



Study Support Schooling Programmes (S3P)
At Blenheim Gardens Community Hub, 23 Prague Place SW2 5ED
Year 4; 5; 6 & 7++++ pupils

Info	Dates
TERM 1	Monday 11 Sept. & Tuesday 12 Sept.
Finish Date	Monday 16 Oct & Tuesday 17 Oct.
Half-Term	Monday 23 Oct to Friday 27 Oct
TERM 2	Monday 30 Oct. & Tuesday 31 Oct.
Finish Date	Monday 11 Dec. & Tuesday 12 Dec
Christmas	Monday 18 Dec. to Friday 06 Jan 2018
TERM 3	Monday 08 Jan & Tuesday 09 Jan
Finish Date	Monday 05 Feb. & Tuesday 06 Feb.
Half Term	Monday 12 Feb. to Friday 16 Feb.
TERM 4	Monday 19 Feb. & Tuesday 20 Feb.
Finish Date	Monday 27 Mar. & Tuesday 28 Mar.
Easter	Friday 30 March. to Friday 14 April
TERM 5	Mon 16 Apr & Tuesday 17 Apr
Finish Date	Monday 21 May & Tuesday 22 May
Half-Term	Monday 28 May to Friday 01 June
TERM 6	Monday 04 Jun & Tuesday 05 Jun
Finish Date	Monday 09 July & Tuesday 10 July
Summer	Monday 23 July to 07 Friday Sept. 2018

Garage & pram shed inspections

The RMO is continuing with its routine inspections of garages and pram sheds to ensure they are being used correctly.

Users of these facilities will be sent a letter for the RMO to undertake an inspection. If no access is provided, a notice to quit will be served and the facility will be repossessed.

Users of garages and pram sheds are reminded not to store any flammable items. Such items include but are not exclusive to paint, petrol, clothing, oil, paper, sofa's, mattresses and so on. If you are not sure if an item can be stored, please ask a member of the RMO team.

The RMO has a number of garages available to rent. Please contact the RMO office for more details

Surplus Spending: The Results!

Thank you to everyone who returned their surplus spending surveys. The results are now in!

The main concern of residents on the estate seems to be security. Installing additional CCTV, improving the estate lighting and erecting estate boundaries were voted top priorities. Here is the top 5 ideas as voted by Blenheim Garden Estate residents.

- 1.To install additional CCTV systems to improve coverage
2. To upgrade and improve estate communal lighting
- 3.To erect estate boundaries to increase security
- 4.To investigate the possibility of installing solar panels
- 5.To decorate blocks and the estate

The above will be discussed at the RMO general meeting on 24th April 2018.

Stay warm & well this winter!

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www.repowering.org.uk



Diversity and accessibility

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.

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

Português: Se desejar esta informação noutro idioma é favor telefonar para 020 7926 0158

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

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

The Blenheim BULLETIN

APRIL 2018



Calling all landlords... Gas Safety

If you are renting out your property, you are a landlord. As part of the landlords obligation, you have a statutory duty to ensure the gas boiler in your property is serviced every 12 months; you are also required to provide your tenants with a valid gas safety certificate.

The RMO is undertaking an audit of this matter to ensure compliance and we are requesting that a copy of the most recent gas service certificate is provided for our records.

If you have not undertaken a service of the gas appliance in your rented out property in the previous 12 months, the RMO can support the completion of the same on a recharge basis, by a registered gas safety engineer.



Should you have any questions regarding this matter, please contact the RMO office on 020 7 926 0158

Aids & Adaptations repairs

Blenheim Gardens RMO is pleased to announce that we have agreed with Lambeth Council to take on the responsive repairs associated with aids and adaptations. The type of work may include repairs to wetrooms and stair lifts installed by the Council. If you require a repair from the 2nd April 2018, please contact the RMO office on 020 7926 0158 or email blenheimgardens@lambeth.gov.uk

The Council will remain responsible for undertaking care assessments and renewing appliances that are beyond repair.

The RMO is updating its database on aids and adaptations appliances in our managed properties. If you have any in your home, such as a wetroom, stair lift, grab rail, entrance ramp and so on, please contact the RMO office so we can update our records – thank you!

