Helping local people get training and work...

Celebrating the renovation work on the Four Squares estate...

Josephine Ebehiwalu tells us all about her Southwark...

Illegally subletting your council home is now a criminal offence as one Peckham man discovered...

The magazine for Southwark Council tenants and leaseholders

www.southwark.gov.uk/slhn
Firstly, I’d like to wish you and your family a most joyful new year. I hope 2014 will be very happy and peaceful for you. As we look to the year ahead, it’s wonderful to be able to start off as we mean to go on, with an exciting leap forward in the work at the Four Squares estate; you can read more about this on page 12.

I also hope you enjoy hearing from some of our young people about how they are developing their skills and themselves giving back to the community. Discover how our apprentices are working with contractors; how Joe is championing your repairs; and how Josephine is exploring all the borough has to offer.

I hope you enjoy this issue and as always, if there are any topics you would like to see covered or views you want to share, do please get in touch.

Best wishes

Cllr Ian Wingfield
DEPUTY LEADER OF THE COUNCIL AND CABINET MEMBER FOR HOUSING MANAGEMENT

CONTACT US
Do you have something to say about Southwark Life Housing News? Write to: Letters, Southwark Life Housing News, Communications, Southwark Council, 160 Tooley Street, Second floor; Hub 5, SE1 2QH or email SLHN@southwark.gov.uk

THE SOUTHWARK HOUSING NEWS TEAM
Editors – Miriam McGrath and Maria Valdivia
Contributors – Kimberly Bowers, Sally Causer, Fanah Naqsh, Sulina Maselli, Kate Walewijn-Jones, Richard Wells
Photography – Hannah Maule-Finch, Richard Wells
Design – Cubiquity

TWEET TWEET
We’re online so if you are too, come and say hi. It’s a great way to stay updated on the latest local events, news and info.

www.southwark.gov.uk/myouthwark
Now we have created a new allocations policy for council houses which includes priority for those leaving the armed forces, penalties for people who act antisocially or cause disruption to neighbours and a bump up the list for people who make an active contribution to their local community through voluntary work. In order to help support those most affected by what’s often called the ‘bedroom tax’, under-occupiers who genuinely need the space but are affected by the spare room subsidy will be awarded the highest priority on the housing register. To support local people in Southwark first, people also now need a five year local residency qualification before they can join the housing register.

Councillor Ian Wingfield, cabinet member for housing, said, “The new allocations criteria will help shape the communities we wish to see thrive and support people who are desperate for a home to get one more quickly.”

Over the past two years, we have been asking residents for their thoughts on who council housing should be for and who should be prioritised. The waiting list is 20,000 long but just 2,000 homes become available to let each year.

Mr and Mrs Collier, respectively 99 and 94 years of age, on Christmas Day celebrated their 77th wedding anniversary. The couple have lived in their flat on the Friern Road Estate since the year England won the World Cup in 1966 and passers-by might be lucky enough to catch the sound of Mr Collier singing to his wife. She still remembers bringing her future husband home for the first time: her aunt said “I wonder how long he will last!”.

During an action day on the estate in Dulwich, Mr and Mrs Collier received a surprise visit from Gerri Scott, strategic director of housing and community services, who presented them with a bouquet to mark the very special occasion.

The draw is held every three months. Every resident who has had a housing repair carried out on their property is emailed a link to complete an online satisfaction survey. A random winner is drawn from all the surveys received. Feedback is important to help us deliver the best service.

Jean said, “I’m amazed, I had to keep asking the person who told me to repeat himself because I thought it was a joke. I’d definitely recommend others fill in their feedback forms – you never know if you might win.”

Jean Bartlett has won £1000 for giving us feedback after her housing repair was completed.
MEET THE APPRENTICES

Jermaine with Councillor Dora Dixon-Fyle

I recently completed my apprenticeship and now have a permanent position in the housing maintenance and compliance team. It’s a job that makes a difference to people’s lives. Southwark is a great place to work. There’s lots of scope to move forward with your career. Should, communal repairs officer, housing repairs and maintenance.

Jermaine, apprentice surveyor with Southwark Building Services.

I spent 30 years working in printing and graphic design. I never felt I would get an opportunity like this at my age. This has given me a great opportunity to change my career. I’m at college one day a week. It’s strange being back in a classroom and the oldest person in class, but I enjoy every minute of it. The practical side of it is very interesting too. No two days are the same.

