|  |
| --- |
| KILBURN SQUARE NEWSLETTER |
| **October 2016****Useful information of what’s happening on your estate including events.** |
| G |
|  |





Welcome to Kilburn Square newsletter for 2016.

Kilburn Square currently has 9 Committee Members; please see below the names of our current Committee Members.

|  |  |
| --- | --- |
| **TITLE** | **NAME** |
| Chair | Margaret Stoll |
| Deputy Chair | Barbar Choudhary |
| Secretary | Jennifer Welch |
| Treasurer | Mahmood Hassan |
|  | Pauline Fell |
| Committee Member | Zaler Montana |
| Committee Member | Martin Page |
| Committee Member | Antonio Messina |
| Committee Member | Patricia Hogan |
|  |  |
|  |   |

**Special Collection of Furniture and Items**

Please note all tenants and leaseholders are responsible for arranging special collection of bulky furniture and items through Brent Council.



Kilburn Square Housing have incurred costs for refuse collection on the estate. This will have an impact on your service charges in the future if this continues to happen. To arrange a special collection contact **Brent Council on 020 8937 5050**.

When you are given your reference number you need to provide this to the staff at Kilburn Square reception along with a list of items and your collection date. All bulk refuse can then be placed at the side of the compound gates for collection.

**Modular Management Agreement (MMA)**

It has been in discussion for some time that our current management agreement dated 1994 needs to be reviewed. There are lots of changes within Brent Council and cuts to revenue and part of these changes means Kilburn Square Housing Co-operative has to focus on renewing the management agreement. The MMA has now been reviewed and returned to Brent Council , an update of the MMA will be given to all residents when Brent have returned the document back to us.

This may also mean KSHC having to consider doing some fundraising in order to balance the books and to fund events held at Kilburn Square.

**Site development**

As some of you may know Brent have made us aware they intend to redevelop some of the land where the garages currently are situated. Planning permission has been granted for 24 flats on the Rathbone garage site. 10 flats will be for shared ownership and 14 will be affordable rent. Major works are being carried out on the 4 low rise blocks Barrett, Rathbone, Sandby and Varley House. Wates the contractors will be renewing the roof, installing double glazing windows, new balcony doors, masonary and some decorations. The Kilburn Square Tower block works will follow in 2017/2018.

**Resident Participation**

Come out in your numbers on a Friday in the committee room where there is fun and laughter and BINGO. It’s a way of meeting others on the estate and having fun. All are welcome.

**Parking permits**

Please note your annual parking permit will have expired on the 27th May 2016. You must have valid Tax, Mot and Insurance to receive a permit. Details will be checked on line. Failure to adhere to the permit process may result in your car being clamped. Please note that there is a 2 car per household limit.

**Co-op Membership**

 ****

All leaseholders and tenants are welcome to join Kilburn Square Housing Co-operative membership. Membership is £1.00 each. If you are a Co-op member you can attend General Meetings and Annual General Meetings and you can voice your opinions on matters. Have your say on the running of the estate and receive a discount price for events by Kilburn Square. Please note leaseholders sub-tenants cannot become a member.

**Major Works on the Kiburn Estate**

Major works are about to start soon on the four low rise blocks Barrett, Rathbone, Sandby and Varley House, and scaffolding is being erected. The work will include new roofs, new double glazing windows, new balcony doors, masonry work, and some decorations.

The Resident Liaison for Wates is **Michael Bell contact number 0742 764 9894**.

Any problems or concerns you may have in regards to the works he can be contacted on the number between the hours of 9am-5.00pm. He is based in the blue porta-cabins in the compound on the estate.

**New gates to the estate!!**

**T**he works have commenced on the gates around the estat**e** and are due for completion at the end of October 2016.

**Behaviour of Children on the estate**

All parents must ensure that they take full responsibility for the behavior of their children and their friends. This includes when your child is playing on the estate. Parents and guardians must ensure that they know the whereabouts of their children and you should monitor your children when they are out to ensure they are safe.

Failing to ensure that members of household or visitors do not cause a nuisance is a breach of the terms and conditions of your agreement with Brent Council. Persistent anti- social behaviour may lead to agreements being terminated and the loss of your home.

**Health and Safety**



Rodents on the rise!! We do not want to encourage rodents on our estate please do not leave rubbish outside your front doors or dump bulky items in the yard, this has led to a rise in rodents and we have had to increase and change the bait we use around the estate to ensure we are managing the increase. Help us to have a clean estate where were proud to live. Be aware for health and safety reasons rubbish or items must not be left outside your front doors.

**Movers and shakers**

**As some of you are aware Pauline Facey moved on in February 2016, we’ve had some interim consultancy assistance ………BUT we have now managed to secure a great candidate as our new Estate and Housing Manager on a permanent basis. Her name is Jennifer Williams who commenced her role on 27th June 2016.**

We need to ensure that we have your current contact numbers on our database, particularly mobile numbers. If you have recently changed your contact number, please inform the office.

**Housing Management Staff structure 2016**

Estate Manager Jennifer Williams

Housing Officer Linda Ponder

Finance Officer Yasmita Kotecha

Maintenance Officer Rudy Kelly

Front Desk/Security Co-ordinator Karis Pink

Caretakers William Borrill

 Kathy Proudfoot Jones Ivory

|  |
| --- |
| **MEETINGS AND EVENTS FOR 2016…………..** |

**All Residents and Leaseholders are encouraged to attend future Board Meetings to have your say on how the TMO provide services to the estate.**



|  |  |
| --- | --- |
| **Board Meetings are held every 1st Tuesday of the Month**

|  |
| --- |
| **4th October 2016****1st November 2016****6th December 2016****10th January 2017****7th February 2017****7th March 2017****4th April 2017****9Th May 2017****6th June 2017****4th July 2017****8th August 2017****5th September 2017** |

**4th October 2016****1st November 2016****6th December 2016****10th January 2017****7th February 2017****7th March 2017****4th April 2017****9Th May 2017****6th June 2017****4th July 2017****8th August 2017****5th September 2017****General & AGM meetings Thursdays****8th December- General Meeting & Christmas Party** **16th March 2017- General Meeting****15th June 2017- General Meeting****14th September 2017 AGM**  |
|  |
|  |  |  |  |  |