



Blenheim
Gardens
Residents
Management
Organisation

Season's Greetings

'Blenheim Gardens RMO board members and employees would like to wish all estate residents a very Merry Christmas and a prosperous 2017'

SANTA



BRIXTON WINDMILL



- Sunday 18 December ● 2-5pm
- Windmill Gardens ● off Blenheim Gardens ● SW2 5EU
- Santa's grotto ● Christmas decorations workshop
- DJ workshop ● Face painting ● Wreath making
- Brixton City Farm ● Windmill flour and merchandise

For more information, email: info@brixtonwindmill.org.uk or go to brixtonwindmill.org/whats-on
Organised by Friends of Windmill Gardens and Blenheim Gardens RMO

Supported by Blenheim Gardens RMO and Peter Minet Trust

Useful telephone numbers

RMO office - 020 7926 0158 or 020 7926 0159

Smith and Byford – gas servicing and repairs - 020 8722 3436 – please do not wait until the RMO office is open to report a boiler fault

Pestokill – pest control - 0800 2889 911 or online at www.pestokill.co.uk/bgrmo

Lambeth call centre - 020 7926 1000

Lambeth Social Services - 020 7926 5555

Out of hours emergency repairs service - 020 8646 9100

Estate Gas works - 0800 031 6653

Housing benefit - 034 5302 2312 or email benefitsinfo@lambeth.gov.uk

Benefit advice - Every Pound Counts - 020 7926 5555 or email everypoundcounts@lambeth.gov.uk

Age UK - 0800 169 6565

Domestic violence helpline - 0808 2000 247

Childline - 0800 1111

Non- emergency Police service - 101

All estate emergencies - 07903 824 072

Festive Opening Hours

16.12.16 – close at 1 pm
for staff Christmas party

23.12.16 - close at 4 pm

25.12.16 – closed

26.12.16 – closed

27.12.16 - closed

28.12.16 – open as usual

29.12.16 – open as usual

30.12.16 – close at 4 pm

02.01.17 – closed

03.01.17 – open as usual

For a repairs outside these hours please
contact KnK on 020 8646 9100

Parking enforcement

The Estate Parking enforcement arrangements will be cancelled over the festive period from 24.12.16 until 4.01.17

Foodbank – a helping up

Blenheim Gardens RMO is an authorised distributor of foodbank vouchers and so we are here to help you and your family over the festive period in times of emergency. Please contact the RMO for more details.

Estate Parking – no change!

At the AGM hosted on 25.10.16 residents voted to maintain the existing operational hours for parking on the estate. The hours are 8 am – 6 pm Monday to Friday; Until 2 pm on a Saturday and no restrictions on a Sunday.

What a loada rubbish...

Residents are reminded to place their household waste in the estate facilities provided. There are refuse hoppers available on all estate blocks, plus recycling around the estate and dedicated bulk collection points. However, some residents are insistent on leaving refuse bags at the entrance to the hoppers or next to bins, leaving bulk waste under entrances to stairwells and filling the recycling bins with refuse waste. This is not acceptable.

Residents need to ensure their waste is correctly disposed of.

Please ensure you:

- Do not put large objects in the hopper which could block it
- Secure your refuse bags and place them in the hoppers provided
- Do not put toxic or inflammable liquids in any bins
- Always wrap rubbish, especially food before disposing of
- Do not block the rubbish storage area and or stairwells with bulky items or extra refuse; please use the other refuse bins provided or the dedicated bulk cages provided
- Do not place household waste in the recycling bins
- Do not place recyclable items in the refuse bins
- Do not park your car in front of the rubbish storage area doors or opening, or obstruct the bin in any way.

Placing waste in the incorrect locations places more work on the RMOs caretaking team to clean and maintain the estate on your behalf.

Thank you!



...And the winners are...

The RMO is pleased to announce the following winners of our annual prize draw's;

Mr Mills of Glanville Road - £50.00 of vouchers of Tesco vouchers
Ms Pope of Prague Place - £50.00 of vouchers of Tesco vouchers

The winners were entered in to the prize draw simply by returning one of the RMO's service satisfaction surveys.

To be entered, please ensure you return your surveys to the RMO; it's that simple!

Congratulations!



Following the AGM hosted on 25.10.16, the board welcomed the following new nominations to serve on the RMOs board:

Thomas Crouch of Glanville Road
Martin Cherry of Ramilles Close
Anton Manickam of Ramilles Close

Welcome aboard!