Tim, apprentice carpenter with Mears

Promise 9
Homes, jobs and growth

Facts about our scheme

291
apprentices have enrolled to do an apprenticeship since 2005

120
apprenticeships were available in 2013

105
apprentices are currently on the scheme

50
apprentices have progressed to higher level qualifications or university

120
apprenticeship moved into employment on leaving the scheme

175
apprentices have completed their full qualification

73
have worked with our contractors

For more information about apprenticeship opportunities and to apply online
Visit www.southwark.gov.uk/apprenticeship

For more information about the Fairer Future promises visit www.southwark.gov.uk/fairerfuture

APPRENTICES

WORKING KNOWLEDGE

Are you looking for an opportunity to earn while you learn? Here’s how our apprenticeship scheme is helping local people to get new skills, a nationally recognised qualification and bring home a regular wage.

Apprenticeships are more popular than ever. They’re great because they provide an opportunity to earn while getting real work experience and a valuable qualification. We’ve been offering apprenticeships to local people for the last eight years and our scheme has grown from strength to strength. Many of our apprentices go on to permanent employment within the council and elsewhere at the end of their apprenticeship.

Clr Dora Dixon-Fyle, cabinet member for children’s services, said, “I started my working life as an apprentice for a London council so I know what great knowledge, skills and contacts can be gained from this valuable and quality experience. We’re very proud of what we’ve achieved through our apprenticeship scheme. We’re providing opportunities for local people to achieve their potential; it’s all part of our commitment to increasing employment opportunities for people in the borough.”

What type of work can you do?
We work with our partners to offer placements to local residents. There are in a wide range of areas including customer service, business administration, building trades and building maintenance.

We have apprentices working with Mears and Southwark Building Services, our repairs and maintenance contractors; A&E Elkins and Keepmoat, our major works contractors; Capita, our IT service provider; and Interserve, our building services, said, “I started my working life as an apprentice for a London council so I know what great knowledge, skills and contacts can be gained from this valuable and quality experience. We’re very proud of what we’ve achieved through our apprenticeship scheme. We’re providing opportunities for local people to achieve their potential; it’s all part of our commitment to increasing employment opportunities for people in the borough.”

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Coaching and mentoring
Throughout the apprenticeship you will be given advice and guidance. You will have a mentor who will discuss your career aspirations with you and do what they can to help you achieve them. When Harry first started at Southwark Building Services he was working alongside a more senior plumber who took time to explain everything and show him the ropes. Now in his third year, Harry has a van and goes out to jobs on his own but he knows he can always call on his colleagues for advice if necessary.

“We like our apprentices to achieve high standards. They need to be reliable, dedicated and committed not only in their work but also in their studies at college. It’s an opportunity of a lifetime, a trade apprenticeship is very valuable" said Paul Davis, operations manager at Southwark Building Services.

What about qualifications?
All our apprentices attend college one day a week working towards a Level 2 apprenticeship and then progress to a Level 3. Some go on to further and higher education. Jermaine, an apprentice surveyor with Southwark Council, is thinking about continuing his studies in building surveying or civil engineering.

How can I apply?
You can apply online. We advertise apprentice opportunities online and through the jobcentres. Visit the website for entry requirements.

If there are no placements in the area that you’re interested in, you can leave your email contact and we will let you know when something comes up.

For more information about apprenticeship opportunities and to apply online
Visit www.southwark.gov.uk/apprenticeship

For more information about the Fairer Future promises visit www.southwark.gov.uk/fairerfuture

APPRENTICES
In these tough economic times, it’s never been more important to pay your rent in full and on time or speak up when you can’t.

The money from the rent you pay is used to cover the cost of repair and maintenance work to your property, the cleaning and lighting of the estates and communal areas and maintenance of the grounds.

There are so many options for paying your rent that you might find it hard to pick one; setting up a Direct Debit is probably the easiest way to make sure your rent is paid in full and on time every month.

You can also set up a standing order, pay in person at one of our cash offices or a bank, use the automated telephone service or pay online.

You can even send your payment in the post; but not cash, cheques or postal orders only.

How is my rent spent?

The money from the rent you pay is used to cover the cost of repair and maintenance work to your property, the cleaning and lighting of the estates and communal areas and maintenance of the grounds.

How can I pay my rent?

