both of these programmes are up and running and we are roughly 50% of the way through each programme at the time of printing.

Both programmes have currently completed Sections 1-107 Cedars Road, 121-189 Cedars Road and 194-300 Cedars Road. Section 2-180 Cedars Road is the current section that is being completed followed by all remaining Victoria Rise sections.

With the beautiful weather we are experiencing we do not foresee any weather issues affecting the progress of each programme and as such we anticipate them both to finish by end of July/beginning of August latest.

CETRA are very satisfied with the work undertaken thus far and we are sure you would agree makes the appearance of the Estate much brighter. We would invite Residents to notify us of any issues they have experienced during these programmes (if their block has already been completed) or ask us any questions about the upcoming work if their block has not yet been completed and we will be happy to assist.

## BE CONSIDERATE—Parties and Noise Nuisance

With the levels of heat and sun that London rarely receives, it is understandable that our residents would like to take advantage of this and hold gatherings with their family and friends.

However we ask all residents to be considerate especially during the night. While you may be feeling awake and energetic, please keep in mind that others will be sleeping and do not appreciate being disturbed.

Here are a few golden rules to be considered:

- Make sure your music and television can't be heard outside of your flat
- Our flats are not designed for large lively parties so please limit your guest numbers
- Residents are responsible for the behaviour of people they invite to their home or on to the estate.
- BBQ's are not allowed in any communal areas on the estate.
- Smoking is not allowed within the communal blocks and cigarette butts must be disposed of correctly



**Please report anti social behaviour to the office in confidence.**



## TENANCY CHECKS ON THE ESTATE

During each financial year CETRA Housing must carry out and complete tenancy checks to a minimum of 10% of the Lambeth Housing stock. Tenancy Checks are RANDOM and officers can turn up to your property to carry out a Tenancy Check at any time, unannounced.

Tenancy checks were paused due to the COVID-19 Pandemic but these restrictions have now been lifted and CETRA will be recommencing the Tenancy Checks as we are obligated to do.

As a Lambeth Tenant you are obligated to allow our Officers access to complete the Tenancy Check. If a Tenant fails to give access to the property for the Tenancy Check to be completed, further action may be taken against the Tenant.

Tenancy Checks are carried out to identify any Unauthorised occupants on the Estate, Identify any abandoned or sub-let properties, Ensure the information held on our systems and true and accurate and identify any Tenancies obtained by deception. Tenancy Checks also give us the opportunity to ensure the property is being well looked after and that there isn't anything in the property that gives the Housing Office a cause for concern.

## CEDARS ESTATE PLANTS

As you may know, maintaining a vibrant and green environment is essential for the overall aesthetic appeal and quality of life in our area. The presence of well-nurtured plants not only enhances the charm but also bring a sense of happiness and pride amongst residents. Due to the warmer weather, it is difficult in ensuring that all the plants within our community will receive the adequate care, particularly in terms of watering. This is where Residents assistance is crucial.

We kindly request that where possible Residents assist us by watering the plants in your block whenever you have a spare moment. It would involve a small commitment of time and effort, but the impact on our community's well-being would be significant.

Your participation in this would not only contribute to the overall appeal of our community but also serve as an inspiration to others residents to take an active role in enhancing our living space.

We thank you very much for your time, consideration, and willingness to contribute to the well-being of our community. Your support and commitment are truly invaluable.



## CEDARS ESTATE LIGHTING UPGARDE



CETRA are pleased to announce that following our recent lighting survey sent with our March newsletter, a staggering 94% of Residents who voted were in favour of the lighting on the Estate being enhanced.

Comments received for voting yes were happy to see the enhancement of the lighting across the estate, increase in safety and security, reduction in crime and anti-social behaviour and energy efficient to name but a few comments.

We would like to advise Residents that works to the enhancement of the lighting across the Estate have already begun to 109-179 Victoria Rise and around the playground with the remaining areas of the Estate due to be enhanced in the coming weeks.