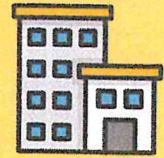


# Autumn Newsletter



## Continuation Ballot



Every 5 years, Pembroke Street residents have the opportunity to vote for whether they want the Estate Management Board (EMB) to continue to manage the Pembroke Street estate. The ballot is open to all tenants and leaseholders. Being directly accountable to the residents is part of what makes the EMB unique. No other organisation is held to such a high level of accountability, other than elected politicians. As with previous ballots, we want to make sure the process is as clear and straightforward as possible so that everyone understands what they're being asked and to encourage as many residents as possible to participate.

That's why we're pleased that Christina Macculie is again able to assist with overseeing the process, including knocking on doors to answer any questions with the option to collect completed ballot papers for your convenience, as well as counting the votes and reporting on the outcome. Chris has a lot of relevant experience from working within the charitable and voluntary sector.



Within the next few weeks, further information will be circulated about the ballot process, including information about the unique services on offer that would be at risk if the EMB didn't manage the estate. Look out for that and if you have any questions in the meantime, please get in touch.

**Christmas raffle now on sale at the office £1 per square! RAFFLE**  
All takings go into the prize fund. Draw date to be announced in the next newsletter.

**Keep in Touch...**



[office@pembrokestreet.co.uk](mailto:office@pembrokestreet.co.uk)



**607277**



# Reporting Crime

This summer, we've seen a rise in reports of crime on the estate, mainly minor vandalism, but there have also been more serious issues such as reports of drug dealing, assault and damage to cars as well. The EMB have been logging and responding to specific incidents directly, wherever possible.

Part of the response has been to bring residents together to hear everyone's concerns and see what we can collectively do to respond. The EMB trialled a mobile CCTV camera to try to prevent and capture any anti social behaviour in areas where it has been identified as a particular problem.

The EMB also arranged a 'Cuppa with a Copper' meeting earlier this month, when residents could report their concerns direct to the Police. The clear message from the Police is to make sure all crime is reported. Whilst reporting it to the EMB is ok, the best way to make sure Police resources are allocated where they are most needed, is to report a crime in person, by calling in to Devonport Police Station on Chapel Street. The desk is open Monday to Saturday from 10am-3pm. You can also call 101 (waiting times have greatly reduced) or report online [www.devon-cornwall.police.uk/ro/report/ocr/af/how-to-report-a-crime/](http://www.devon-cornwall.police.uk/ro/report/ocr/af/how-to-report-a-crime/)

## Reporting Anti Social Behaviour

There is a fine line between crime and anti social behaviour. Quite a lot of crime is also anti social, but many of the commonly reported anti social issues tend to be things like noise or dog fouling which are usually dealt with by Plymouth City Council or Plymouth Community Homes.

If you witness issues like littering or dog fouling, we would encourage you to politely raise it with the person if you feel comfortable to do so. You can also report it to the EMB estate office using the contact details on page one. The more specific you can be about the details including the date, time and location and the people involved, the easier it will be to address the problem. Evidence is key to dealing with persistent anti social behaviour. For anything which is persistent - particularly noise related issues - video or audio recordings are really important. Diary sheets - which are available from the EMB office - are also helpful, as they confirm how frequently the problems are occurring. Don't suffer in silence and try to make sure others who are affected also report the problems, as the more people who complain, the greater the chance of effective action being taken to deal with it.



# Clowance Street Housing Update

As you may recall, back in 2019 the EMB began exploring the idea of building new one bedroom housing to meet the needs of residents who need to downsize to a smaller home, but also want to stay in Devonport and remain a part of the local community, with their housing managed by Pembroke EMB. Following discussion with Plymouth Community Homes, the multi use games area, known as 'the cage' was identified as the most viable site from the shortlist identified. As part of a wider scheme to improve the run down facilities, the EMB committed to try to obtain funding to refurbish the Mount Wise Neighbourhood Centre and build a new games area at the back of the centre. Despite a lot of work by the EMB, it became clear that the capital funding wouldn't be available to do that and the scheme was put on hold. It was left with Plymouth City Council to decide the future of the site.

