



Limes Farm Community News

Edition 3 | December 2016

Welcome...

To the Christmas edition of your newsletter, the one stop shop for upcoming events, community news and other news items.

Stay well this winter

Epping Forest District Council and West Essex Clinical Commission Group delivered a number of stimulating and interactive health and wellbeing events across the district.

The days included informative talks from pharmacists, nurses and specialist health advisors. There was a range of informative stands along with free health checks and activities.

This event was very well attended and there was a general consensus that there was a lot of good advice from different organisations available. This event is now being considered for next year. A senior safety day in March is being arranged, look out for further details.

Health and wellbeing events 2016



A day in the life of Housing Management Officer, Dipti Sharma...

When I was asked to sum up my job in a sentence, I had to stop and think for a minute or two. I replied saying that it is varied, rewarding and at times challenging.

My day can vary, for example, in the morning I can attend a meeting with other housing professionals, learning and sharing information about changes in housing legislation. Later on in the day, I can be visiting a resident in their home with their carer, discussing adaptations that may be required in their home to enhance their quality of life.



The same day, I can be out around my estates noting repairs that require attention and reporting these to our Repairs and Maintenance Department. Then it is back to the office to complete paperwork and deal with telephone and reception enquiries.

I enjoy both the variety of my job and meeting people. I am proud to be an employee of the Council, supporting residents in their homes and managing council properties.

Frequently asked questions

Q. I wish to give up my tenancy, what do I do?

A. We require four weeks' notice in writing of your intention to terminate your tenancy. You can either:

- send the letter to our Civic Offices, High Street, Epping CM16 4BZ,
- email us at housingoptions@eppingforestdc.gov.uk, or
- phone us on 01992 564000.

When you leave, the property must be left clean and tidy. If repairs, gardening or rubbish removal are required, you will be charged for them. This can be expensive.

Q. My partner has moved in with me, do I need to tell the Housing Benefit Department about this change?

A. Yes. You need to inform the Housing Benefit Department and your Housing Office about any change in your circumstances, as this could mean there may be a change in your benefit entitlement. You must tell us about any changes immediately. If you do not do this you may lose your award.

Q. Can I include my partner's name on my tenancy?

A. Under certain circumstances this can be agreed by the Council. However, to put this into effect, a new joint tenancy will have to be put in place. This means that, as the law and the Council's policy has changed over time, you may end up with a different type of tenancy with different rights. Before it is agreed, you will be fully advised of any implications.

Q. What happens if myself or my partner wish to remove our name from a joint tenancy?

A. Under housing law this is not straightforward. As the tenancy is regarded as a "contract" you cannot simply just change that contract by removing a name. Therefore, if you wish to remove a name from a joint tenancy this has to be agreed and confirmed by a court which means you will have to make an application to a County Court for a Court Order. If you require any further information or advice regarding a situation of this nature please speak to your Housing Officer at the Limes Centre who will be happy to discuss with you.





Dog fouling

The Council's Environment and Neighbourhoods Team have recently received lots of complaints about dog fouling around the Limes Estate, particularly around the children's play area and also the playing fields near the red block.

Apart from the nuisance factor, there are health risks associated with dog fouling, especially to children, from the bacteria carried and some unpleasant parasites that can be present.

Dog Control Orders adopted by the Council make it an offence to allow a dog to foul on open land to which the public have access including parks, footpaths and any part of the highway. Anyone responsible for a dog must clear up any fouling. Failure to do so could result in legal action being taken.

The Environment and Neighbourhoods Team investigate complaints made about dog fouling and will issue fixed penalty notices of £75, or prosecute offenders, which could result in a court fine of up to £1,000.

There are a number of dog waste bins on the estate, which are regularly emptied by our waste contractor. In areas where there is no dog waste bin, a normal litter bin can be used if the waste is properly wrapped in a plastic bag.

Whenever you take your dog for a walk please ensure you have bags to pick up after your dog.

If you witness any owners failing to pick up after their dog, without risk to yourself, please make a note and inform us of the times of the day that you or your neighbours see the dog being exercised, particularly if you suspect a particular dog as the source of any waste deposits. If possible provide a description of the dog or walker and any details that may enable us to identify the person responsible.

Dog fouling can be reported by email to erefuse@eppingforestdc.gov.uk, or phone 01992 564608 to give details of the offence. Information can be provided in confidence but if you are prepared to make a statement and possibly attend court as a witness, we are happy to record your evidence.

We can arrange the removal of any fouling that we find or emptying of any dog fouling bins.

You can report any deposits on the highway including footpaths or overflowing dog bins, directly to our Customer Services on the contact details provided above.

Have you got an article for this newsletter? If so, we would like to hear from you. Please contact limesfarmoffice@eppingforestdc.gov.uk



Payment of rent

If you find yourself falling behind with your rent in the run up to the festive period, please come and talk it through with your Housing Officers, Parminder Kaur or Dipti Sharma.

New for 2017

Family Mosaic will be offering a free drop in session to provide help and support with debts, benefits and housing advice.

This will take place every Thursday from the 5th January 2017 between 1:00pm – 4:00pm.

Limes Centre opening times

The Limes Centre will be open as normal (9:00am to 4:30pm Monday to Friday) up until 23rd December and then will close for the Christmas period.

We will re-open on 3rd January 2017.

If you have any queries over this period you can call the main number, 01992 564000.



All the staff at the Limes Centre would like to wish residents a Merry Christmas and a Happy New Year

If you would like this newsletter in an alternative format please contact us at housinginfo@eppingforestdc.gov.uk

