



The BGRMO's enhanced mutual exchange scheme

The RMO is keen to have residents on the Blenheim Gardens Estate occupy properties that are suitable to their needs.

The RMO is mindful that we have a number of residents who are under occupying their home, whilst we have many other residents who require additional space.

If you are under occupying your current home, wish to downsize and to remain on the estate, then the RMO may have just the right scheme for you!

Blenheim Gardens RMO will pay you £1000 for each room you vacate, the

removal costs and the dis / reconnection of your cooking appliance.

If for example, you have a 4 bedroom property but your requirement is only a 1 bed; BGRMO will pay you £3,000 PLUS you get to stay on the estate in a property more suitable to your needs.

You will also be supporting other estate families who also wish to stay on the estate but require additional space and helping to create a more

sustainable community that puts local estate residents FIRST.

The RMO has no control whatsoever over the allocation of properties on this estate once they become vacant. These properties are let by Lambeth Council and generally let to residents not on the estate. The enhanced mutual exchange scheme will ensure the RMO has more control over the movement of properties on the estate whilst rewarding those who wish to stay on the estate.

5-A-Side



The Windmill 5-A-Side football tournament in Windmill Gardens.

The footballing event will take place on Saturday June 18th in the Windmill Gardens. The Friends hope to make this event much better than last year as 2016 is the bi-centenary of Brixton Windmill.

There is a limit to the number of teams in each age group and teams will be accepted on a 'strict first come first served basis'.

All completed forms should be sent to Shaun at one.s.wilson@googlemail.com or returned to the RMO

Old history of Blenheim Gardens Estate

The RMO is in the process of developing a archive of changes on Blenheim Gardens Estate over the years.

We are seeking any photos, pictures or videos you may hold of the estate that we can copy and use to develop a portfolio for the estate. If you can assist us, please contact the RMO office

Useful contacts:

RMO office - 020 7926 0158 / 0159

Smith and Byford – boiler repairs - 020 8722 3425

Pestokill - 0800 288 9911

KnK out of hours repair service - 020 8646 9100

Department for Work and Pensions (DWP) - 0843 487 1838

Housing Benefit - 0345 302 2312

Estate Emergencies - 07903 824 072

Safer neighbourhood Police - 020 8649 2032 or email:

BrixtonHill.SNT@met.police.uk

Age UK - 0800 00 99 66

NHS health advice - 111

Seldoc Patient Line - 020 8693 9066

Lambeth call centre - 020 7926 1000

Wates works - Helen Lawrence, Project Support Officer at Lambeth Council

•Email: HLawrence@lambeth.gov.uk

•Tel: 020 7926 9731 or 020 7926 8144

Table Tennis in the Hub..



The RMO is pleased to confirm that Table Tennis sessions are available in the Community Hub, 23 Prague Place, SW2 5ED each 2nd, 3rd and 4th Thursday of the month from 7 pm

All levels and abilities are welcome. Just turn up and play!

The activity is being delivered by Charles Felix and is open to all residents

DATES FOR YOUR DIARY

*Weds 15th June

Trip to Brighton with the Clapham Youth Centre - £7 charge

Sat 18th June between 10 – 2 pm

Football Tournament in the windmill park

Tues 28th June between 7 – 9 pm

RMOs general meeting

Sun 26th June

Windmill annual festival between 2-5 pm in the windmill gardens

*Weds 13th July

Picnic to Wey Island with the Clapham Youth Centre - £5 charge

Sun 24th July between 11 – 4 pm

RMOs community fun day – Celebrating 15 years of Resident Management

Sun 14th August

Art in the Park between 2 – 5 pm

Each Weds between 9.30 – 11 am

LHS drop in session with Helen Lawrence from Lambeth Council

Each Monday between 11 – 1 pm

Mature residents coffee morning

RMO board meeting

1st Weds of each month between 7 – 9 pm. Part A of the meeting is open to all residents

Each Monday and Tuesday 4.45 – 7.00 pm

Children's study support group (term times only)

Please be reminded that Pestokill are on site| every other Thursday

*These events are for mature residents only

Repairs responsibilities

Who's responsible for what?...

