



## Ferndale Community News

Special Large Edition Available on request

## Ferndale COMMUNITY NEWS



March 2016

Edition 34



The Grass area outside the hub down to the tree stump is being turned into a seating area with raised Flower Beds . The work is due to start the end of March we will be having a opening ceremony where we will at last have an opening for the Ramp on the main pathway leading up the estate. More to follow on the opening . What we will be looking for is someone with a gardening interest who would like to spend some time tending to the raised flower beds. If you are interested drop in & let us know . Plans have been on display on noticeboard.

### Welcome Residents Old & New

Once again it newsletter time it's been a while since the last one this has been because of a lack of manpower & time restraints through other commitments. But were back. So what can you expect to read in this months newsletter well we have quite a bit really that might be of interest to you the residents. So here we go a quick breakdown. Firstly Affinity Sutton's merger with Circle Housing what will it mean to you as a Affinity Sutton resident . See HUB Noticeboard (more in next month newsletter) I attended the latest **Have Your Say** meeting for North Prospect & Weston Mill find out what's going on in the wider area. (carried over to next newsletter) Did you have a replacement bathroom on the recent refurbishment have you got black damp spots in the bathroom were looking into this problem is it a major or minor problem. Has your water bill gone up since the replacement boilers have been fitted & are you happy with the boilers. Good Things as you may know we have quilt clubs, computer clubs, a repairs drop in & were working with Affinity Sutton's ready to work team , Well we can now offer a craft club here at the hub on a Friday morning 10 am to 1pm why not come meet the ladies who run it & have a taster session. More Good Stuff We are looking into the possibilities of running afternoon Mystery Coach trips for the over 50's lastly not leaving the kids out during the summer holidays we are looking into the possibility of running a coach trip to Flambards, Woodlands or the Eden Project . There is a lot going on. On another subject to finish There is news about the proposed seating area outside the HUB. Some items have

### New (Ish) Bathrooms

First Question did you have a new bathroom fitted by Keepmoat in the last year as I did?. They look good don't they but looks can be deceiving. So what's wrong with them, well I can only comment on things that have been brought to my attention at the repairs drop in's & personally. Residents are not happy that the hot water is not hot enough when they want a bath I agree the water is warm at best. According to our esteem surveyor its down to EU regulations (No Comment). Then there's bits that have been falling of because they have not been fitted correctly using silicon Keepmoat come back to refit & they use silicon. The most concerning problem that has arisen is the black damp on the ceilings & walls we have a continually running extractor fan which has a sensor to make it work faster once it detects steam / condensation. More of a concern is the fact that a member of Keepmoat staff informed a resident he had come to clean the damp of the ceiling & walls was that in the job specifications for the contract Keepmoat were to use normal emulsion paint which is water based & not bathroom paint which is oil based. This is the reason for the damp . My question is why would you do this its saving pennies that will cost a lot of money to put right this doesn't include the stress annoyance to the residents. This is not just an isolated incident the same work has been carried out at our sister estates at Efford & Leigham I have made enquiries I hope to have more info soon. If you are effected or have any comments regarding this let us know & report it to Affinity Sutton. srm

Have you got a spare hour per month or your at home with some time on your hands & are over 18years of age Then your community needs you. It doesn't matter if you haven't got lots of qualifications what we want you to have is an opinion. We at the Ferndale Community Tenants Group are all volunteers who give up their time to try & make a difference & were looking for some help. So if you want to be involved in what happens on our estate in the future than spare that hour or more if you want to the choice is yours. Why not pop along speak to us with no commitment & see if you want to be part of this friendly group. There is a lot going on here on Ferndale so be part of it oh & we will give you a free coffee or tea here at the Community Hub.

### Your Bit

This is your newsletter so if you have anything you would like to say we would like to hear your views. On any subject we would really like to hear from you regarding, what you would like to see on the estate. Do you think something is missing. What would you like to see in the future. Drop a note / letter in the community room. Also if you would like to advertise in this newsletter (Free ads) let us know. Contact Steve at the Community Room Mondays 9 to 3pm Tuesday or Wednesday afternoons 1.30 to 3pm email [frta@hotmail.co.uk](mailto:frta@hotmail.co.uk) or Facebook, page Ferndale Community Tenants Group Tel Ply 368883

Published by the Ferndale Community Tenants Group, The Community Room , Ferndale Road Estate. Plymouth, Devon

### FERNDALE COMMUNITY TENANTS GROUP

### A.G.M 11th April 2016

13.30pm at the Ferndale Hub

**All residents welcome  
If you would like to be a member of  
the Committee  
Please contact Steve on ply 368883  
Or pop in to see him.  
All new members very welcome**

~~Ferndale Community Hub~~



### Repairs Drop in News

We are again running some evening repairs drop ins This will allow residents who work to take advantage of booking a repair online where a member of the Ferndale Community Tenants group will assist you in reporting a repair to your Affinity Sutton Property. The times & dates are as follows. 10am to 12 noon Wednesday's Any changes see notice board or our Facebook page.

**Please note there will be no Affinity Sutton Staff present at these drop ins.**

## WANTED HELP!!!

Are you any good with computers we need someone to assist us, to set up & run our Website & Facebook pages on a voluntary basis. If you can please contact us at the Hub, or Facebook us.

