

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: C.H.E.R.A Letter to Council 01/06

Thank you for your kind comments [REDACTED]

Kind regards,

[REDACTED]
Resident Services
London Borough of Lambeth

Phone: [REDACTED]
Email: [REDACTED]
www.lambeth.gov.uk

139 Albert Carr Gardens
London
SW16 3HB

From: [REDACTED]
Sent: 05 July 2020 10:55
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
Subject: Re: C.H.E.R.A Letter to Council 01/06

Dear [REDACTED]

I found your reply to our queries. I would like to apologise for my late response, but thank you for your comprehensive response.

I look forward to working on these issues together in the future.

Thank you [REDACTED] for including the wider Lambeth workings.

Yours,

[REDACTED]

On Thursday, 4 June 2020, 17:02:44 BST, [REDACTED] wrote:

Dear [REDACTED]

Thank you for your enquiry of 1 June 2020. We have looked into the points you raise as follows:

Lighting round basketball court

There has been a history of lighting faults at this location which have recurred following repairs. To tackle this a programme of enhanced lighting checks has been agreed by [REDACTED] for the next four weeks which will prioritise Central Hill. The results of these checks will then be reported back to [REDACTED] who has offered to advise us whether the level of faults being found and repaired are normal in [REDACTED] opinion. If not then [REDACTED] will commission further technical investigations. The street light in Wychwood Way that is constantly on has been reported for repair.

CCTV

[REDACTED] has submitted a bid to our enforcement team to place mobile CCTV in the car park next to 1 Wychwood Way to capture fly tipping by the bin chamber off Roman Rise. In [REDACTED] experience this will be the most effective location to catch fly-tippers. However this will not prevent us from requesting mobile CCTV at other locations on Central Hill as required.

Abandoned vehicles

Omar advises that the car set alight on Plane Tree Walk has now been removed.

Pest Control

Central Hill is on block control which means all residents can report rodents to Pest Control on 020 7926 8860 or to xxxxxxxxxx@xxxxxxxx.xx The procedure if a property requires proofing is for pest control to identify the works they require in their professional opinion. These are then carried out by responsive repairs.

In addition an enhanced pest control programme has been put in place on Central Hill. Many communal area holes and defects have been blocked, cemented or concreted to prevent rat runs on the estate. For all voids on Central Hill a unique standard of intrusive mice proofing is specified for each property as it becomes void. All kitchen units, baths & communal heating ducts are removed and mice proofing in the form of wire wool mixed with filler is applied to any holes evident. Many bin chamber doors have also been replaced with metal ones or repaired using metal sheets. Where possible we are going to install self-closing mechanisms but this last point has been seriously delayed by the pandemic.

Sewage

A couple of months ago the long end to end intake cupboards on the estate were in bad state. Some were full of sewage. Others were being used to dump rubbish. Our responsive repairs team have since had them all cleared, cleaned and disinfected. In addition all leaking sewerage and rainwater pipes that were found have been repaired. This work is ongoing as our responsive repairs team are now looking at putting in new drainage routes to prevent the intake cupboards filling with sewage in the future.

Litter down Plane Tree Walk

██████ has taken a photograph of litter around the recycle bin on the pavement of Plane Tree where Streetcare have a recycle bin on the pavement. The recycle bin attracts rubbish in and around the bin. Dominic has sent the photograph to the contractor Veolia and Streetcare for their attention. This will now be monitored for improvement.

Blocked walkways

█

The chain and padlock on the gate to the walkway on Wychwood Way were found to be broken on inspection. ██████ has put a new chain and padlock on the gate to secure it. The padlock is of a type which the emergency services do carry keys for.

Gatherings

We have brought these to the attention of the police who were on Central Hill all Tuesday afternoon where a BBQ & video shoot were found to be taking place. In view of the need for social distancing police are prioritising large events and decided to maintain a presence but not intervene on Tuesday. The preferred approach of the police is to educate and only enforce as a last resort. However we are aware of the effect on residents and will continue to bring any gatherings on Central Hill to the attention of the police.

Community Centre

This is being led by ██████ in conjunction with ██████ who will be happy to answer any enquires you have.

Walkabout

██████ has requested a socially distant walkabout from ██████ in the week beginning 15 June as ██████ will be available during the day on that week. If you could kindly advise us of your availability for that week we will be happy to agree a more specific time with you?

I trust this answers your enquiries. Please do not hesitate to contact me if I can be of any further assistance.

█

Kind regards,

London Borough of Lambeth

Phone:

Email:

www.lambeth.gov.uk

139 Albert Carr Gardens

London

SW16 3HB

From: Cllr Peter Elliott

Sent: 01 June 2020 03:10

To:

Subject: RE: C.H.E.R.A Letter to Council 01/06

Hi [REDACTED] and

Thank you for raising all this. It is important that we keep on top of things on the estate so that any disrepair that we have doesn't get any worse and so that the residents can see that the estate is being looked after, that way they are then more likely to treat it with respect and all our jobs will be made easier.

If you identify any other cars that have been abandoned then the details for reporting them are here:

<https://www.lambeth.gov.uk/parking-transport-and-streets/street-and-road->

██████

It would be great if you are able to help us keep on top of the issues that ██████ raises. Especially the community centre which I think falls mostly in your area because the lack of our own space has made community engagement and cohesion impossible with everything else that has been imposed on us by HfL.

