

BLenheim GARDENS RMO NOTICE OF GENERAL MEETING

**Tuesday 26th February 2019
7.00 – 8.30 P.M.**

**At
23 Prague Place
Blenheim Gardens Estate, SW2 5ED
(The Community Hub)**

AGENDA

- 1. Minutes of previous meeting hosted on 18.09.18**
- 2. Matters arising from minutes**
- 3. Action points from previous meeting**
- 4. The Role of the LBL TMO client team – Idham Ramadi
Contract Performance Officer**
- 5. Resident Involvement Program – A review of activities and
plans for 2019 - Christian Johnson (Executive Director); CEF
Lyncx**
- 6. RMOs budget for 2019/2020**
- 7. RMOs Performance report – For Information**
- 8. RMOs Resident Involvement Compact – For Information**
- 9. Any other general business**

ALL RESIDENTS WELCOME

Refreshments will be provided

Did you know?...

Parents with children under 12 years of age are able to claim expenses to cover child care whilst they attend a RMO general meeting.

The RMO will cover the costs of £9.00 per hour, per child, for the maximum of 2 hours. The child needs to be registered as living on the estate, with no other adult listed as living at the address. A receipt / invoice needs to be provided. If another adult is listed at the address and they also attend the meeting, a claim can be made. If you would like this information in large print, in Braille, or in another format or language, please contact us on 020 7926 0158.

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

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

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

**Blenheim Gardens
General Meeting Following the AGM
Held on Tuesday 18th September 2018,
7.30pm at
The Community Hub, 23 Prague Place,
Blenheim Gardens Estate, London SW2 5ED**

Present: Please see sign-in sheet

Board members: Eamon Maguire (Chair) Martin Cherry, Maud Simmonds, Annie Jones, Gina Filose, Gregg Furlong, Tom Crouch, Barry Rowland, Pat Prendergast, Sally Champion, Maureen Champion, Diana Thompson.

In attendance: Danny Howcroft (DH - Estate Director), Neil Purvis (NP – Open Communities), Idham Ramadi (performance officer - Lambeth Client Team).

Board members apologies: Erin Gill, Anton Manickam

1. Minutes of previous meeting (24.4.18)

Minutes agreed as a true and accurate record of the meeting held (EM signed).

2. Business plan

The RMOs business plan is finalised and Included in pack of papers for tonight's meeting. Further copies are available on line and from the RMO office.

3. Estate Warden Service – review

3.1 DH informed all that the service will end and thanked everyone who completed a survey form. The service will end on 3.10.18. One resident asked why BGRMO residents had to pay for the service. It was felt that the wardens were not visible, and payments differed according to size of properties. All this seemed unfair. DH noted costs were based on the council's method of recharging. It was felt the wardens did not make much difference. Julie also felt that the wardens were not much of a deterrent. When contacted about loud music, the wardens asked what were they supposed to do about. Also, the wardens appeared unconcerned when a man was attacked (the police attended that incident). Gary asked if the effect of having wardens could be quantified. A resident who lived near the stairwells noted seeing wardens but felt it was useful to know what their 'remit' was. The Nightguard representative – Dave Charney - was introduced by DH. Dave explained that wardens patrol 3 nights a week and compile reports on all incidents for the RMO.

3.2 Regarding parties and loud music, wardens do attend and inform culprits that it is a possible breach of tenancy. Such encounters can be confrontational and often the police are not willing to attend. It would be up to the RMO to follow up things with residents. Regarding the recent 'rave' on Blenheim Gardens the police came when called but also left too. Julie noted the wardens were reluctant to speak to groups of youths. Dave also noted that vehicle registration numbers were forwarded to the police, in relation to sex working

and other criminal activities seen. A resident relayed how a rather frightening person (female) was walking through the estate near Praque Place. Another resident wondered whether increased CCTV would be a better option. EM noted that this was also mentioned in the survey.

A resident relayed how her partner's car was broken into. The nearby shop's CCTV captured the incident but there has been no update since. EM noted the office can do certain things to make residents feel safer but this would not include undertaking police work. The reality is, the police force has seen lots of cuts. Another resident wondered if the cladding around stairwells and underpasses could be removed. Dave noted that police respond quicker if the wardens caught and detained a suspect. This occurred once on the estate. Residents can email Nightguard directly too, as people may not be willing to have direct conversations with the wardens. An estate in Tooting had similar problems and due to the warden service, the issues have ceased (i.e. shifted to other areas). Dates when wardens patrol can be changed discreetly too. Gina wondered if the scheme could continue with collated evidence. DH noted there will be a feasibility study to increase CCTV. One question is, do residents wish to extend the warden service which is scheduled to end on 7.10.18.