There are so many options for paying your rent that you might find it hard to pick one; setting up a Direct Debit is probably the easiest way to make sure your rent is paid in full and on time every month. You can also set up a standing order, pay in person at one of our cash offices or a bank, use the automated telephone service or pay online. You can even send your payment in the post; but not cash, cheques or postal orders only.

I’ve set up direct debits to pay my rent so I don’t have to worry about falling behind and I know it’s been paid.

Rose, council tenant

Put your hand up for help

Put your hand up if you are struggling to pay your rent.

Call 020 7525 2600 if you are struggling to pay your rent.

www.southwark.gov.uk/rent

Struggling with your rent payments?

If you’re trying to make your rent payments but are struggling to make ends meet, there are lots of organisations that can help you.

We know that many of you are being affected by the government’s recent welfare reforms and may have found that you now have less money coming in or have additional costs to cover. That’s why we make sure everything we can to help you manage your finances.

But you still have to remember that paying rent should always be number one on your list of things to do.

Get in touch today to see what help you are entitled to and to see whether you’re eligible to apply for a discretionary housing payment.

For more information visit www.southwark.gov.uk/benefits or call 020 7525 1880.

You can also contact these organisations

Citizens Advice Bureau
Free, independent and confidential advice in legal, money and other issues.
www.southwarkcitizensadvice.org.uk
0844 809 9114

Cambridge House
Wide range of services including, legal advice, advocacy, disability and youth services.
www.ch1889.org
020 7358 7000

Southwark Law Centre
Specialist legal advice and representation in employment, housing, asylum, immigration and welfare rights law.
www.southwarklawcentre.org.uk
020 7732 2031

Blackfriars Advice Centre
Advice and assistance on welfare benefits, debt, housing, consumer, employment and other general advice issues.
www.blackfriars-advice.com
020 7358 7035

In 2011/12, over 3000 tenants were in serious rent arrears and in 125 cases, this led to an eviction.

Of course we don’t want to have to evict anyone from their homes but non payment of rent is very serious and reduces the council’s budget to keep your home in a good condition and make the improvements that you want.

Paying your rent must be a top priority and shouldn’t come second to shopping, holidays or anything else. No excuses. It also costs money to evict someone and this could be better spent on making improvements to your homes.

Paying your rent is easier than ever before.

Sign up for a My Southwark account, log on and make the payment from the comfort of your own home. Or visit one of our My Southwark Customer Service Points and pay using our state of the art self service machines.

Visit www.southwark.gov.uk/servicepoints for more information.

Promise 1

Value for money

Put your hand up for help
A DAY IN THE LIFE...

JOSEPH OLDFIELD
CALL CENTRE OPERATIVE

On average Joseph raises 60 repairs per day, the equivalent of eight repairs an hour.

Detective, middle man and resident champion – when it comes to improving customer service, it’s not just answering phones.

On an average day he raises about eight repairs an hour, or about 60 repairs a day. These range from “fairly simple jobs like chasing repairs” to more complicated leaks or roofing works often requiring him to turn detective to fully resolve them. Raising repairs requires an encyclopaedic knowledge of the council’s different repair options and procedures, as well as how to raise and appoint them.

Joe has been working at the call centre since last summer, after being unemployed for six months. Since then, he’s become well known throughout the call centre for his sunny personality and limitless patience, attributes which help reassure even the most upset customers. “The vast majority of people you speak to during the day are really friendly. Some people can be quite frustrated, but I understand it’s upsetting when something is broken. If you do your best to resolve the issues they really appreciate it,” he says cheerfully.

One of the most challenging parts of the job can sometimes be liaising between the residents and his colleagues. Finding appointments that suit both parties can make for a lot of negotiation. “I’m the middle man, trying to help both the customers and the contractors.”

With the advent of the colder weather, everyone at the call centre is getting ready for lots more calls. “Winter is always the busiest time of the year with the increase in heating repairs and bad weather causing more leaks,” Joe says.

The team have had over 20,000 calls so far this month and Joe knows the attitude of the call centre team is crucial for dealing with the pressure. “People are always happy to help each other out and share experience and knowledge. It’s a hard job but very rewarding.”

For Joe, knowing that you’ve helped someone makes the hard work worth it. In typically understated style he admits he is most proud of “getting more efficient at the job. The better you are the less likely you are to cause complaints and the more likely you are to resolve the issues.” Exactly the kind of person you’d want at the end of the phone in a crisis.

