

Our service standards

We are committed to making sure that all our homes meet a decent standard. This means your home will be warm, weatherproof and have reasonably modern kitchens and bathrooms.

Ways to contact us:

Blenheim Gardens RMO
24 Prague Place
London SW2 5ED

Phone: 020 7926 0158
Website: www.bgrmo.org.uk
Email: blenheimgardens@lambeth.gov.uk

If you would like this information in large print, Braille, or in another format or language, please phone us on 020 7926 0158.

Español: *Si desea esta información en otro idioma, rogamos nos llame al 020 7926 0158.*

Français: *Si vous souhaitez ces informations dans une autre langue veuillez nous contacter au 020 7926 0158.*

Português: *Se desejar esta informação noutra idioma é favor telefonar para 020 7926 0158.*

Twi: *Se wope saa nkaeboy yi wo kasa foforo mu a fre 020 7926 0158.*

Yoruba: *Tí ẹ ba fẹ imoràn yíí, ní èdè Òmíràn, ẹjọ, ẹ kàn wà l'ágogo 020 7926 0158.*



Blenheim Gardens RMO Guidance Leaflet

Delivering Decent Homes and Capital works



in partnership with



The government has set a challenge to all social landlords to bring all council properties up to 21st Century standards by 2012/13 to meet the government's Decent Homes Standard.

Since 2006, United Residents Housing has taken over responsibility from the council for this programme across four estates, Blenheim Gardens, Roupell Park, Loughborough and Waltham.

What is a 'Decent Home'?

For a home to meet the Decent Homes Standard it should be warm, weatherproof and have reasonably modern facilities. This means the home should:

- Meet the current statutory minimum standard for housing
- Be in a reasonable state of repair
- Have reasonably modern facilities and services
- Provide a reasonable degree of thermal comfort.

What improvements are taking place in my area?

Blenheim Gardens RMO, with funding provided by United Residents Housing from the council, has started to carry out work to the outside of homes, primarily pavement renewals, renewing roofs and some block works.

Blenheim Gardens RMO has also commenced internal work bringing bathrooms and kitchens to the Decent Homes Standard in both empty (void properties) and occupied properties.

Indicative Works Plan for 2009 - 2013

- External Works to complete the pavement upgrades to whole estate
- Internal works-Decent Homes internal works kitchens, bathrooms, front entrance doors and re-wiring on all properties
- Prague Place electrical lateral mains upgrade
- Glanville Road electrical lateral mains upgrade

- Capital grow schemes (turning disused spaces in to vegetables gardens)
- Improve the estate housing bin units
- Complete the estate painting program
- Renew garage doors
- Renew estate pram shed doors
- Renew estate signage
- Improve outlets on property roofs
- Thermal insulate properties
- Complete the central heating programme
- Improve the estate fencing
- Other environmental improvements to be identified by residents

To request any information about planned works on Blenheim Gardens Estate, please email us at:

BlenheimGardens@lambath.gov.uk or telephone the estate office on 020 7926 0158. Alternatively contact United Residents Housing on 020 7733 7964.

Decent Homes in private housing

The Government expects all social housing to reach this standard by 2012/13, and has also set an expectation for properties within the private sector.

Decent Homes programme and home owners

The Decent Homes programme will, in certain cases, affect leasehold properties (and some freeholder properties) on the estate since any works undertaken to both the blocks and the estate will be recharged to them.

For more information on how these works will affect you as a homeowner please telephone United Residents Housing on 020 7733 7964.