

EVTRA NEWSLETTER

MAY 2017



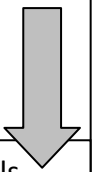
CONTACT US Email: secretary@evtra.org.uk

I WILL BUILD HIGHEST TOWER IN THE WORLD AT ELM VILLAGE says Trump

Well not quite, but with 7 storeys at Bangor Wharf and 13 at the Ugly Brown Building there's plenty to affect us.

The latest Bangor Wharf trick is that 1 Housing are appealing against the rejection of their FIRST application – residents recently stated objections to the SECOND.

We are invited to comment on the UBB at uglybrownbuilding@londoncommunications.co.uk.



WE CAN BUILD WALLS TOO!

Or at least a Pillar (1)...ACCIDENT (HAPPENED)

A careless driver (polite words - fill in your own here *****) destroyed the pillar opposite 115 Rosendale Way.



After a week or two PpP did remove the debris (en route having lost the details, reg no etc, of the incident forwarded by a resident).

We have taken opinions from residents – they wish to maintain the look of the estate (that's not just arty crafty stuff – in Camden looks = property value...) and have requested that it be rebuilt. Don't hold your breath – Hadrian's Wall took 100 years to build – and the Romans were efficient).

What can we say? The money grubbers are as slippery as eels, and to quote Simon Kemper of Reachview court "The developers just want us to give up and they are doing their best to wear us down, rather than argue the merits of the case" But in the past residents' protests have at least modified the impact of projects, so it's worth the effort.

Pillar 2 ...ACCIDENT – WAITING TO HAPPEN...

The picture says it all.



Disgruntled whistleblower Ms Fawcett indicating offending pillar

SUPPORT THE BANGOR WHARF PROTEST

Email:
fionarussell4@blueyonder.co.uk

Wall - ONCE MORE INTO THE BREACH...

The wall in question on this occasion is not in Henry V's France, but on Rossendale Way (just along from Pillar 2)

To cut a long story short, the eel infestation of Elm Village continues. But the vigilance of various residents picked up PFP's intention to rebuild a retaining wall at unbelievably high cost (which you pay for) which was out of character with the architecture of the village. And with only one tender taken. (What's that smell?...must be the eels – I suppose we are near the canal).

EVTRA took up the matter with vigour and continues to do so, notably through volunteer Garry Taylor. The result was that at very short notice, after the building materials had been delivered, PFP "postponed" action pending consultation". However, demonstrating the efficiency which is going to make Britain great again, PFP failed to inform the affected residents of the change, who had therefore taken time off work unnecessarily.

...FOR ENGLAND, GARRY AND ST GEORGE!

ROTTEN WINDOW FRAMES - ROTTEN PAINTING - ROTTEN PFP ADMIN

The following extract from the latest Committee minutes speaks for itself

"(a) At least three households have windows in serious need of repair. These have not been dealt with by Novus, despite it being part of their remit.

(b) The specifications for repainting have not been observed. There has been no rubbing down, and the requirement of three undercoats and two gloss coats of paint has not been followed.

(c) No signing off by households has been done, despite assurances that this was a part of the process." EVTRA have written to Novus about these matters. Hold your breath, or better, go on a world trip.

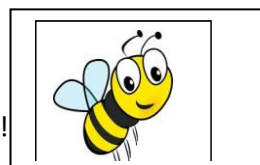
GARDEN SOCIETY

Ms Whistleblower-Fawcett reports "the tree at the back of the greenhouse is *Paulownia tomentosa*, common name, foxglove tree, probably unrelated to foxgloves, *tomentosa* means hairy leaves. Mike told me that it was originally hard pruned in winter to a 6 ft stump. It is flowering profusely this year.

I was given some very large black plant pots. If anyone would like one for their garden or balcony let me know. They are free!

(contact secretary@evtra.org.uk – make your heading: Helene)

Other than that currently all allotment plots have been allocated, but you can of course ask to be placed on the waiting list. And the little buzzers are as ever building a strong and stable economy!



STOP PRESS! CHAIRMAN PETER MCGINTY HAS WRITTEN A SHOPPING LIST!

No, it's not his weekly visit to Sainsbury's - Evtra has decided to set up an maintain an "issues list" to be presented to PFP at regular intervals. If you see outstanding repair and maintenance problems around the estate, let us know via the website. PFP need to know that they may delay, but we haven't forgotten and we haven't gone away. We've already got bees – they will find we also have wasps!

KNOWING WHAT GOES ON AND MAKING CONTACT

We are very keen to help residents to get to know each other and support each other – we all are away at times and want someone to keep an eye on our home, or to take in a delivery while we are out. There are now a variety of ways to get in contact with EVTRA and your neighbours.

If you use Twitter, go to [@elmvillage](https://twitter.com/elmvillage).

If Facebook is your medium, the address is <https://www.facebook.com/ElmVillageNW1/>.

We also have a website: <http://www.evtra.org.uk/>

Residents can get a variety of information, news and pictures at the following pages:

Categories/Local Information includes, among recent entries, the opportunity to meet Police about counter-terrorism, an exhibition by local artist Tess Gold Starry, details about the Ugly Brown Building project, and the development of the Barker Drive children's playground.