Dates for your diary...

RMO board meetings

First weds of each month at 7 pm. Part A of the board meetings are open to all estate residents.

Finance meetings

Last Monday of each month at 1 pm. This meeting is open to all estate residents.

General meeting

Tuesday 24th April at 7 pm. This meeting is open to all estate residents.

Mature residents coffee meeting

Each Monday at 11 am

Youth Forum

Second Thursday of each month at 5 pm. This meeting is open to all estate residents.

The above meetings take place in the community hub, 23 Prague Place, SW2 5ED

WANTED!

Children's books, toys and summer clothes wanted (age 0-5 years) for donation to an overseas project.



Please contact Beatrice on 0795 651 5857 with any donations that you may have. Thank you

Gas Servicing

Should you experience problems with either your heating and hot water system or wish to have your system serviced, Smith and Byford can be contacted 24-hours a day, seven days a week, on 020 8722 3436 or Freephone 0800 091 2140 do not wait for the estate office to be open.



LHS works update..

After very lengthy negotiations we are at long last able to announce that we have reached an agreement with the Council to ensure that any defects arising from the works carried out to your home by Wates are rectified.

The works undertaken by Wate's may have included a new kitchen, bathroom and or electrical rewiring.

The RMO is arranging inspections to determine the quality of works completed and if any rectification works are required.

The identified works will be completed by Mears.

The inspections will be undertaken by:

- A representative of the RMO
- A representative of the Council
- A representative of Mears

The survey will take no longer than 30 minutes.

Please contact the RMO office on 020 7926 0158 or email blenheimgardens@lambeth.gov.uk to arrange an inspection if you have not received a letter from us already. If you have already arranged an inspection date, thank you.

If there are particular issues affecting your home as a result of the works please make sure you tell the inspection team.

We know that this has been a frustrating time for many of you but this is now our chance to sort this once and for all. However we need to emphasise that this is the **only** opportunity we will have to deal with these problems and we will therefore need your co-operation in allowing us to do the work. Thank you.



Merry Christmas!

We hope the estate residents who attended the Christmas party in the windmill gardens had a great time.

Photograph: Jeff Thomas



Estate improvements

Blenheim Gardens RMO, using funding from the One Stop Shop, has introduced a number of growing flower beds under the stairwells in Glanville Road.

The new flowerbeds will be monitored and maintained by Progress gardener, Mr Simon Gharthey. If any estate residents are keen to support Simon and the RMO in maintaining the new beds, please contact us.



Windmill Gardens news

New Education Centre

2018 is going to be an exciting year in Windmill Gardens. In the next two months Lambeth Council will start construction work will start on a new education centre at Brixton Windmill. The new centre will be leased to the Friends of Windmill Gardens (FoWG) to manage. The council is paying for the building but all running costs will be the responsibility of the Friends who have to sign a Community Service Agreement.

To prepare for this the Friends recently became a Charitable Incorporated Organisation with voting members other than its Charity Trustees so that our trustees – all volunteers – are personally protected, can sign the lease and employ staff in the future.

You can see from the plans and drawings of the new centre that it will be a great asset to the park and to our neighbourhood. The building, designed by Squire and Partners, provides a multi-purpose space perfect for school groups to use when they visit the windmill. We hope that on weekends in the summer when the windmill is open we can offer a pop up café and whenever the building is open to the public there will be toilets available for park users.

The building includes a kitchen large enough to organise baking and cooking classes for adults as well as families and children. The main room in the new building will double up as the Brixton Windmill visitor centre and can be hired by local groups.

FoWG hope to sign the lease in December to start delivering a new schools education programme in 2019. But before that we have to furnish the building. We estimate that this will cost £29k. FoWG will be launching an appeal to raise this money from local people, grant funders and local businesses. So watch this space!

Preparing for the new building means recruiting more volunteers and training them to take on the new responsibility of managing the centre. Our regular programme of guided tours of the windmill continues on the second weekend of every month from April to October but we will be organising fewer community events in the park during 2018.