I am also taking the liberty of copying in a few people from other teams, as a few things mentioned are areas that I have reported before and work has not been done or has gone very quiet I hope that this helps you, but **please can you ensure that there is a full response is provided to ██████ email?**

1. Attached is Members Enquiry ██████ which I raised to address the lighting around the basketball court – despite jobs being raised (LAST OCTOBER) this has never been fixed. I have copied in ██████ as he raised that job request, I have also copied in ██████ as he has been handling much of the estate work recently.
2. Following the last spate of raves on the estate and the damage to rooves on Vicars Oak and Central Hill the police recommended that CCTV was fitted. I spoke to ██████ who emailed ██████ and ██████ then let me know that ██████ would be handling this (email attached). I am not a fan of CCTV generally but with the serious incidents mentioned above, alongside the ongoing issues of ASB and fly tipping CCTV may be help until things settle down on the estate. I have requested an update from them tonight as to where we are with the CCTV request and copied in the officers who were looking at that.
3. I have also copied in ██████ as he is responsible for the team that removes abandoned cars.
4. Regarding the pest control I have raised multiple requests to get this properly addressed across the estate – rarely it seems do contractors properly seal flats where rodents have been reported. Flats need refurbishing and holes in walls and behind kitchen units etc. need properly filling.
5. I was also chasing ██████ before he left Lambeth in regards to the sewage issues which have also been going on for far too long now. Is there now a clear understanding between the council and Thames water about who is responsible for what and also who is

going to resolve the issues that we have on the estate? I have copied in [REDACTED] on this in case [REDACTED] can give us a full update on that.

When is the next planned walk around of the Central Hill Estate by officers?

Finally, it would be great if all the things mentioned in this email now get managed by the various teams, so that residents and me don't have to keep repeating ourselves and asking constantly for updates and booking jobs that have already been reported. Most of the things mentioned by [REDACTED] have already been raised by [REDACTED] or me on more than one occasion.

Thank you for your help everyone. Apologies for the formal tone of the email but some of these things just need sorting. Central Hill residents have a lot on their plate at the moment with the potential demolition of their homes, which will take over 15 years so in the meantime can we make the estate as pleasant and well looked after as possible.

Kind regards

Pete

Councillor Pete Elliott

Green Party, Gipsy Hill Ward

Phone: [REDACTED]

Email: [REDACTED]

Website: <https://lambeth.greenparty.org.uk/>

Facebook: www.facebook.com/ghgreens

Surgeries:

Due to the Covid-19 pandemic, councillors advice surgeries have been suspended until it is safe for them to resume. Until then, please keep up-to-

date with the latest information from Lambeth Council here:

<https://www.lambeth.gov.uk/elections-and-council/about-lambeth/coronavirus-covid-19-information> —

If you need help from me directly please contact me by phone or email.

Please follow the Government's advice: Stay at Home. Protect the NHS. Save Lives.

This email should be treated as confidential and not for sharing or publication

The Greenest Building is the One Already Built.

From: [REDACTED]

Sent: 01 June 2020 01:03

To: [REDACTED]

[REDACTED]

Council 01/06

Dear [REDACTED]

I am concerned that I don't know anything about what is happening with the Community Centre on the estate. I hope this is not another example of an empty promise by the Council. Having said that, I hope you are well during this pandemic.

Here is a breakdown of the issues currently facing the estate which need addressing:

Community Centre

Regarding the community centre, would it be possible for you to give me an update? I understand a refurbishment is going ahead with assistance from the Rathbone Society. They had planned to visit to site. Please could you tell me if this has gone ahead and at what stage we are at? I'm sure you agree that it is important to keep Central Hill's community informed and encourage as much input as possible.

Anti-Social Behaviour

It has come to the Residents' Association's notice that there are issues around the estate because of lockdown, empty properties, our temporary residents or others coming on to the estate.

Litter: There is a lot of litter down Plane Tree Walk. Either people do not know how, or don't want to use the bin chutes. It has been suggested that for that road, other bins become available down that street. I feel that clear, polite signage might point people in the direction of where to dispose of their rubbish. Please could you work with residents along Plane Tree to meet their needs on this issue.

Lighting: All lighting again around the playground is out. Every single light, there's around 9, with 7 of them being a double light, are not on at night this is an ongoing safety issue. Also are the Council going to do something about the street light in Wychwood Way that is on all year round please as there should be a way to let them be off in bright day light?

Car set alight: A car was set alight at the end of Plane Tree Walk after many months of being abandoned. We hope that it has now been removed.

Cameras: Due possibly to the closing of the Recycling Depot in Vale Street, but there has been a lot of fly-tipping around the estate. A particularly vulnerable area is the Roman Rise bin area as you do not need to go on to the estate to use it. This needs to be dealt with. There are not any cameras on the estate to protect us from further incidences and I would like to know how the Council is planning to resolve this.

Gatherings: There have been some groups on the estate gathering in the park areas, especially behind London/Lambeth Prospect and playing loud music into the night.

Blocked Walkways: The residents are driving their cars down roads and parking them in front of their houses, causing a hazard in the case of emergency services needing to get down the roads; and a nuisance for others trying to get past. Again, a polite notice reminding or informing new residents that these walkways were not designed for constant car/van use. Why are these entrances not locked? I have CC'ed in [REDACTED] from the police initiative, Safer Neighbourhood Panel.

Repairs

Pest Control: As many of the buildings have a rodent infestation, could you update the RA on the timeframe in which the Council is dealing with this. It is an unsanitary health

hazard, and also causes distress and other mental health issues.

Thames Water: The above issue is due to a lack of responsibility towards sorting the sewers out on the estate. Has the council liaised with Thames Water regarding this issue? I shall also be contacting them. It is unacceptable the unsanitary condition that some live in. Although many do not have such issues, across the estate there needs to be a co-ordinated effort to upgrade our sewage system, which is long overdue and we need to work together to resolve this.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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