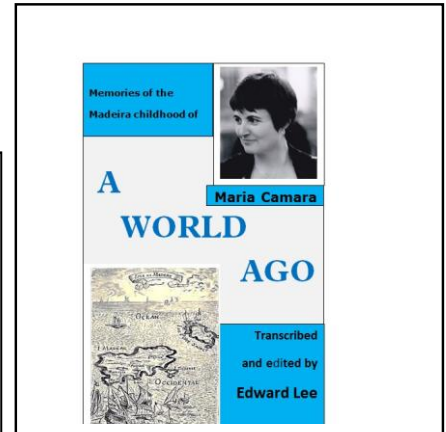
Categories/ General includes information about a fascinating book by long-term EV worker Maria Camara.

About/contains Documents – the most recent is about Leases and Freehold - and there is the not-to-be-missed History of Elm Village.

If you wish to add information, email: secretary@evtra.org.uk – make your heading: Nigel - with your text and/or pictures.

We have decided to use this method, in the interests of security and privacy.

ON THE WEBSITE NOW



COMMUNICATION WITH PfP

Philosophical problem: If obtaining a reply (let alone action) from PfP currently already takes an infinite length of time, can the result take even longer if you make the process more complex?....

This has been an issue for residents for as long as anyone can remember, so our first message to any resident seeking to contact PfP is "Good luck!" There has been a woeful history of failures to reply, failures to act, messages lost and so on. But things have now taken a step for the worse.

Until recently you could phone, email or write to the relevant officer (last known as the Estate Manager). There were also the walkabouts, where residents could and did come out and meet the Estate Manager and make their points.

That was obviously far too simple, stupid and old-fashioned. They changed things...

As a Place Manager I visit Elm Village on a monthly basis and report any communal issues to the relevant divisions within Places for People or to the local authority. On my inspections I am looking for communal repairs, fly tipping, abandoned cars or overgrown trees. If residents see me on the inspections then I am very happy to receive feedback on these communal issues and to discuss these in more detail.

My current schedule means I visit Elm Village on the second Wednesday of each month, however this can change due to demands across the other sites I manage. However, if I cannot attend that day then I will find an alternative that month.

If there are communal issues then they should be reported to the Places for People Customer Service Centre on 0845 850 9571/ 01772 667 002 or electronically via our website.

The scope of my role means I am unable to answer direct emails or take direct telephone calls and all contact must be made via the Places for People Customer Contact Centre.

You can make clear that you wish the Place Manager (formerly Estate Manager, but Places for People – geddit?!!) to be involved – his name is Andrew Shelley. We cannot give you his email address, as we have promised not to do so, because he took the initiative (!!!) of not conforming to policy and answered our query promptly and politely. This was much appreciated.

EVTRA have made very clear that this system is likely to cause even more delay and confusion, and reduces both Mr Shelley and residents to mere inconvenient units whose only function is to pay bills and shut up. But without success

However, if residents decide to discuss and vote on this matter at the AGM, this would be a much more powerful request, and it is a requirement of the TRA constitutions that it be passed on, in this case to PFP.

...AND WHAT IS YOUR CONCERN?

Apart from HOW you contact them, **PfP policy is that issues relating to your property and the estate are first and foremost the responsibility of individual residents. So you always have first to take up the matter (request action or complain) yourself.**

After that, the Committee will support a resident if it is clear that reasonable requests are going unanswered. In addition the Committee is always ready to look into matters when a matter of principle is involved and/or the matter is relevant to the interests of a significant number of residents.

WARNING There is currently a lot of drug dealing in the area. DON'T approach them but DO inform the police – they are working on it and have acted quickly. Try phoning **101**. If they keep you too long try Safer Neighbourhoods (**020 8721 2810**), the local Police (**020 8733 6518**) or log a report on **www.met.police.uk**

No, it's NOT the Jehovah's Witnesses at your door!

In the fortnight after June 26 a charming person of mature years will arrive at your door inviting you to join or re-join EVTRA. (If you are not in, they will leave a form showing how you can join). Prudent economy by Chancellor MacGowan means that EVTRA has resisted the forces of inflation and so the subscription will remain at £3. Please note that these worthy members of the Barker Drive Croquet Club will not in any way press you – if you don't wish to join just say "No thank you" and they will vanish like snow in the sunlight.

Please note that they can pass on messages to EVTRA, but really it will be quicker to go through the EVTRA email (secretary@evtra.org.uk)

After this moment of joy in your lives, you are invited to come to **the AGM. This will be held in the Constitution Cellar on Tuesday July 18 at 7pm.** We keep it short – one hour maximum and it is a pleasant occasion to catch up and meet new neighbours. Most important, any decision agreed by the meeting carries much more weight, because it is a decision of the residents as a whole, not just the Committee.

~~Think's thou there shall be no more cakes and ale...~~

Advance notice: The Big Lunch will take place on September 10. There will be a reminder about this popular event in which neighbours have for several years enjoyed meeting old acquaintance and new.