With a huge need for

one bedroom homes both locally and across the city, the Council have decided to proceed.

The letter above provides an update on the plans. If you have any questions, please get in touch.

Figure 1 Approved proposals for 5 one-bedroom affordable houses on the Clowance Street Ball Cage (application reference: 21/01895/FUL)



7 August 2024

Dear resident,

## Clowance Street Housing Proposals – Community update

Plymouth City Council (PCC), Plymouth Community Homes (PCH) and Pembroke Estate Management Board (PEMB) have been working in partnership to explore the potential of building five, one-bedroom affordable homes on Clowance Street on the site of the recreational games area, commonly referred to as 'the cage'.

This letter is to make the community aware that, after a period of community consultation, the Council have decided this project will now proceed. The Council will soon be transferring the site to PCH ahead of construction beginning in Spring 2025.

As a community-led scheme, the demand for the new housing came from local residents who wanted to downsize to a smaller home in Devonport and receive the services offered by PEMB. There is a big shortage of one-bedroom affordable houses in Devonport and across the city.

The Council partnered with PCH and PEMB to gain planning permission for the homes in 2021. You can view the proposals on the Council website, [here](#) (application reference: 21/01895/FUL). The location and layout of the proposed houses is also shown on the drawing over the page.

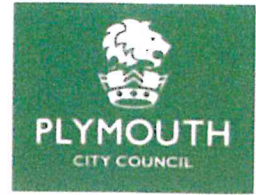
Additionally, Zebra Collective have recently moved into the Mount Wise neighbourhood centre having agreed a lease with the Council. Zebra's aim is to provide a new multi-use games area to the rear of the Centre. The centre will provide Zebra with office space and venue to deliver community services and they hope the building will have a longer-term future if they can secure funds to repair and modernise it.

If you have any queries regarding these proposals, please contact:

**Mr Alex Gandy MRTPI**  
Housing Delivery Officer  
Plymouth City Council  
[alex.gandy@plymouth.gov.uk](mailto:alex.gandy@plymouth.gov.uk)  
01752 305464

**Pembroke Estate Management Board**  
[office@pembrokestreet.co.uk](mailto:office@pembrokestreet.co.uk)  
01752 607277

**Plymouth Community Homes**  
Housing Association  
0808 230 6500



**Strategic Planning and Infrastructure**  
Housing Delivery Team  
Plymouth City Council  
Ballard House  
Plymouth  
PL1 3BJ

[www.plymouth.gov.uk](http://www.plymouth.gov.uk)

# In Post Locker

The 'In Post' Locker has been installed at the entrance to the estate and is now available to use. The EMB office will still be available to take in parcels for residents, but if you want the added convenience of being able to collect parcels outside of office hours, you now have the option to use the locker as well. You can also use the locker to send parcels. To check the available locker space before heading over, you can check online at [www.inpost.co.uk/lockers](http://www.inpost.co.uk/lockers)



# Community Rooms



**Parent, Baby & Toddler Group**  
Running weekly on Fridays  
during term time  
**10.30am - 11.45am**  
at Pembroke Community Rooms  
(opposite the Pembroke Street office)

First session free, then £2 per session.  
Additional children £1.


Snack for children included  
Tea & Coffee available

All welcome

To find out more please contact Carla  
on 07846201770




## Citizens Advice Plymouth drop-in sessions



**Where:**  
Pembroke EMB Community Rooms

**When:**  
the first Tuesday of every month,  
10am - 1pm

**What we can help with:**  
advice on benefits, debt, increasing  
your income, budgeting and more.



This is a new group for parents and their children. If you have a baby or pre school child, why not drop in? to find out more, please drop us a message or call into the estate office.

Just a reminder that the Citizens Advice Bureau drop in sessions will be taking place at Pembroke Community Rooms on the following dates :

Tuesday 1st October  
Tuesday 5th November  
Tuesday 3rd December