

New Park Village TMC Ltd

THE VILLAGE NEWS

Summer 2023

Ellerton Walk Redevelopment Update

Following the new NPV Project Team being put in place by the City of Wolverhampton Council (CWC) in February 2023, the TMC and Residents Steering Group (RSG) have been working together to achieve a number of milestones which include:

- The Residents Charter being agreed and implemented,
- Three Local Letting Policies (LLP) are now in place and are as follows:
 - I. NPV LLP – Tenants to have preference for properties managed by NPV outside the redevelopment area.
 - II. NPV Permanent Decant LLP – This gives priority to those tenants who wish to be permanently rehoused off the estate. The LLP came into effect in June 2023 and means 50% of properties advertised on Homes In The City will be ring fenced for tenants in Phase 1 and 2 of the redevelopment. This will be in place for 3 months until September 2023 and then from September 2023 to November 2023, 75% of properties will be ringfenced for tenants in Phase 1 only.
 - III. NPV Temporary Decant LLP – This is for tenants in Phase 1 who wish to remain on the estate for the duration of the redevelopment and allows them to move into a suitable property in Phase 2. Once moved into Phase 2, their housing application will be suspended until such time that circumstances change, and the household wishes to move away from the estate, or they require a live housing application in order to bid on the new build properties on the estate.

In May 2023 James White was appointed to the post of Housing Estate Renewal Officer and is the first point of contact for residents on the estate should they have any questions about anything related to the redevelopment. James has already met with a number of tenants and assisted them with house moves to alternative properties and helped them complete Home Loss and Disturbance applications. If he has not already done so, James will be in contact soon with tenants who wish to move from Phase 1 to Phase 2. You can pop into the TMC office to see James at Ellerton House on Mondays 9am to 12 noon, Wednesdays 9am to 4pm and Fridays 9am to 12 noon.



Please check out our website www.npv.org.uk for information on the services, provided by the TMC, our policies including those associated with the Redevelopment of Ellerton Walk and much more.

 Find us on
Facebook



01902 552670

Ellertonhouse@npv.org.uk



Rubbish Dumping



We have seen a large increase in the amount of rubbish and dumped furniture across the estate and especially on Ellerton. We are aware that a small proportion of the things that are dumped are from people who do not live on the estate, however the majority of it is.

The bin areas on Ellerton Walk are **ONLY** for the use of the tenants who live within the maisonettes to dispose of domestic rubbish only. Bulky waste should be taken to the Shaw Road Waste Centre or be collected using the bulky waste collection service run by the council.

We would like to ask firstly for those people who are responsible for dumping to please stop, it might seem like 1 or 2 bags to you but if people see that others have dumped then they are more likely to do it also. Secondly if you do see someone dumping rubbish including bulky items on the estate then please report it to the office immediately as we rely on other residents to provide information which is ALWAYS dealt with in the strictest of confidence. You can even do it on the phone by calling 01902 552670 or via private messaging us on our Facebook page

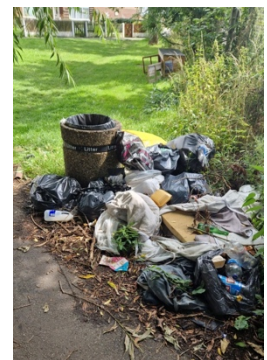
The TMC does take action against those we find to be dumping rubbish by giving them an opportunity to remove the items or charging them for the cost of removal, we can even serve a Notice of Seeking Possession on tenants as it is a breach of the tenancy agreement. However this is not always possible as we cannot always identify those responsible due to them dumping behind the bin rooms .

If you are moving off the estate or are going to be decanted and have bulky items to dispose of and you are unable to take them to the tip you can contact bulky waste to collect them (5 items for £27) or free if on certain benefits. They can be contacted online at <https://www.wolverhampton.gov.uk/.../book-bulky-item..> or call 01902 551155

Unfortunately, the TMC are no longer able to provide skips due to a regulation regarding disposal of upholstered furniture which results in additional charge for each item on top of the skip hire and weight.

<https://www.gov.uk/.../manage-waste-upholstered-domestic...>

The only way we will stop this behavior is by working together.



NEW PARK VILLAGE TMC LTD

NOTICE OF ANNUAL GENERAL MEETING

THE ANNUAL GENERAL MEETING WILL BE HELD
ON
TUESDAY 26 SEPTEMBER 2023

TO START AT **6.00 P.M** PROMPT
AT
ELLERTON HOUSE, ELLERTON WALK



If you are a member of the TMC and would like more information about becoming a Committee Member, please contact Ellerton House or speak to an existing Committee Member

Committee members run the TMO, they are a democratically elected management committee and are all volunteers (not paid). Committee Members are elected at our AGM in September and receive an induction and on-going training in things like Equality and Diversity, Safeguarding, Housing Law and Health and Safety. As a board member you will be expected to adhere to a Code of Conduct. You will also be expected to attend training sessions and our board meetings which are held monthly.

There are currently 2 training sessions booked on 11 October 2 hour evening session and 19 October 10am to 3pm



DOG FOULING

We are receiving an increased number of complaints regarding dogs fouling in public areas across the estate. Not only is this unsightly but it is also offers potential health risks. So please pick up after your dog as we shouldn't have too !

1 The Fouling of Land Dogs Wolverhampton Order 2007

This Order applies to all land to which the public are entitled or permitted to have access within the Wolverhampton City Council area.

It is an offence for anyone in charge of a dog on such open land to fail to remove faeces deposited by that dog.

A person in charge of a dog MUST clean up after it

2 Why you should clean up after your dog

Apart from the legal aspects, dog mess is unsightly, smells and carries diseases.