FIVE FACTS ABOUT REPAIRS

1. In winter months the repairs team receive an average of 1000 calls a day.
2. The team receives around 150 repair emails a day.
3. 1800 repair satisfaction phone surveys are completed each month.
4. For quick and easy access to the repair services you can go online at www.southwark.gov.uk/repairs.
5. To keep you informed about communal issues the contact centre regularly updates a block outages page at www.southwark.gov.uk/blocks.

GET ACTIVE

Start the New Year with a new activity!

Search from hundreds of sport and leisure activities across Southwark at www.southwark.gov.uk/getactivehn.

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Renovation work on the Four Squares estate really is something to celebrate.

We have to respect the fact that we’re working in people’s homes, it’s not a building site. It can be a major upheaval for residents,” says Keith Goddard, contract manager for our contracting partner Keepmoat, the company we commissioned to carry out work at Four Squares estate in Bermondsey.

He’s been overseeing a three year project to upgrade 685 homes on the Four Squares estate, part of our major works Warm, Dry and Safe scheme. Approximately £30m has gone towards improving the homes inside and out, so far, over half are done and work on the inside of all the flats is due to finish in February.

Each flat takes about 15 days to complete. “The first week is the worst because that’s when we do the rewiring and remove the kitchen cupboards,” says Keith frankly.

“While we’re doing the work we make sure there is as little disruption as possible by tidying up every evening and making sure residents have drinking water, they can use their cooker and at least have a temporary sink that’s working. But after the first week you can already see the difference and the end result is always worth it.”

Keith believes that when people get a say in what work is being done, they are happier with the whole process. “Residents get to meet the kitchen designer and have a say in the design of their kitchen. They can choose the style of kitchen cupboards, worktop and door handles. Sometimes residents are apprehensive but they usually feel happier when we show them pictures of the work that we’ve done at other estates. “We have weekly meetings with the tenants and residents association and involve them in the decision making. It makes it easier to get work done.”

Cllr Ian Wingfield, cabinet member for housing management, agrees. “The residents of Four Squares have been through an awful lot over the past few years. We’ve pushed forward to get the work at Four Squares done as quickly as possible and we always try to involve residents in the decision making – it is, after all, about their homes, it’s working well.”

The best part of this job is seeing the finished article. Keith Goddard, Keepmoat contract manager

“For more information on all our major works visit www.southwark.gov.uk/housing

Outside work is due to start at the estate this month and is expected to last two years.

Because of how long the project lasts, we have tried to build a strong relationship with residents from the start. Keepmoat has helped organise events and activities for residents and the community, including a back to work programme aimed at reducing unemployment. At the end of the training, 20 residents received a Construction Industry Training Board accredited certificate for each course they attended, recognised nationally by employers.

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For more information on all our major works visit www.southwark.gov.uk/housing

At Four Squares Estate approximately £30m will be spent on improving 685 homes

Three cheers for Four Squares

685 homes on the Four Squares estate, part of our major works Warm, Dry and Safe scheme. Approximately £30m has gone towards improving the homes inside and out, so far, over half are done and work on the inside of all the flats is due to finish in February.
IN THE DOCK

Mr Diego Ospina of Staveley Close, Peckham had been illegally subletting his council home whilst living in another illegally sublet property.

Our investigations revealed that unauthorised occupants had been residing at the property for a number of years.

Mr Ospina was convicted and ordered to pay £2,363.94, as well as court costs of £400. The eviction was ordered and carried out.

As a result, we are now able to use the one bedroom property to provide someone in priority need a place to call home.

Mr Ospina was living in a different property in Peckham that was also sublet by another Southwark Council tenant. Upon being found out, his big worry was he would be liable for costs, and the law.

He had been conning an unsuspecting couple since April 2010, who believed that they had entered into a legitimate rental agreement. They had paid Mr Ospina a deposit of £750 and agreed to pay a monthly rent of £750, which is over £300 more than the rent the council charges. The couple were concerned and upset that they had been paying someone to rent a council home. With a lack of affordable rental property in the area, they were also worried about where they would move to next, as their ‘landlord’ was not going to be providing a reference.

Meanwhile, Mr Ospina was living in a different property in Peckham that was also sublet by another Southwark Council tenant. Upon being found out, his big worry about going to court was he would be liable for costs, and the law.

