

UPDATES

ON ISSUES RAISED AT THE LAST AGM

YOUTHS / ANTI-SOCIAL BEHAVIOUR – The Council's local housing team have been working to tackle the problems the estate is currently experiencing with youth anti-social behaviour, particularly on the estate's walkway and stairwells. A number of youths have been interviewed and have entered into anti-social behaviour agreements with the Council. Where the youths are under the age of 18 their parents have been called in and asked to do the same. They have all been advised that any further anti-social behaviour on their part will put their tenancies at risk as the Council will proceed to seek possession should their behaviour remain unchanged.

The team will continue to work closely with the local Safer Neighbourhoods Police team and the Youth Club to try and deal with any incidents of anti-social behaviour before they become a serious or ongoing problem.

The local housing team have also been working to deal with a number of rough sleepers on the estate.

Should you witness any anti-social behaviour on the estate please report it to the Police on "101", the Council or WERA. In an emergency always call 999.

DOGS – The local housing team have received a significant number of reports of dogs being walked and fouling in the estate's communal areas and gardens. A formal letter is to be sent to the whole estate reminding residents that allowing a dog to foul in any of the estate's communal areas, including any of the estate's gardens, is a breach of their tenancy or lease and that action will be taken against irresponsible dog owners. The letter is expected to go out within the next 14 days. Should you witness any dog-related anti-social behaviour in any part of the estate please report it to the Local Housing Team.

ESTATE SECURITY – A proposal is being put together to try and address long standing security issues on the estate. The proposals include significant improvements to the estate's CCTV, the main entrances and access within the estate. We expect the Council to begin consulting residents on the proposed works in the near future. WERA has been advised that the Council does not intend to recharge the estate's leaseholders for the works.

FOUL ODOURS – Works to the estate's mechanical ventilation/extraction system are currently underway. It is hoped that these works will deal with most of the foul odours residents have reported in the past. Should this prove not to be the case any remaining issues will be investigated and a plan of remedial action put in place to deal with them.

LIFTS – Works are planned to deal with the ongoing problems with the estate's lifts. The Council's technical staff will be providing an update on planned works at the meeting.

HEATING – Works are planned to deal with the ongoing problems with the estate's communal heating and hot water system. The Council's technical staff will be providing an update on planned works at the meeting.

LIGHTING – A number of issues have been identified with the estate's communal lighting. This often results in large sections of communal lighting being on at all hours. A programme of works is being put forward to renew / replace the lighting controls. If you have any specific examples of lighting issues or problems on the estate please send them to WERA who will raise them with the relevant Council staff.

STAFF CONTACT DETAILS – WERA has asked the Local Housing Team to prepare a contact list of all members of staff working on the estate or serving the estate's residents. The contact list will be delivered to all households and posted on all of the estate's noticeboards.