

Come and meet your Neighbourhood Manager and committee

The Benhill Residents' Association meet on the second Monday of every month (except August). Please come along at 6.30pm and meet with the committee and the Neighbourhood Manager, where you can discuss any successes or concerns.

Contacting your committee

You can contact your committee by email at: BenhillResidents@aol.com
 or by dropping a note to:
 Flat 11, 87 Benhill Avenue
 Please address the envelope to:
 Benhill Residents' Association.

Don't wait for a meeting to report repairs ring SHP's Freephone straight away on 0800 195 5552

KEY CONTACTS

Sutton Housing Partnership
 Customer Services
Freephone 0800 195 5552

Email:
customerservices@suttonhousingpartnership.org.uk

Sutton Housing Partnership
 Sutton Gate
 1 Carshalton Road
 Sutton
 SMI 4LE

Gas Safety Checks - Let Us In!!

Gas servicing is an issue that SHP take very seriously, not surprising as a large number of people are killed or injured from malfunctioning gas appliances every year.

Both the gas contractor, Smith & Byford and SHP go to great lengths to ensure that annual gas safety checks are carried out in our properties. So please let us in to carry out this **vital** safety check.

Estate Managers

Suzanne Richards-Jones
 Telephone number: **0800 195 5552**
 Email:
 Customerservices
@suttonhousingpartnership.org.uk

Safer Neighbourhood Team

Telephone number: **0208 7212710**
 Email: SuttonCentral.snt@met.police.uk

Crime Stoppers

Crime stoppers UK (Trust) is a charity helping to prevent and solve crimes. The scheme allows you to give information anonymously about crimes that affect you and your local community.

Phone anonymously on **0800 555 111**

**In an emergency
 always dial 999**

**Don't forget...
 TELL US - LET US
 KNOW!**



Newsletter

Benhill Residents' Association Newsletter March 2010

BENHILL ESTATE



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Early reminder

The AGM will be on the 17th May 2010
Venue Salvation Army
Benhill Ave, Sutton, Surrey
7.30pm start

Take Pride Event

Your committee has accessed funds for a children's party on
Saturday 17th July 2010
Time to be advised
Any suggestions for the above events please contact us

IT'S FREE!
Yes, you can report faults for free
Let's keep our estate 'faultless'
Please ring:
0800 195 5552
Out of Hours
020 8770 5000



Sutton Housing Partnership (SHP) recognises the importance owners of animals place on keeping a pet(s). However, we will balance this with the potential nuisance caused to other members of the community if pets or animals are inappropriate for the size or type of the property or are irresponsibly managed. Research shows that animals, when cared for and responsibly kept, can be an asset to any community. However, being a pet owner brings with it considerable responsibility, not only for the pet, but also to those who may be affected by its' presence. Therefore dogs should be kept on a lead at all times whilst in communal areas.

The importance of a good pet policy and associated procedures cannot be underestimated in terms of their impact on tackling both social and health issues. However, a poor policy and procedures can create an environment with problems such as fouling, straying, anti-social use of animals (for example using dogs as weapons) and animal welfare and health concerns.

Residents should seek permission to keep pets in all circumstances.

SHP recognises the benefits that responsible pet ownership can bring and that they are an important companion for many people. However, controls must be in place to prevent irresponsible pet ownership which can cause suffering to animals and a nuisance to neighbours.

A range of behaviours can cause nuisance to neighbours, for example:

- Roaming and unattended animals
- Pets fouling in communal areas and in owners gardens and this not being cleared up immediately
- Pets fouling in neighbours gardens
- Excessive noise
- Pets left unattended for long periods of time
- Pets left on balconies
- Over population of animals within a household
- Unpleasant odours from pets
- Aggressive animals

This list is a guide of examples and is not exhaustive.

Please remember you are responsible for your pet at all times.



Crazy about footie? Aged 7 to 16?

Then come and take part
in Sutton Housing
Partnership's

WORLD CUP 2010 YOUTH FOOTBALL

At the Sutton Arena from
Tuesday 1 June to Friday 4 June

Text 07794 073236 or email us at
Football2010@suttonhousingpartnership.org.uk
or visit our Facebook page

Working in partnership

**SAFER
NEIGHBOURHOODS**
LOCAL POLICE, LOCAL KNOWLEDGE



An Introduction to Ceramics



Free Community Workshop

An opportunity to try a range of clay building techniques ranging from slab building, coiling and modelling.

6pm- 8pm at Glenthorne High School

Thursday 4th March
Thursday 11th March
Thursday 18th March

To reserve your FREE place, please contact
Cari-Ann Bailey on 0208 644 6307 x 276

Sutton LINK
Granfers Community Centre
73-79 Oakhill Road
Sutton
SM1 3AA
Tel: 020 8644 2867
info@suttonlink.org.uk
Working with you in the Community for better local services

SUTTON LINK HAS 5 WORKING GROUPS, MENTAL HEALTH, HOSPITALS, OLDER PEOPLE, TRANSFORMING SOCIAL CARE and CARERS

Find out about what is happening with local services. Opportunities to have your say about what is provided by the Health Service and your Local Council. Work together to improve these local services.