### Water Bills

Have you noticed yet that your water bill has gone up especially if you are on a meter or has SW Water been in touch to inform you that because your water consumption has gone up you might have a leak only to find you haven't well I can let you know the answer to this mystery. Because of the new boilers fitted they are Multi-point boilers which heat up the water instantly it doesn't store hot water. Because of this you now run off a lot of cold water until the hot water gets to the temperature you require (bath not included in this as it never gets to the temperature you want). I have been in touch with SW Water where a very nice lady explained to me that if you as a resident run the cold water in total of more than 10 minutes extra a day it cost you an extra 10 pounds per week on your bill. That's not so good when a lot of us are struggling to pay our bills as it is. What could be done well someone working for a local heating contractor suggested the right size boiler for the property might help putting the same size boiler in 1,2,3 & 4 bedroom properties won't work. Perhaps not just getting a grant for a boiler & chucking it in everywhere is not the best solution again the same thing has been done to the Leigham & Eford estates. The best of it is I went to the residents National conference a couple of years ago where a Board member stated that Affinity Sutton wanted to cut their carbon footprint by 20% good luck with that. If this is effecting you let us know & report it to Affinity Sutton on the usual phone number 03001000303. They would love to hear from you as so would we.

### Residents Consultation 2

We are looking into running a Thursday afternoon coach trip for the over 50's on a Monthly or Bi-Monthly basis during the summer. The coach trips would be Mystery trips firstly for residents living on the Ferndale estate as we would be organising it. But in order for us to run the coach trips we need to know whether you want them to go ahead. They would be for a maximum of 4 hours with Affinity Sutton residents getting the first chance of a seat. Like the children's coach trip demand decides if it goes ahead. We need you to let us know if you want to go it's also advertised on the noticeboard & on Facebook so why not pop in & see Amy in the Lockup 10am to 12 noon Tuesdays & Fridays or drop a line on Facebook. As we would be looking for about a 50 seater coach this is being advertised at Miles Mitchell, George Downing House & Leigham. Once again if you want it to go ahead you must let us know by the 11th April 2016. If you have any ideas about what you would like to see us doing at the Ferndale Community Tenants Group you know where we are. Pop in to see us or if you would like to spare some time why not join us. After all were all Affinity Sutton Residents

### Residents Consultation

We are looking into whether residents & their Children would like The Tenants group to run a coach trip to either Flambards, Woodlands or the Eden Project during the summer holidays we would look to Ferndale residents & their children first if we have spaces places could be offered to other residents & children living on other Affinity Sutton estates. If we have enough feedback wanting to go we will look into cost & funding hopefully with no or very cost to all going. This depends on you wanting to go. To let us know please drop a note with your name address & numbers wanting to go to the Hub or pop in to speak to Amy at the Hub Tuesdays & Fridays 10am to 12 noon or leave a message on our Facebook page. Ferndale CTG. No Feedback no trip. Parents or Parent must accompany children. Feedback required before 11th April 2016.

### FERNDALE ROAD COMMUNITY HUB

What's on March & April 2016

Every Tuesday & Friday morning Quilting Club

Every Tuesday & Wednesday afternoon Computer Club 1.30pm to 3pm

Wednesday Mornings 10.00 to 12 noon Repairs report drop in

Next committee meeting AGM April 11th 1.30pm

Estate Managers Drop in No Estate managers drop in as she is on Holiday

[The Hub is available for hire](#)

So

[Anyone wanting to use / hire the room Please contact us](#)

[phone number Ply 368883](#)

[Facebook; Ferndale ctg](#)

Here it is

### THE MONTHLY RANT

What could it be well I could have picked at lot this month Bathrooms or Water bills but no something got my blood up this month its something I have ranted about before. Dogs Poo. Now I must emphasize its not all dog owners/ walkers but the few make it bad for the rest I do know that we have dog owners on the estate who agree with me if you have a dog & it goes poo Pick it up in a bag & take it home. PCC have decided its ok to put it in your normal rubbish bins as it gets incinerated but Ferndale has turned into Dog Walkers haven. In a matter of 10 minutes I saw 2 people not from this estate stop at the grass outside the hub let their dogs do the business & walk away why should we put up with it. Well a bit of a warning there is a dog warden who will fine you if you get caught not picking it up. I went to the Have your Say meeting the council are looking into waste bins for Ferndale (about time).

### FERNDALE COMMITTEE

#### RESPONSIBILITIES

The committee members have taken on individual responsibilities here they are

|              |                       |
|--------------|-----------------------|
| Steve Medlin | Chair                 |
| Val Cutler   | Treasurer             |
| Ann Collings | Secretary             |
| Bob Lister   | H & S / Repairs       |
| Karen Smith  | Children / Disabled   |
| Mike Searle  | Senior Citizens       |
| Sue Williams | Venerable rest dents. |

We as a group do a number of other things but we all work together. Our to could be part of it.

**\*\* Repairs drop in weekly on a Wednesday 10am to 12 noon but check noticeboard & Facebook for changes \*\***

Should we have a Time bank here at Ferndale Do you have a trade or a skill that you would like to share ? Could you do some painting or some gardening why not offer your service to a neighbour or resident on the estate. Or if you are self employed & would like to Advertise in this Newsletter please let us know either using Facebook or contact a member of the FCTG committee. Its free.

### Useful Service Information

Affinity Sutton, Customer Service & CBS Repairs

Telephone 0300 100 0303

Or Website. [www.affinitysutton.com](http://www.affinitysutton.com)

Robert Heath (Heating) 0800 030 4435

**For Emergency out of hours phone 0300 100 0303**