Whether you’re having money worries, need some advice about loans or have a question about benefits, Southwark Citizens Advice Bureau (CAB) has got straightforward, no-nonsense advice you can really use.

I attended a Department for Work and Pensions (DWP) medical examination and was told I was fit for work. I disagreed with this and have asked for an appeal but I have been told I can’t get any money whilst this is being decided. What are my options?

SALLY SAYS...

The rules for challenging or appealing a benefit decision for most benefits paid by the DWP changed from 28 October 2013.

Now, if your claim is refused as a result of the Work Capability Assessment, you will no longer be entitled to payment of an Employment and Support Allowance (ESA) while your decision is being reconsidered. If you then decide to appeal, ESA will start to be paid at the assessment rate while you wait for the appeal hearing.

You could consider claiming Jobseeker’s Allowance while waiting for a decision on your ESA, but you’ll need to look for work and meet the usual jobcentre requirements.

You can find more information about changes to the appeals process at www.gov.uk. If you need help with your appeal call into your nearest advice agency, or contact Southwark Council’s Rightsly Yours service on 0207 525 3393.
KNOW YOUR GAS SAFETY

Got gas appliances in your home? Make sure you know what you need to do to keep safe.

When you’ve got gas appliances in the home, it’s really important to get them regularly checked. If you’re getting a cooker or a gas item fitted, make sure your engineer is registered Gas Safe so you can be totally sure they know exactly what to do. All gas engineers working for the council are Gas Safe.

Every year by law we do a safety check of the gas appliances in our tenants’ homes. It’s to see whether there’s any work that needs to be done to keep you safe and give you peace of mind. Watch out for a letter arranging your appointment; if you can’t make the time we suggest, just let us know and we can rearrange.

We are happy to give gas safety advice. If you’re a tenant you can talk to your resident officer to get permission to install appliances.

Get appliances checked immediately if you notice:

- The flames are lazy yellow instead of a crisp blue
- There are black marks on or around the appliance
- There is too much condensation in the room

Did you know:

- If you are a leaseholder you are responsible for the repair and maintenance of gas appliances that you install.
- Your gas provider will still send you a service charge if you have a gas meter, even if you don’t have any gas appliances. To avoid being charged you can instruct them to remove it.
- Gas cylinders and propane bottles are used or stored in flats.
- Don’t have any gas appliances. To avoid being charged you can instruct them to remove it.
- Your gas provider will still send you a service charge if you have a gas meter, even if you don’t have any gas appliances. To avoid being charged you can instruct them to remove it.
- Gas cylinders and propane bottles are used or stored in flats.
- Turn off the gas supply
- Find the handle near the gas meter and turn it off. This is normally done by pulling the handle all the way down if you can’t find your meter or you can’t turn the gas off you must call the Gas Emergency Service.
- Put out all flames
- Don’t smoke, light matches or lighters and do not turn light or power switches on or off.
- Open doors and windows
- This will help to reduce any danger from built up gas.
- Call the National Gas Emergency Service on 0800 111 999. Follow any advice the gas emergency services give you immediately.
- Tenants must remember... to tell us what’s happening by calling the customer call centre on 0800 952 4444. We will send out a gas engineer to check you’re safe and see if any repairs are needed.

Do you know the signs of carbon monoxide poisoning?

You can’t smell carbon monoxide. You can’t see or taste it either so it’s important for you to know and recognise the signs of carbon monoxide poisoning.

Common signs are:

- Headaches
- Nausea
- Being out of breath
- Dizziness
- Collapse
- Loss of consciousness

If you experience these symptoms, see a doctor or go to the hospital immediately.

You can buy carbon monoxide alarms from most DIY shops or from your gas provider. If you are over 60 you may be able to get a free carbon monoxide safety check.

For more information about gas safety Visit www.southwark.gov.uk/gasafety

What to do if you smell gas

Turn off the gas supply
Find the handle near the gas meter and turn it off. This is normally done by pulling the handle all the way down if you can’t find your meter or you can’t turn the gas off you must call the Gas Emergency Service.

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Don’t let disputes get worse

If you are a leaseholder and you have a dispute with the council, you can get help to get it sorted as quickly and easily as possible.

The friendly, straightforward arbitration service may be able to help you find a solution that works for all parties. For more information on the types of leaseholder disputes that can be dealt with by the independent arbitration service, please visit www.southwark.gov.uk/arbitration

Leaseholders can now get free, independent advice from the Citizens Advice Bureau (CAB) on problems in connection with your lease or with the council, in a project funded by Southwark Council.