Regarding vote taken to discontinue warden service, perhaps there could be consideration for contacting another company. It seems Nightguard had performance issues.

Vote – to end service on 2.10.18 – 10 persons in favour (majority). Vote - to continue trial service – 7 persons in favour. Dave left at 8pm. Service will be discontinued.

4. Residents views are invited on the installation of electric vehicle charge points

Tom led the discussion. Electric vehicles will be popular in a few years' time (others agreed). VAT costs of £2k per year can be reclaimed by the RMO. Residents will need to purchase top up cards. Proposal is likely to be installation of 4 charge points on the estate. DH noted there was consideration to create a parking bay in Ramilles Close. A phased approach will be taken. Gina wondered if it would be possible to quantify the usage. Julie asked if non-residents could drive in and use the points. It was best to keep the design simple.

Vote – to install electric charge points in principle – 11 against, 7 in favour. Proposal will be discontinued.

5. Residents view are invited on the installation of security gates to estate blocks.

Estate lighting, CCTV and estate boundaries (subject to wider permissions being provided) may all be paid for from the surplus fund. Question is, should communal doors be added as well. One resident relayed how a sex worker's face was slashed with a knife by another sex worker. The stairwells were the worst spots on Blenheim Gardens. Another resident noted she was not shy to confront antisocial behaviour – for instance if she sees someone spitting in public. Someone was seen excreting in public too. EM noted security gates can create enclosed spots for antisocial acts. Tom felt security of stairwell areas should be prioritised, given concerns expressed at tonight's meeting. **Vote – to include doors in the feasibility**

study – 21 in favour (unanimously agreed). Vote – to potentially redesign blocks and improve security – 21 in favour (unanimously agreed). *This is to be added to the feasibility study.*

6. Performance report

EM noted there were no serious areas of concern. Report period covered is to end of August 2018. All service areas were green meaning the RMO was hitting its targets.

7. Garden kitchen proposal

7.1 Simon Ghartey gave an update. The quality of food grown is excellent. There is a core group of people and many have been involved with the scheme long term. The fenced garden looks very good and attracts visitors from across London. It would be good to try and expand the work done; perhaps to include decorative plants and other features. There is a proposal to build a fixture – an outdoor kitchen – where food could be prepared. Simon will email diagrams of the proposal to DH. The fixture is a frame with hob oven attached. The area will be fenced off too. In terms of size, height is 3m and width around 3m, and about 4m in length. Proposed spot is the triangle area and it could bring some revenue to the estate (i.e. by hiring out the fixture). Hob ovens can be used for baking bread and pizzas.

7.2 Another idea is to not use the other triangle space and create a square. The path in between the 2 triangles is not necessary. A resident felt Simon had done a great job with the gardening scheme; it really brings people together. EM suggested that persons interested in the project pass their contact details to Simon.

7.3 Simon noted he was keen to get residents' feedback. Julie wondered if the homework club's children and young persons could have access. EM felt it was a great idea but had some concern with having an open structure. Simon noted the garden was currently enclosed. The garden was not cleaned up after the recent rave; yet bottles of alcohol have never been seen there. **By show of hands majority of residents favoured Simon's proposal (one objection).** Simon felt having a focus group to take things forward would be a good idea and others agreed. Simon will attend the board meeting in Oct to discuss further.

8. Any Other Business

- On Wednesday there will be a recruitment day in the Community hub by Howdens.
- Study support group has commenced. Julie informed all that she has started a Saturday club for children aged 5 to 11. The group will take children to Brockwell Park and on a few other outings.
- Julie felt having one visitor's permit per household was limiting.
- Tom D was welcomed by DH as a new RMO shareholder.

9.1 Questions

- All CCTV working? EM stated there were but the position of cameras could be an issue. DH noted that coverage depended on where cameras faced. Initial proposal was to cover the estate entrances and exits only. There are set cameras and a rotating one (PTZ).
- EM noted there could be enquiries about bike hangers. Bike theft is a common occurrence in London, unfortunately.
- Barry expressed concern about piles of rubbish near the school. DH confirmed this had been raised with the Council.

EM closed the meeting at 8.35pm