In 1995, the Tidy Britain Group published the 'Attitude and Awareness Survey of Litter and Environment.' It showed dog fouling to be the number one concern of individuals when asked about their environment.

The Keep Britain Tidy group has recorded a reduction in overall levels of dog fouling since 2001/02 but it still remains a significant cause of offence to the British public.

3 Which places are public access areas?

All areas to which the public have general access EXCEPT:

- Carriageways with a speed limit of over 40 mph, and land running alongside them.
- Land used for agriculture or woodlands
- Land which is predominantly marshland, moor or heath.
- Rural common land.
- Privately owned land which the owner does not want included.

Private gardens, drives etc are not covered by the legislation as they are not for general public access.

If you are unsure whether an area is for general public access, you should assume that it is!



Potential Health Risk

Toxocara canis is a roundworm that lives in the dog's gut. Eggs are passed out with the faeces and can survive in the soil for up to 3 years.

The eggs hatch into larvae which, if ingested, will enter the bloodstream. The human blood is an alien environment and the larvae will remain dormant.

However, if a larva lodges in the small blood capillaries behind the eye, it can cause partial loss of vision. Although this is very rare and the body's defences will normally destroy the larvae, cleaning up after your dog will remove the risk.

What happens to offenders?

Failure to clean up after a dog in your charge will lead to a fixed penalty fine of £50.

Those who persistently offend or those who fail to pay a fixed penalty, face prosecution and a MAXIMUM PENALTY OF £1000.

PLANTERS MALPAS, AUDLEM AND ORSLOW WALK

As you, the residents, may have noticed, the planters on all the above walkways are currently overgrown. In previous years we have filled them with plants however on each occasion they have been stolen, leaving them barren and unsightly.

Unfortunately removing them is not an option as they prevent anti-social behaviour from mini moto's and ball games.

We would like to ask residents for suggestion on what could be done to improve the planters please either call into Ellerton House or email us at Ellertonhouse@npv.org.uk and give us your ideas.



Anti-Social Behaviour

CITY of
WOLVERHAMPTON
COUNCIL



Anti-social behaviour is unacceptable and should not be tolerated.

Say no to ASB and report it!

If you have seen or heard anything that is a nuisance, threatening or possibly illegal, please tell us. We're talking about behaviours like:

- Threatening and violent behaviour
- Abusive, insulting or discriminatory language
- Criminal damage and graffiti
- Drug dealing and drug use
- Domestic abuse
- Fly tipping
- Excessive noise
- Off-road bikes in public areas

Let's work together and stamp ASB out. We will always treat your report in the strictest confidence and work with you to try and resolve the issue.



Call 01902 556789, 01902 551188 or the Police on 101



Email asbu@wolverhamptonhomes.org.uk



Report online at www.whomes.org.uk/asb

In an emergency always call 999.



**Wolverhampton
Anti-social Behaviour Team**

Working to keep Wolverhampton safe

National Federation of Tenant Management Organisation Conference 2023

The National Federation Conference is a conference that is held on an Annual basis which Tenant Management Organisations from all of the country attend. It was held at the Crowne Plaza in Stratford –Upon –Avon on Friday 23 to Sunday 25 June 2023

This year was the fourth year that New Park Vilage had attended, our representatives were Karen Rogers (staff), Aimi Lewis (Chair) Rhianna Robinson (Vice Chair) Julie Hookey (Committee Member) and Earl Dixon (Committee member) It was a great experience for all and was opportunity to hear from the Housing Regulator and Obudsmen about current and upcoming legislation, attend workshops and speak to other TMO's.

Closure of Ellerton House



Ellerton House has been the home of the TMC since it opened in January 1993, however, as it is situated in Phase 1 of the redevelopment we also have to be decanted to a temporary location until our new offices are built.

It is planned that the TMC office will close in October 2023. We will be moving into Phase 2 of the development into 131 Ellerton Walk and will be using 130 Ellerton Walk as a temporary community facility to enable smaller community and social events to take place there.

Our telephone number will remain the same for Repairs and queries will still be taken over the telephone or you can still to visit the temporary office in person. Unfortunately, we will no longer have a cash office so will no longer have the have a facility to take ANY payments (cash or card). We know this will be a big change for many people so want to advise you of your options.

Debit Debit – This is one of the easiest ways of paying your rent and other charges. With a Direct Debit, your payment is taken directly from your bank account on an agreed date each week or month. This helps you to keep track of what you're spending and reduce the chance of falling behind. A direct debit form can be obtained by calling us on 01902 552670 or by email at Ellertonhouse@npv.org.uk.

Standing Order – You can pay your rent and service charges by standing order. You will need to set this up with your bank and they will make a regular payment for you on the date you agree.

You will need to ask your bank to send the money to:

Natwest

Wolverhampton City Council

Account: 44470304

Sort code: 56 00 69

(You will also need to quote your payment reference number this is your rent payment ref number)

For your rent, to work out how much you need to pay monthly, multiply your weekly rent by 52 and then divide it by 12. For example, if your weekly rent was £100, your monthly rent would be £433.34. Or you can set up an online account or pay at the pay point or local post office. If you need any assistance doing any of the above, please visit the office and a member of staff will be happy to help. We will be sorry to leave Ellerton House which has been our home for 30 years but I'm sure like you are we are looking forward to moving into our new home in a few years' time.

Thank

You

We would like to say a big thank you to the people who dedicate so much time and effort into the success of the TMC as a whole. Whether you are volunteers, Committee members or tenants/residents, each of you plays a pivotal role in how the TMC operates.