Repair Discription	RMOs	Yours	Council's	Comments
Asbestos removal			X	
Bath / Basin / Sink Plug		X		
Bath panel		X		
Block decorations	X		X	Subject to funding
Blocked bath or W/C	X			
Blocked kitchen sink		X		House only
Blocked outlet on private balcony		X		
Boiler renewal	X			
Boiler repairs	X			
Broken glass in property		X		Unless a result of a crime
Broken private balcony glass		X		
Burst pipe	X			
Cooker connection		X		
Cracked plaster		X		
Curtain rails		X		
Damaged walkway			X	
Decorations		X		
Disablement repairs			X	
Dripping taps		X		
Electrical fitting	X			Maybe recharged if damaged by you
Estate lighting	X			
Fences, gates and garden walls		X		
Flooring		X		
Garage door renewal	X			
Garage repairs		X		
Garden maintenance		X		
Internal doors		X		
Kitchen units	X			Unless damaged by you
Leaks	X			
Letter box, bell or number		X		
Light bulbs		X		
Loss of electrical power	X			
Lost keys		X		
New windows			X	
Roof renewal			X	
Roof repairs	X			
Sheds		X		
Shelving		X		
Skirting		X		
Sky light renewals			X	
Structural repairs			X	
Telephone lines		X		
Toilet not working	X			
Toilet seat		X		
Tree maintenance		X	X	
TV / Sky aerial		X		
Wall and floor tiles		X		
Washing machine connection		X		
Window repairs	X			

Catering service

The Good News Food project is pleased to confirm that it is able to provide a catering service to local residents at a discounted rate.

- Weddings
- Wakes
- Christenings
- Party's
- BBQ's
- Cakes

You name the event and the Good News Food Project has a menu for it!

Please contact Michael Umekew, founder of the Good News Food Project, on tel: 07941 580 372 to discuss your requirements.

The Good News Food project is a charity organisation with the aim of feeding the homeless in and around Lambeth.

Skylight replacements

The RMO is pleased to confirm that Lambeth Council have finally accepted liability for the renewal of skylights on this estate and has provided a limited amount of funding to exchange 23. Phase 1 of the project is to commence in the coming months.

If you have an issue with the skylight in your property, please contact the RMO office on 020 7926 0158 to ensure it is placed on future replacement programs.

Ramilles Close – water works

Lambeth Council have undertaken water containment works in Ramilles Close. Water in this area has been an ongoing issue for many years. The RMO remains in discussion with the Council on the work that we feel should have been incorporated in this project such as isolating all the leaks in this area, the repairing / removal of the broken ARCO drains situated in front of the parking bays that were installed by United Residents Housing in 2012 and developing a management plan for the trees in the park. The RMO will keep you posted on our progress. 50% of the work costs will again be recharged to estate homeowners so it is important that the Council finally get the works right this time to avoid any future costs being incurred.

Estate improvements– have your say!

The RMO board is always keen to update its list of estate improvements that can be undertaken using money generated by the RMO over the last 15 years. The improvements undertaken previously have included:

- The re-development of the mall area,
- The conversion of a former betting shop in Prague Place into a community facility
- The introduction of scooter barriers
- The painting of blocks and the estate barriers
- The renewal of front entrance doors; pram shed and garage doors to improve security and the appearance of the estate
- The upgrading of the estate signage
- Painting of estate road lines and parking facilities including the introduction of disabled / motor cycle bays
- The introduction of CCTV
- Renewed and repaired private fences and walls (which are tenants responsibility)
- Improved the estate gardens
- Introduced bin housing units and increased recycling opportunities
- Introduced bike points in 2 blocks
- Introduced activities and events for local residents such as study support group, community fun days, out of terms activities for children, play scheme, estate football team, community growing garden and so on.

Do you have any further suggestions on what the RMO can do to improve the estate and its facilities further? If you do, we would like to hear your views. Please contact the RMO on 020 7926 0158 or email blenheimgardens@lambeth.gov.uk

Fire safety...

What should you do if the fire is not in your flat?