The advice and assistance they can provide are:

- Interpreting rights and responsibilities under the lease including major works and service charges
- Assisting vulnerable leaseholders in making representations to the appropriate part of the council
- Advice to leaseholders facing financial difficulties in meeting charges associated with the lease
- Facilitating access to advocacy and representation services
- Facilitating access to specialist money advice services

To find out more and get any questions answered, call 020 7237 9532 (message line) or email leasehold@southwarkcabservice.org.uk

FREE ADVICE SERVICE FOR LEASEHOLDERS

LEASEHOLDERS NEED TO KNOW

Earn money from your property

Are you a leaseholder looking to rent out your property?

Our social lettings agency offers:

- A lease of up to five years
- Full management of all tenant issues including day to day repairs where the tenant has caused damage.
- You have no contact with the tenant.
- A guaranteed rent direct to your bank account, regardless of whether the tenant is paying the rent, or even if the property is empty.
- Regular visits to the property to ensure the tenant is looking after it.
- Guaranteed vacant possession at the end of the lease.
- No fees

Find out more at www.southwark.gov.uk/landlords or call 020 7237 9532.

To find out more about the Citizens Advice Bureau and free, independent advice for leaseholders facing financial difficulties, call 0800 111 999.
I've lived here all my life. I live on the Tabard Gardens estate in Bermondsey with my family. I'm in Year 11 at Notre Dame School where I'm studying for my GCSEs.

It's good, I feel like I've had a good upbringing there. It's been a bit crowded at times as I live with my mum, dad and five brothers and sisters. The youngest twins can be a bit noisy but I always manage to find space to study in quiet when I need it. When I need a bit more space, I like to spend time in the little park on the estate. It's handy for when you just want to relax.

I like all the green spaces. Geraldine Mary Harmsworth Park opposite the school is good – I like the free outdoor gym. But my favourite is Burgess Park where I spend a lot of time roller-skating. It's a nice place to spend time with friends and I'm really looking forward to trying out the new BMX track. My school is going to be starting PE lessons there soon, taking year 11 classes BMXing. I think it's a brilliant idea: how many PE classes get to do that?

I'd improve the streets for cyclists. I'd make sure there was less traffic to pollute the area and I'd provide more room for bikes. I don't cycle on the streets at all at the moment but if I thought it was getting safer then I'd think about it.

The Shard. I think it's fantastic. I took part in the Southwark Young Pilgrims programme in the summer, part of which involves working as a volunteer tour guide, giving directions and advice to visitors to the borough. We pitched our stall at London Bridge and it really made me laugh how so many people would come over to us, straight from the station, saying they couldn't find the Shard. It's the tallest building in Western Europe!

I really enjoyed it: taking part helped me to build my confidence and also improved my public speaking. It has also opened up other opportunities to take part in borough events in the future. Being a tour guide for the London Bridge and Bankside area opened my eyes to a lot of things about the borough I'd never known before. I learned about the area's history and discovered places like HMS Belfast which most young people in my part of Southwark have never even heard of.

Maybe. I want to go to university and I've got two good options, London College of Communication (LCC) and South Bank University, right on my doorstep. I'm interested in journalism and design, so LCC would be a good bet.

Earlier this year, the school helped us enrol on a work experience project with IPC Media on Southwark Street. To start with, I did some training at LCC. The tutors there were really good and helped me to learn Photoshop and InDesign. Only a couple of weeks later, I found myself helping to layout the TV Times at IPC. If you remember a stylish feature about the Luther series last summer – that was me!
Send your completed competition entries to Southwark Council, Southwark Life Housing News, Communications team PO BOX 64529 by 31 February 2014.

Winners will be notified by letter announced in the next edition of Southwark Life Housing News.

The information you provide will be used fairly and lawfully. Southwark Council will not knowingly do anything which may lead to the breach of the Data Protection Act 1998.

There are seven slight differences in the two pictures of children, parents and staff at Kintore Way Nursery School in Bermondsey, celebrating after becoming the first nursery school in the borough to be judged as Outstanding in all areas by Ofsted. Can you spot them?

Andrew White from Dulwich was the lucky winner last issue.

Joanne Chapel from Bermondsey was the lucky winner last issue.

Tell us what you would like to see in the next issue of Southwark Life Housing News.

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