SUTTON LINK supports Granfers Information Centre and Information Sessions which are held on the third Thursday in every month from 2-4pm at Granfers Community Centre in Oakhill Road, Sutton.
Please come along and enjoy a free hot drink and get advice on various issues.

FUTURE DATES AS FOLLOWS: 18th March, 15th April, 20th May, 17th June

Benhill Estate Latest News

Walkways

Your committee are questioning the high costs of the walkway/roof costs to many of our leaseholders; we have sent several letters to Andrew Taylor, Chief Executive at Sutton Housing Partnership (SHP). We will keep you all informed in the coming months through our newsletters of any outcomes.



Parking

We still have many problems with illegal parking throughout the Benhill Estate we have asked SHP for solutions to this ongoing problem, however SHP have trialled other areas within the borough without success. If any residents have any ideas on how we could run a parking scheme on the estate please let us know on any of the contact numbers on the back page.



Play Areas

SHP have had funding approved for new play equipment to the rear of Stancliffe House so over the next few months the children should have much more equipment to play on.



SHP are also seeking funding to upgrade the playground to the rear of Glenrose house, within this it will be for the repair or replacement of fencing to the playpen and bollards to stop vehicles from parking so close to the fence.

Gas Works

Gas works are ongoing and on schedule, New meters should be starting to be fitted in the coming months. Once your meter is fitted you will, after a period of time (28 days), be able to research and find the best deals out there to fit your personal needs. Also your rent and services charges will reduce by the amount you are all paying for your gas.



Gas Prices

We have just been informed that our gas prices are to be reduced by 20% from April 2010 this year, whilst we believe this is very good news we are still paying far too much for our gas without control of your own gas costs and usage.



Caretakers

We would like to pass our thanks on to our caretakers Bob and Chris, who under extreme conditions worked tirelessly to keep most of our areas clear of snow and ice.

However it has come to light that there were some areas that needed to be addressed and your committee have questioned SHP so that we can all agree in future which areas are most needy in adverse conditions, any thoughts please contact us.

Members

Over the last couple of months we have had a couple of our long serving members leave your committee, Chris Love who has been a member since the residents committee was set many years ago and Katie Newton our Vice Chair.

We would all like to thank them for all their hard work and their dedication and hope they feel they are able to rejoin us in the near future.

However, this does mean we are quite short for members so if you feel you would like to make a difference to where we live please come and joins us. We meet every second Monday of the month for around two hours and are a very friendly bunch.

Brunswick Road

After a long fight the changing of Brunswick Road to two way traffic has not be approved.

ALMO

We would like to congratulate Sutton Housing Partnership on achieving their two stars.

However we will be asking them how this may impact on future leaseholders' bills for extra work completed around our estate.



BENHILL LEASEHOLDER NEWS

Recently Benhill leaseholders will have received their bills for the walkways/ roofs, there has been some confusion as to the wording of this document.

'Roofing' refers to the lower properties as the walkways are classed as their roofs!

The costs for the walkways has caused a great deal of anger because of the high amounts that some leaseholders are being expected to pay.

The amounts vary from a few hundred pounds to over £3,000 for the same type of properties.

How can this be?

The main reason being that because of the variation in the block costs on our leases for individual leaseholders and the amount of properties in their block, means that some leaseholders get comparatively low costs and others ridiculously high! This also applies to any Major Works. It would be a much fairer system if every lease had the same block percentage charge for identical properties.

Leaseholders estate charges for communal repairs etc are mainly the same, and as this has been applied to some recent Major Works eg Aerials and Gas Mains work, it would make sense to apply this to walkways that are a public right of way which are used by everyone!

Although there have been a lot of people complaining about the walkway costs amongst themselves I wonder how many have actually put pen to paper or made a phone call to officially complain to our landlord?

All the time that people are willing to pay up and not make a protest, things will stay the same!

Gwen Turner, 4, Newlyn Hse, Benhillwood Rd, SMI 4HE
Benhill leaseholder and a member of Sutton Leaseholders Association

Community Art Project

Benhill Residents Association have been approached by a group of Community Artists, called Weave, who live and work in the in Borough and work to connect communities through art.

They have received some funding from the Council arts programme to work on a project for the launch day of the "Imagine Arts Festival" taking place in May.

The idea the artists have had is that they work with younger people on two estates, Sutton Court and Benhill, one to produce a dragon and one to produce a giant.

The art project would include the following:

- A workshop for kids to take place on Saturday 8th May, between 1-3pm, venue to be confirmed.
- Kids who have worked on the project will join a procession to take the dragon and/or giant, to the launch of the Imagine arts festival, taking place on Sat 15th May in Sutton High Street

SHP will be working in partnership with the group to help raise awareness of the project and help at the workshops, although they are looking for helpers on the Saturday art workshop at Benhill and generally want to get younger people involved in the project.

If you are interested, please contact the Benhill Residents Association, details on page 8.