“Stay Put” – is generally best. Because of the size and layout of blocks of flats you probably won’t know there is a fire in another flat in your building. Flats are designed to be fire-resistant containers, joined together to make a block of flats. This means the fire should stay in one flat long enough for the fire brigade to arrive and put out the fire before it spreads to any other flat.

The RMOs “Stay Put” policy asks residents to stay safely in their flat if they are not directly affected by the fire.

If you feel threatened, can see or smell smoke or feel heat from a fire in another flat you should leave your flat and leave the building via the fire escape route if it is safe to do so. Do not “Stay Put”.

Please ensure the smoke alarm in your flat is working correctly and keep the route of escape from front entrance door to the rear balcony door clear at all times.



BGRMOs feedback from its review of services by Lambeth Council

‘BGRMO is a very well-run TMO. Staff and Board members are both committed to making the TMO a success.

Among other achievements the Client team would like to highlight the excellent work done around Rent and Service charge collection, the prompt response to all queries (including any complaints or Member enquiries) and the excellent void turnaround time. BGRMO has also had to devote considerable resources to dealing with issues brought up by the LHS work which is not an area covered by their Management agreement.

BGRMO staff also attends Managers meetings along with training / scoping seminars (e.g. the recent review of Voids processes), actively contributing to Council activities. The Estate Officer is a Northgate champion, assisting Officers at other TMOs where necessary. On the community side, BGRMO has set up a Community hub which is used by a wide range of groups. A number of initiatives e.g. the after school club and local gardening, have been taken up by other TMOs.

As well as providing a very good service to its residents BGRMO have also built up sizable reserves and is currently in the process of looking at stock options for the future which they are keeping the council updated on’

Lambeth TMO Client Team

Keep up the good work team BGRMO!

The Housing and Planning Bill 2016 – Our summary..

The Housing and Planning bill completed its journey through the House of Commons and House of Lords on 11 May. It received Royal Assent on 12 May. The final version of the bill will be available shortly.

During the debates peers in the House of Lords made the following amendments which were later rejected by MPs in the House of Commons:-

1. Starter Homes – Councils should be able to decide the mix of Starter Homes locally.
2. Starter Homes – Buyers should be forced to repay a percentage of Starter Home discount if the home is sold within 20 years.
3. Pay to Stay – Pay to Stay should be voluntary for local authorities.
4. Pay to Stay – The Pay to Stay threshold should be increased to £50,000 in London, and £40,000 in the rest of the country.
5. Affordable housing development – developers should be required to contribute affordable housing on sites of ten homes or less.
6. Sale of “higher value” council owned homes – councils should be able to keep some of the payment which they receive from the sale of “higher value” council-owned homes in order to replace the council home with a “like-for-like” property.

The government did make concessions upon the following:-

Starter Homes:-

- The government has conceded that the Starter Home discount repayment can be reduced “according to the length of time since the dwelling was first sold to a qualifying first-time buyer.”
- The government will stop an owner of a Starter Home from selling the property “within a specified period” unless the property is sold to a first-time buyer at a discount.
- Ministers have said that they would be willing to extend the Starter Home period from five years to eight years, following lender concern.

Lifetime tenancies:

- The government will allow social landlords to offer new tenancies of up to ten years, rather than five.
- The government is considering exemptions for people with disabilities.
- The government will allow families with children under nine years old to have a tenancy that lasts until the child’s 19th birthday.

Pay to Stay:

- Only taxable income will be assessed.
- The taper will decrease to 15p in the pound rather than 20p as previously proposed by the government.
- The thresholds will be reviewed and “uprated” annually to make sure they are in line with the Consumer Price Index.

Sales of high/higher value council stock:

- The government has put forward an amendment to ensure the one-for-one replacement of high value council homes sold to fund the Right to Buy extension. The amendment requires councils outside London to replace homes sold “with at least one new affordable home”. The bill also requires Greater London councils to provide two homes for every one sold.
- The government has agreed that rules on council home sales to fund the Right to Buy extension will be decided by Parliament instead of ministers alone. Regulations setting out the definition of high value homes will now be subject to “affirmative approval”, meaning that both Houses of Parliament will be able to vote on them.

Watch this space...