On May 7, bank holiday Monday, we'll organise our annual Beer and Bread Festival and on July 15 we will have a bigger and better Art in the Park event for local families. Then on Sunday December 16 Santa will once again be at Brixton Windmill and we hope to collaborate with BGRMO to make this, the first community event delivered at the new Windmill Centre, a great success.

To make our plans for 2018 a success we need more volunteers. If you would like to volunteer let us know email info@brixtonwindmill.org.uk or phone 07587170029



Plans for the Park

Lambeth Landscapes (the council's parks department) have been managing the park for over a year after the council's contact with Veolia ended. They are slowly making improvements and this summer will have more workers available to maintain all the open spaces in the borough. We have discussed with them improvements we would like made in the park.

We need more facilities in the park for our young people including better play equipment, an open-air gym and if possible an all-weather games area. FoWG has already secured a grant of £10k to ensure the area around the new building is repaired and improved once construction work ends. We have long term plans to work with BGRMO and others to raise the money to make Windmill Gardens a better space for all. You can read about this in the Council's management plan for Windmill Gardens on our website. The management plan is a working document and we hope that BGRMO residents will help us improve and implement the plan.

Brixton Windmill repairs

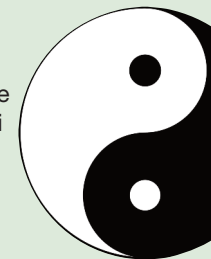
You will have noticed that Brixton Windmill has been railed off for the last couple of months. This is because urgent work is needed on the sails. Soon they will be removed and taken to Reading to be repaired and painted. Some work will also be done to sort out the drainage behind the windmill so that serious damp inside the windmill's brick tower can be addressed.

Tai Chi on Saturdays

Following a very successful year when FoWG delivered 45 free Tai Chi sessions in Windmill Gardens the grant that paid for the teachers ended last December. But Tai Chi continues every Saturday morning for one hour starting at 11am.

We now ask participants to make a small donation towards the cost of our teachers £3 if you are working or £1 unwaged.

Tai Chi which provides gentle coordinated breathing exercise is recommended for improving both physical and mental well-being. We exercise in the open air and our group is very friendly. Why not come along and join in!



Fire Action Advice for Flats

The following evacuation plans have been developed in the event of a fire on this estate. The Fire plan adopted will depend on where you live.

If you live in a flat in the following areas:

Blenheim Gardens

Glanville Road

Prague Place

The fire advice is to 'stay put'. This means that unless the fire is in your flat you should stay in your flat. If there is a need to evacuate the Fire Service will supervise this. If the fire is in your flat, then get out immediately taking all other occupants with you, then telephone 999.

If you live in a flat in **Ramilles Close**, the fire advice is to 'evacuate' the building. Do not return to your flat unless you are told it is safe to do so by the fire service.

Please also ensure you do not leave any belongings in the communal walkways including by the bin areas.

The RMO operates a bulk furniture collection service and this is collected each Monday, Wednesday and Friday.

There are storage cages for furniture situated in Blenheim Gardens (rear of car park), Ramilles Close (by entrance ramp) and in Prague Place (next to garage number 40). The RMO also provides a secure storage area in Glanville Road (garage 38). Please ensure you use the estate secure facilities as oppose to dumping under the stairwells. The stairwells are fire exits.

The fire risk assessments, completed by Lambeth Council, for each of the estate blocks are available on request from the RMO.

What can I do to keep my building safe from fire?

The blocks are designed so that each flat is a compartment and will keep that fire from spreading to a neighbouring flat. In order to keep everyone safe please follow these simple rules:

