



# Spring Newsletter

SPRING 2017

Welcome to the Spring Edition of Franklands Village News

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## ‘Church Terrace’ Franklands Village



The four new houses are well on the way to be completed and will be the first since 1935.

We are hoping that the new Tenants will be in their new homes by the end of May 2017.

The address will be 1 – 4 Church Terrace, Franklands Village.

The Four Houses (two 2 bedroom & two 3 bedroom) have been allocated to four families who live in Franklands Village and the families have already been notified of the offer of accommodation.

We are excited to see them complete and cannot wait to see our families moving into their new homes.

The bell and cross which were saved from the church are now sited in the foyer of the village hall together with a plaque denoting their history.

**CONTRARY TO RUMOURS WE ARE NOT BEING TAKEN OVER BY  
AFFINITY SUTTON**



[WWW.operationcrackdown.org](http://WWW.operationcrackdown.org)

### **What is the Crackdown Abandoned Vehicle Scheme ?**

The Abandoned Vehicle Scheme (AVS) is a partnership between:

- Sussex Police
- local authorities (district, county and city councils)
- fire and rescue services

It was created to ensure that vehicles abandoned in Sussex are quickly investigated and removed.

### **What happens when you report an abandoned vehicle?**

When you report an abandoned vehicle:

- The information you provide goes into the AVS computer database at Sussex Police HQ
- The registration number of the vehicle is automatically checked against the Police National Computer (PNC) to find out if it is of interest to the police - for example if it is stolen or has been involved in a crime. If so, Sussex Police will be informed and take action
- If there is no police interest, the vehicle information will be sent to the relevant local authority for investigation. The authority will inspect the vehicle, take photos and make a report, which will be uploaded onto the AVS computer database
- Depending on the condition and location of the vehicle, the local authority will either:
  - write to the registered owner **or** request authorisation from the Police to remove the vehicle
- Sussex Police officer then reviews the evidence and decides if the vehicle can be classified as abandoned (Road Traffic Regulation Act 1984, Removal and Disposal of Vehicle Regulations 1986). If so, the officer will authorise removal by the local authority
- The local authority will arrange for the vehicle to be removed either for storage or disposal each action throughout the whole process will be recorded on the AVS data base

**Franklands Village try and manage the road through the village but we cannot police it. If you are concerned about a vehicle may have been abandoned you can use the Crackdown website to report it to the relevant agencies.**

## Seven Ways to spot a Scam

It can be difficult to spot a scam. Fraudsters are extremely cunning and good at creating convincing scams.

You may avoid falling for scams by asking yourself these seven simple questions. If you answer yes to any of the following, there is a good chance it is a scam.

### 1. Contacted out of the blue?

An unsolicited call can be a sign of being contacted by a company you don't want to deal with. However, companies do sometimes call their customers out of the blue for legitimate reasons. If you are called by a company make sure you do all you can to verify the identity of the caller.

Ask them to give you details that only that company will know, for instance your service contract details, payments details or bank account details. If you are not 100% convinced of the identity of the caller, hang up and contact the company from a different phone.

### 2. Is the deal too good to be true?

Scams will often promise high returns for a very little financial commitment. They may even say that a deal is too good to miss. Use your common sense, if a deal is too good to be true, it inevitably is.

### 3. Asked to share personal details?

Never share your personal details with anyone if you cannot validate who they say they are phishing emails or phone scammers will often try and get valuable personal data from you and they can use this to steal your identity or steal your money.

### 4. Pressured to respond quickly?

Never proceed unless you are absolutely certain your money will be safe. Once you transfer, it may be too late. Scammers will often try to hurry your decision, always take a breath and think things through. A genuine salesman will always give you time and space to make an informed decision, anyone who tries to rush you is not to be trusted.

### 5. Are the contact details vague?

Vague contact details can be a PO box, premium rate number (starting 09) or mobile number. If anything goes wrong it is important you can contact those involved. This will be difficult if you don't have accurate contact information. Premium rate numbers are also a favoured trick to squeeze every penny out of you.

### 6. Grammatical or spelling mistakes?

Legitimate organisations will rarely, if ever, make glaring grammatical or spelling mistakes. Scammers often use bad grammar and spelling to ensure only the most vulnerable people will respond to their messages.

### 7. Are you asked to keep it quiet?

Being asked to keep something quiet should be a RED FLAG.

## RESIDENTS BEWARE THERE ARE THIEVES ABOUT



### SHEDS

Recently there has been a spate of sheds being broken into along with a couple of attempted garage break ins. Fortunately nothing has been stolen, however all tenants are advised that they need to ensure that contents of sheds would need to be included within their household insurance policy.

### GARAGES

In respect of garages these are purely and solely let by the Association for the purpose of keeping a motorised vehicle inside which in turn would need to be covered by the tenants own vehicle insurance. The Association is not liable for any tenants contents contained within their own sheds/garages or garages let by the Association.

**If you see anything suspicious or have had items stolen from your sheds/garages please report this to the police**

### New Man Joins the Maintenance Team

The Association are pleased to welcome Mr Philip Hardy who will be joining the maintenance staff in April. Mr Hardy has worked within the building and maintenance industry for a number of years and brings with him a wealth of experience.

The Maintenance Team will then comprise of Norman Green, Sam Wilcox and Philip Hardy.

### ESTATE OFFICE OPENING HOURS

**OUR OFFICE HOURS ARE  
MONDAY TO FRIDAY  
8AM TO 4PM**

**THE OFFICE WILL BE CLOSED FOR EASTER FROM 4PM  
ON THURSDAY, 13TH APRIL AND REOPEN AT 8AM ON TUESDAY, 18TH  
APRIL 2017**

**IN CASE OF EMERGENCIES OVER THE EASTER PERIOD PLEASE CALL  
THE EMERGENCY NUMBER BELOW**

**EMERGENCY CALL OUT NUMBER IS 077326 75240**

**PLEASE KEEP THIS NUMBER TO HAND AND DO NOT CALL UNLESS IT IS  
AN EMERGENCY**

**(Please see Tenants Handbook for definition of an Emergency)**