

Palace Road Estate Residents' Association (PRERA)

March 2019 Newsletter

Palace Road Estate Residents Association

- ✓ Run by residents for residents: tenants, leaseholders and freeholders
- ✓ Giving residents a voice
- ✓ Helping to make Palace Road Estate an even better place to live

What is Palace Road Estate Residents' Association (PRERA)?

- PRERA is the Tenants' and Residents' Association (TRA) for Palace Road Estate. It represents all residents of the estate – tenants, leaseholders and freeholders.
- It was formed in 2015 at a public meeting. There is a committee made up of residents of the estate. This is elected each year by residents at an Annual General Meeting (AGM).

What has PRERA been doing this past year?

- **Representing residents:** In particular, we have been pressing Lambeth Council to provide a better service for Palace Road Estate, including:
 - ✓ Better communication about matters which affect residents
 - ✓ Timely and good quality repairs
 - ✓ Timely completion of fire safety actions
 - ✓ Better grounds maintenance and waste management.
- **Getting funding:** We have been successful in getting funding for:
 - ✓ Some benches for the estate
 - ✓ Easter football coaching for children at Hillside Gardens Park (see next page for more details).

PRERA needs your help to continue

- Unfortunately, at our AGM in October there weren't enough residents for us to form a new committee. **PRERA is at risk of disappearing.**
- We have another chance to form a new committee and for PRERA to continue at our next meeting on **Tuesday 2nd April 2019 at 7.30pm** (see below for details).
 - ✓ We need people from at least 17 households to attend the meeting.
 - ✓ We need to fill the following positions on the committee: Chairperson, Secretary and Treasurer (at least one of these roles needs to be a council tenant). We also need 2 or more other committee members.

Are you interested in a committee role but have some questions about what it involves? Do contact us: committee@prera.org.uk

What if not enough people attend the meeting?

- If PRERA can't form a new committee at the meeting on Tuesday 2nd April, it will no longer exist as a TRA. Residents will lose a voice and will lose access to funding.
- We have about 3 years of "major works" coming up on our estate. Having a TRA, having a voice, and working together as a group of residents is going to be really important during this time.

Help PRERA to continue: join us for the Annual General Meeting (AGM):

Tuesday 2nd April 2019, 7.30pm - 8.15pm

Laburnum Hall, Cheshire Estate, SW2 3NS (next door to Palace Road Nature Garden)

Doors will be open from 7.10pm for refreshments and to meet other residents
Hear about what we've been doing; help elect a new committee; share your ideas

We'll send a reminder with a map the week before the meeting

Would you like to come but can't make it or can't make the whole meeting?

Do let us know: committee@prera.org.uk

PRERA Newsletter (continued)

Other upcoming events

Community Planting Day on Palace Road Estate: Sunday 31st March 2019 10am – 3pm

Join us for a community planting day with “Urban Growth” who will provide tools and guidance. Together we will brighten up the estate with flowers and plants. **Meet at the children’s play area at 10am** or come and find us and join in during the day.

Easter football coaching at Hillside Gardens Park: Saturday 6th, 13th and 20th April 2-3.30pm

This is being organised by the Friends of Hillside Gardens Park with funding obtained by PRERA. It is for girls and boys aged 7-12 years. Coaching will be by Morris and Don from Furzedown United. Further details will be on the PRERA and Hillside Gardens Park websites and noticeboards in due course: www.prera.org.uk // www.hillsidegardenspark.co.uk

News and updates

Our local Best One – under new management

Did you know that our local Best One corner shop on Coburg Crescent is under new management? Do pop in and say “hello”.

Service delivery for our estate

Senior officers at Lambeth Council have acknowledged to PRERA that there have been some problems with service delivery for our estate, including maintenance and repairs and communication with residents and the TRA.

The Assistant Director of Neighbourhood Housing Services at Lambeth Council (Tim Fairhurst) has told PRERA that the council will continue to make progress.

Meanwhile, PRERA will continue to keep an eye on the council’s performance.

Welcome to our Neighbourhood Housing Officer

Our estate has a new Neighbourhood Housing Officer - Rhys Ferguson. Rhys is responsible for the day-to-day management of our estate. He will be helping to ensure that our estate receives an improved service.

PRERA committee members have met Rhys several times since he started in this role. We are encouraged by his knowledge and proactive approach. We will continue to liaise with Rhys on a regular basis.

Resource Centre for Adults with Learning Disabilities – Coburg Crescent

PRERA has heard that construction is now due to start in June/July 2019. The council will be providing further information to residents and to PRERA (e.g. newsletters).

The new building will contain a shop. The council has confirmed that there will be a shop on the estate, in a temporary location, during the building works.

The new building will also contain a community space. We will continue to press the council for PRERA to have priority, free-of-charge access to this space for activities for residents.

Major maintenance and repair works

PRERA has been asking the council for improved communication with residents regarding upcoming “major works” on the estate.


Our voice appears to have been heard. The council has outlined its plans to PRERA for communication and engagement with residents before and during the works and these seem encouraging.

The council are in the process of finalising what works are going to be done and in what order. PRERA has been told that most of the works are going to be done in phases - some blocks of flats will have major works done this year and other blocks will have them done in 2020 or 2021. This means that leaseholders in different blocks may get section 20 notices at different times too. Council-owned houses in Coburg Crescent will also have works done (e.g. roofs). There are also going to be works in 2019/20 to replace the water mains to each of the blocks of flats.

Watch out for further information from the council about these upcoming works.

PRERA will be an important voice for residents during these works. Please attend the AGM if you can so that we can continue to exist!

Website: www.prera.org.uk

 Twitter: @prera2015

Email: committee@prera.org.uk

See the **blog** on the **PRERA website** where we will be providing more detailed updates on certain topics

Are you wanting to get in touch with PRERA but have no access to a computer? We are hoping to set up a “PRERA suggestion box” on a lamppost by the children’s playground where you’ll be able to leave a message