- Keep common areas clear so that should residents need to escape a fire in an emergency, or firefighters need to enter the building, they are able to do so. The removal of all items from the escape routes will help to guarantee sources of fuel or trip hazards are eliminated
- Where your kitchen door is fitted with a self-closing device, do not remove it. If it is faulty please report it on 020 7926 0158. This ensures a fire is contained.
- Report any fire safety defects such as a fire door not closing properly to the RMO on 020 7926 0158.
- keep your internal doors shut at night. Any door will keep a fire in a room whilst you make your escape from your home
- Do not store white goods such as fridges, freezers, washing machines etc. in your hallway at home. Do not charge electrical items in this area, particularly while you are asleep.
- Please be careful if you use candles or tea-lights, this is a very common cause of fires at home. Ensure that you never leave a burning candle unattended.
- If you smoke, please make sure you extinguish cigarettes properly.
- Do not overload electrical sockets
- Test your smoke detectors weekly. If you do not have a smoke detector you may contact the London Fire Brigade on 0800 028 4428. They will fit a free smoke detector and give you home fire safety advice.
- Do not park your vehicle where it is likely to prevent easy access for a fire engine to your home or on to the estate.
- Take your rubbish directly to the bins provided. Do not leave rubbish in the communal areas or outside the building where it can be subject to arson. Don't dump it, bin it!
- Use the estate bulk waste facilities to remove larger items and don't dump under the stair wells.
- Do not store furniture on the rear balcony and keep combustibles to an absolute minimum.
- Contact the RMO office if you wish to raise any fire related issues or attend estate general meetings.

Help and support is at hand...

Are you in receipt of universal credit?

Are you about to apply for universal credit?

Are you waiting for your first universal credit payment?

Please contact the estate office on 020 7926 0158 to confirm if you have not already done so.

Waiting for the first UC payment?

Although waiting days for the claim has been abolished, UC claimants will still have to wait five weeks or more to receive their first payment. This delay can often cause severe financial pressure and rent arrears. However, you can apply for advance payments of up to one month's entitlement from DWP by telephoning 0800 328 9344.

Please note that advanced payment are discretionary, interest-free and must be repaid over a period of up to 12 months.

Need help with making a claim?

St Luke's Digi-buddies offers a drop-in session each Friday between 10am-1pm.

St Luke's can help with:

Help to apply for Universal Credits

Help to manage Universal Credit claims

Free use of phone

General help with using the computer and getting online

Help with looking for work and applying for jobs

St Luke's is based at 25A Wincott Street, London, SE11 4NT Tel. 020 3242 0954

Hardship Payment

You can request for hardship payment from DWP by calling 0800 328 5644

Lambeth Emergency Support scheme

Need emergency help with food, fuel, furniture and or removals?

Please visit www.lambeth.gov.uk/benefits-and-Council-tax/housing-benefit/apply-for-emergency-support

Blenheim Gardens RMO is an authorised distributor of FOODBANK vouchers. Please contact the RMO office for more details on this scheme.

Free money advice

Every Pound Counts

Free benefit advice for specific vulnerable group such as:

- people with disabilities
- people with sensory impairments
- people experiencing long term ill health
- carers
- people caring for a disabled child or a child with significant long term ill health
- people receiving treatment support from Lambeth Drug & Alcohol Treatment services

Every Pound Counts can be contacted on 020 7926 5555 or via email everypoundcounts@lambeth.gov.uk

Local support with budgeting and online claims can be obtained from Advising Communities between 10am-2pm at the the following venues

- Kennington Job Centre Plus - Mon
- Streatham Job Centre Plus - Tuesday
- Olive Morris House - Thurs and Fri (except 1st Thursday and 3rd Friday)

Free Computer training for Lambeth residents can be obtained at Brixton library on a Monday and Friday.

The program is provided by Lambeth Digital Champions and can help you and your family improve your computer skills and get online. This is free training and can help with

- IT skills
- How to use the internet to manage bills or claim benefits
- How to set up an email account
- How to search the internet to look for information or jobs

You can book a place via <http://digichamps.co.uk/>

Having problems with your smoke alarms?



If any of your alarm devices such as a smoke or carbon monoxide start to bleep, it maybe because the battery needs changing. This will also be the case even if the alarm is wired. The battery operates as a backup in the event of a power cut. Consumable items such as batteries are your responsible to change. If you have changed the battery and the device continues to bleep, please contact the estate office since there may be a fault with the device. If the RMO contractor attends to your property and the device fault relates to the battery, you will be recharged for the work. Please check the battery first.

If you would like to be shown how to change the batteries in these devices, the RMO will be soon hosting a workshop. Please contact the RMO office to register your interest in the workshop.