

BETRA News

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A big and heartfelt thank you!

To everyone who helped make our recent Easter week family fun event such a success. You are the heart of this community - local heroes every one of you.



Congratulations!

Very best wishes from all at BETRA to Brian, our caretaking and grounds maintenance officer, and his new wife Jane (pictured above) on their recent wedding.

Congratulations also to Leia and Danny on their recent wedding. And, last but not least, a warm welcome to our two newest residents, newborn twins Gabriel and Ryese. Best wishes to them and their proud (not to mention busy!) mum and dad, Kerrian and Emmanuel.





**Estate Manager
Lindsey Taylor**

News in brief

Budget

These are increasingly difficult times for TMOs like BETRA. Inflation is having an effect, and we still await a decision from Haverling Council on our annual budget going forward.

We have been led to expect a decrease in our grant of something like £15,000.

This means we will be under more pressure to spend our hard-earned surplus funds, ie the funds we have managed to save over the years by acting responsibly and being efficient.

Being penalised for this seems mighty unfair, and it is important for TMOs like BETRA to retain their surplus. It provides a buffer in the case of emergencies and other unexpected expenses.

This is just another an example of the kind of dilemma our Board has to wrestle with.

Police: Out of hours

Sometimes things happen in and around the estate when BETRA's staff are not here – i.e. maybe through the night or of a weekend.

May I remind residents that if you hear or see anything suspicious, at any time - from someone trying to gain unauthorised access through the security door, to any acts of vandalism taking place - to call the police who can deal with the matter immediately.

Lindsey



Spring flowers

Have you noticed the spring growth by the side of the lock-up? No, these are not weeds, but rather lovely wild flowers in the making. They may not be blooming yet, but they very soon will be. And here's a reminder of what you can look forward to.



Signs

The replacement of house signs has been an ongoing project in recent weeks. We hope to have all the new house signs in place by the end of May.

Moped mayhem

It has recently been brought to my attention that youths are going round on mopeds causing mayhem all over the borough.

Our residents are contacting the police, but the police are saying that they are having trouble chasing these offenders, due to the risk of serious injury.

However, the police in Brentwood, who are also having the same problem, believe the spate of incidents - which include opportunist snatching of mobile phones in the street, theft of motor vehicles and criminal damage - may be linked to criminals operating out of London.

They claim the net is closing in on these youths and that they will be brought to justice. Let's hope so.

The police are asking residents to be alert and vigilant and are also keen to view any dash-cam/video footage that they may have. Therefore, if you have any footage of these offenders, please call 101 so that we can assist the police in arresting these offenders and put a stop to these gangs on mopeds.

Caring for our pets

Here's a reminder of the rules governing the keeping of pets on all council estates including BETRA.

If you live in a house, bungalow or flat with direct access to an individual garden you may keep up to two pets such as a dog or cat but you must obtain our prior written permission if you wish to keep a dog. Dogs will be required to have an identification 'chip' inserted.

If you live in a flat or your home is in a building where there is a warden service and/or shared access areas you are allowed to keep one pet.

You are allowed to keep fish or small caged animals in any property.

You are not allowed to keep reptiles (including lizards or snakes) requiring live food, farm animals (including ferrets, hens, chickens, cockerels, ducks, geese, horses, pigs, cows and goats), pigeons or dogs as defined under the Dangerous Dogs Act 1991 or any endangered species.

You and anyone living with you or your visitors must not allow your pets to frighten or cause a nuisance to anybody.

This includes:

- **Letting your dog bark loudly and continuously, particularly late at night**
- **Failing to clean up after your pet both inside and outside the property**
- **Failing to keep your pet under control**
- **Not keeping dogs on a lead**
- **You must keep any pet in proper and humane conditions.**
- **You must not leave any dog alone for more than six hours, either inside or outside your home.**

Please abide by these simple rules, and if you have any questions about them, or concerns for an animal's welfare here on the estate, please visit the BETRA office for a confidential chat.



Our survey said...

Last year's residents survey has now been analysed and the results will help shape our priorities for the year ahead.

The good news is that 95 per cent of respondents said they were very satisfied overall with the service from BETRA, and 91 per cent were either very satisfied or fairly satisfied with the estate as a place to live.

Other findings included:

- 77 per cent satisfied with block cleaning - with 27 per cent less so.
- Of those who answered the question, 100 per cent satisfaction with the way BETRA handles repairs.
- 92 per cent expressed satisfaction with grounds maintenance and flower beds, with many of you noticing improvements around the estate in the last year.
- Fly-tipping, block cleaning and nuisance neighbours are concerns for many of you.

A big thank you to everyone who completed the survey. Your feedback is already helping us plan ahead.

There were three winners chosen by draw from all those who took part in the survey. The winners won vouchers worth £50, £20 and £10 respectively.

Events

BETRA Day Trip to Southend on Sea

We are yet to finalise the date for this, but we are taking bookings, so make sure to pop into the office to secure places on the coach.

Summer holiday activities

The kids' summer break will be here in no time, and we are keen to hear your ideas on what BETRA could do for the youngsters. We have a budget for social activities and although it is modest, it's there to be spent, and who better to spend it on than our children? All ideas welcome.

Darts get together

The second Wednesday of each month, in the boardroom, from 5-7pm

Why not join 'One dart Ken' (as our boastful Chairman likes to be known), friends and neighbours for a get together, to throw some arrows and enjoy a takeaway supper and drink? Chinese? Pizza? We decide on the night. All residents welcome.

BETRA Bingo

The last Wednesday of each month, in the boardroom, from 5-7pm

Meet friends and neighbours for an easy-going chat over a few games of bingo, followed by an end of game buffet on the house. All residents welcome.

Next BETRA Board meeting

27 April, 7pm in the Boardroom.



Spring-ing into action

As trees blossom around the estate (below), Oundle resident Vicky and baby Chanelle enjoy a stroll with friends Myah and Billy.



BETRA

Tenant Management Organisation

Lindsey Taylor, Estate Manager
Mark Richardson, Senior Caretaking and Repairs Maintenance Officer
Steven Richardson, Caretaking and Repairs Maintenance Officer
Brian Pratt, Caretaking and Grounds Maintenance Officer
Lloyd Edwards, Housing Officer

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