Community Gardens Project - Information Table

In preparation for the development of the Community Gardens between Ramiles Close and Blenheim Gardens using funding from Tesco's 'Bags of Help Scheme', Progress gardener Simon Gharthey, will be hosting an information table on Sunday 12th June between 11.00 - 1.30 pm outside the Londis store in Prague Place, SW2.

Come along to the session and find out about the RMOs plans for this area, and the many opportunities available to you to become involved in building and sustaining the project.

Free herbs and seeds will be provided.

For more information regarding the Community Gardens project please contact the BGRMO on 020 7926 0158, Simon on 0753 307 6334 or email Blenheimgardens@lambeth.gov.uk

FREE GARDENING SESSIONS
BLENHEIM ESTATE COMMUNITY GARDEN
FOR ALL AGES & LEVELS

For more information regarding the community garden project including future gardening sessions please contact us with the details below

Find us on the meadow area between Ramiles Close and Blenheim Gardens

Come and garden with us and make a big difference in your community!
Únete a nuestro urbano y participa en la mejora de nuestra comunidad!
Venha com a gente ao jardim e ajude a fazer uma grande diferença em sua comunidade!
Venez jardiner avec nous et ayez un impact positif sur votre communauté!

نحن نلتف وتبنيمة التخللق معاً لتجعل فرقاً ايجابياً في حياتنا

Simon Gharthey 07533 076334 progress@gmail.com
Danny Hawcroft 020 7926 0158 dhawcroft@lambeth.gov.uk

Logos: Progress, LY London Youth, CEEL, Blenheim Gardens RMO



When: Sun, 24th July 2016
Where: The Meadow Area
Time: 11am - 4pm



The Summer Inter-TMO FOOTBALL Tournament 2016

Boys & Girls Under 12s, 15s, 18s

Where? Ferndale Sports Centre
When? FRIDAY, 29 JULY
Time: 12 TO 5pm

For More Information @ THE HOUSING OFFICE or CONTACT: Christian 07786 178 851 (m) or email: COMMUNITYTMO@LONDON.GOV.UK

Logos: CEEL, Housing Office, and other community organizations.



NEED TO MOVE? HOMEFINDER UK MAY HAVE ALREADY FOUND THE HOME FOR YOU!



HomefinderUK is a national mobility scheme that helps people to find alternative places to live. Do you want to move further afield – perhaps to take a better job or to be nearer family – or maybe to secure a more permanent tenancy, or because the rent is more affordable (especially for existing tenants if the new home has fewer bedrooms than their current one)? Lambeth Council has joined the scheme in order to give you greater choice over where you live and more opportunity to find homes the right size, in the right location and at the right rent for you.

HomefinderUK makes properties from across the UK available to all social tenants and households placed in temporary accommodation. To access the scheme you need to register at www.homefinderuk.org. Once you have done this your landlord will be asked to confirm your details before you are issued with a User ID and Password. When you receive these you will be able to bid for any properties that you are interested in! HomefinderUK advertises wheelchair accessible properties and sheltered housing across the UK as well!



CURRENTLY 200 IMMEDIATELY AVAILABLE SOCIAL HOUSING HOMES ACROSS THE UK!



If you wish to move to a particular area but cannot see any properties that meet your requirements then you can contact HomefinderUK by emailing: homefinderuk@homeconnections.com. They will then contact landlords in that area to try and find you a suitable home. You will also be able to see all of your mutual exchange opportunities through the House Exchange service. House Exchange work in partnership with HomefinderUK and by registering on Homefinder you can now access House Exchange free of charge too.

ARE YOU IN TEMPORARY ACCOMMODATION?

HomefinderUK is the first National Mobility Scheme that gives access to households in temporary accommodation and homeless applicants to bid for immediately available social housing properties anywhere in the UK! HomefinderUK has helped many applicants find secured accommodation. Have a look at case studies of people that used this service and moved to permanent housing on www.homefinderuk.org



INTERESTED? FIND OUT MORE

To find out more about the scheme you should contact HomefinderUK by emailing: homefinderuk@homeconnections.com or by calling 02076199705. You can also find them on Facebook/YouTube: Homefinder UK and Twitter: @homefinderuk