

What Your Neighbourhood Officer has done this quarter

Tenancy agreements

When tenants originally signed up for their tenancy they completed a "Manchester City Council" Tenancy agreement. However, all properties transferred to Parkway Green Housing Trust on 31st October 2006, because of this they need to complete a Parkway Green Tenancy Agreement. Since the last newsletter another 30 have been completed.

Untidy Gardens

I have been conducting weekly walkabouts and have identified several gardens who will be receiving warning letters about their condition. I will be enforcing the tenancy on any tenant that does not keep their garden clean and tidy, please phone me if you are aware of any problem gardens. Since March, 21 garden letters have been sent to tenants.

Void Properties

There are currently 4 empty properties on the estate.

Mutual Exchanges

There has been 1 mutual exchange this quarter. If you would like to swap your home please log onto www.HomeSwapper.co.uk this is free for all Parkway Green Housing Trust tenants. You can swap homes with your current landlord or tenants of other housing associations and councils – down the street or across the country.

Tree Management

PGHT carried out a Tree Survey late last year. Since then all priority work has been ordered and carried out prior to April 2010. Further work is to be ordered for completion this summer.

Environmental Works

You may be aware that Royal Oak has been chosen as the "Pilot" area for this work. This will involve new front garden boundary treatments for tenants, where possible, off-road parking will be created. Consultation events have been held for the three phases and work is due to commence on the 1st phase at the end of June.

If you haven't signed up yet for the works, please contact David Thorncroft on 946-6389.

Patch Plans

Neighbourhood Officers were asked to submit plans for consideration for Environmental Works after consulting with residents on their priorities.

This work has been approved and will be completed this year. The projects involved are;

- * Reception at The community Centre
- * Improvements to path at Brookcot Road, Altrincham Road

Welcome & Farewell

Hi, I'm Rob Broadbent your Neighbourhood Officer for Royal Oak. I will be leaving for new pastures by the time you receive this newsletter. If you need to speak to my successor over any issues or just to have a chat please ring 0161 946 6425 or come along to the neighbourhood surgery. Alternatively you can contact the office at Bowland Road, or PG Direct on **0300 111 0000** at any time. I would like to thank residents for making me feel welcome and co-operating in my role.



The last 12 months.....

Have seen over 160 PGHT tenancy agreements signed following the stock transfer, over 40 visits to new tenants following sign-ups, regular walkabouts completed on estate, weekly Neighbourhood Surgeries held at The Community Centre with regular visitors. Over 40 Garden Letters have been sent out, numerous exchanges, abandoned property investigations and anti-social behaviour cases have been dealt with, and rehousing advice provided to numerous customers.

Recently, residents have been advised of the Environmental Programme due to start shortly, which will involve numerous front boundary treatments and the provision of off road parking where possible.

Two information days have already been held at the Royal Oak Community Centre, with a further one to follow for Phase 3.

I'm sure the work will dramatically improve the appearance of the estate, as well as providing additional car parking for some residents.

I wish all residents all the best for the future, and with a pro-active Residents Association in situ and ongoing investment, I'm sure the estate can go from strength to strength.....Yours, Rob

Patch News

Resident involvement 'get involved, have your say'.

If you are a tenant or resident and wish to get involved, if you have an idea or a question about the area you live in please call Pedro on 0161 946 - 6315 who will be happy to talk to you and discuss how you can get involved?

Similarly if any residents wish to join in on the weekly walkabouts, please contact the Bowland Road office.

Litter

There are still issues with litter on the estate. Can I please ask everyone to dispose of litter correctly. If you see litter in your garden please put it in the bin.

Manchester City Council are responsible for footpaths and the Highway.

Willow Park are contracted by PGHT to remove litter from our grass verges when cutting.

If we all take some responsibility the appearance of the estate can be improved.

If you have any litter/flytipping issues to report please contact us on 0300 111 0000, or MCC on 954-9000.

I have organised some Litter Picks on the estate for the following dates:-

Wednesday 14/7/10 1.30pm
Wednesday 18/8/10 1.30pm
Wednesday 22/9/10 1.30pm
Wednesday 13/10/10 1.30pm

If you would like to volunteer to assist, please attend. We will meet at the Royal Oak Community Centre.

Refreshments will be provided.

Blue Orchid

Parkway Green Housing Trust continue to work in conjunction with Blue Orchid to identify and support residents who are currently on benefits and looking to get back into work.

For more information you can contact the Trust on 0300 111 0000, you can contact Blue Orchid direct on 0161 485 4949 or you can contact them e-mail: manchester@theblueorchid.co.uk . You can also drop in at the Royal Oak Community centre between 11-1..00pm on a Tuesday.

**AN EVENING OF
LIVE MUSIC**

ON:
FRIDAY 30TH JULY 2010
@ 7:00PM 'TIL LATE

AT:
**ROYAL OAK COMMUNITY CENTRE
BROOKGOT ROAD, BAGULEY, M23 1DU**

TICKETS: £5 EACH

- LIVE ENTERTAINMENT -
- RAFFLE - AUCTION -
- HOT BUFFET -

FOR FURTHER DETAILS CALL: 0161 998 2146
OR E-MAIL: GINAH@BTINTERNET.COM

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Free advice, help and support
0800 083 7921



DON'T GET BITTEN BY A LOAN SHARK

Have you borrowed money but not got any paper work?
Does your loan keep growing but you've been making payments?
Have you been threatened when you couldn't pay?
Had your cash card or benefit book taken off you?

If the answer is yes to one of these YOU may have borrowed money off an **ILLEGAL MONEY LENDING LOAN SHARK**.

Illegal money lending is a crime. To check to see if your money lender is legal or to report illegal money lending and get help stopping the payments the Illegal Money Lending Team is here to help you:-

Ring them on 0300 555 2222 or text 'loan (space) shark (space) + your message to 60003 or email stoploansharks@manchester.gov.uk

Get a loan from a legal and trustworthy money lender – go to the Manchester Credit Union and ask about a loan today. They offer affordable weekly repayments and it won't cost you the earth. The Wythenshawe branch of the credit union shop is now open in the Civic Shopping Centre (opposite Home Bargains) – pop in today and have a chat with one of the advisors.