Following the AGM, the board elected the following residents to executive positions within the board:

Eamon Maguire – Ramilles Close – RMO Chair
Thomas Crouch – Glanville Road - Vice Chair
Maud Simmance – Glanville Road - Treasurer
Anne Jones – Ramilles Close - Secretary

Estate Gas Works

The Gas mains works remain on going and are due to be completed in Jan 2017.

If you have any questions regarding the gas works please contact the customer support team on 0800 031 6653

The RMO is pleased to confirm that the deep cleaning of all estate blocks, bin chambers and garage doors is now complete.

Feedback from residents has been positive – thank you for sharing your views.

Designing out Anti-Social Behaviour

In response to residents' concerns, we have placed fencing around the flowerbed area's in Glanville Road to prevent these being used as a seating area to consume alcohol by non-estate residents.



Christmas

at Brixton Windmill

Festive Light Ride

Sun 11 December, 4:00 pm

£3 FREE ADMISSION FOR CHILDREN*

All proceeds from ticket sales will go to Wheels for Wellbeing cycling disability charity.

A magical experience not to be missed



Escorted by our safety-conscious Cycle Confident marshals, the bike ride starts at the Polygon in Clapham Old Town and makes its way round Clapham Common right on through to Brixton Windmill with many things to see along the route.

You'll see... FIREWORKS, LANTERNS, LIGHTS AND ENTERTAINERS

You'll hear... MUSIC, SINGERS AND TRAVELLING SOUNDSCAPES

SPECIAL DISPLAY IN WINDMILL GARDENS concludes the bike ride

Festive Light Ride is organised by Omnibus, Lambeth Sustainable Transport and Cycle Confident. The bike ride is suitable for cyclists of all skills and ages. If you don't have a bike or you have mobility issues and may require an adapted bike please email cycling@lambeth.gov.uk for options.

*Children under the age of 16 must be accompanied by an adult

New Building at Brixton Windmill



Architect's sketch of new education centre in Windmill Gardens

Friends of Windmill Gardens (FoWG) are delighted that, in the year of Brixton Windmill's bicentenary, Lambeth Council has approved the expenditure of £360,000 for the construction of an education centre in Windmill Gardens.

Under the plan, the Friends will be granted a lease to run and maintain the centre. This will allow us to expand our very successful education programme with local schools, as well as developing milling and other activities to help provide an income to safeguard the future of Brixton Windmill.

As you will see from the sketch above the new building does not impact on the children's playground in the park. The Stay and Play building which FoWG have been using as a visitor centre some weekends and for schools workshops one Fridays will now be totally dedicated to pre-school children. We have been extremely grateful to the Holmewood at the Windmill for enabling us to use their building over the last few years.

The new education building at Brixton Windmill will be an important community asset for the area as we hope to hire it out at reasonable rates to local organisations when it is not being used as a visitor centre for the windmill or for schools or adult education projects.

Squire & Partners, the architects who worked with the Friends, Lambeth Council and Clearview Consulting as part of the first stage feasibility study, will be continuing with the overall design and build of the education centre subject to planning consent. This is anticipated for the end of December 2016.

You can read the full planning application by visiting [Lambeth Planning on the Council's website](#) and search for **Brixton Windmill Community Building, Ref: 16/05991/FUL**

Performance at end of October 2016

KPI Description	Lambeth Results	2016/17 Target	TMO Result	TMO Target Met?	Outperformed Lambeth?
% Rent Collected in year	100.50%	99.50%	100.70%	Yes	Yes
% Rents and arrears collected	96.30%	94%	98.92%	Yes	Yes
% Service charges collected	114.00%	100.50%	100.80%	Yes	No
Average relet Void time	24.6 days	25 days	15.4 days	Yes	Yes
% Gas services completed on time	N/A	100%	100.00%	Yes	Yes
% Repairs completed on time	N/A	97%	100.00%	Yes	Yes

Fred Mears – Estate Caretaker

Fred Mears will be retiring from the RMO in Jan 2017.

Fred has been a dedicated and committed Caretaker for 14 years and we wish him a healthy retirement – **thanks Fred.**

Estate Football Team – update..



We at CEFLyncx, in Partnership with 4 local TMOs, would like to thank all teams represented at our Autumn Inter-TMO Football Tournament 2016, held on 28 October at Ferndale Community Sports Centre; your support and contribution to the event and 'connecting communities in Lambeth' is appreciated!

The event saw nearly 200 young residents representing 9 community-led football groups on the day; creating a forum with young residents of Lambeth interacted in a positive competition where there were no losers because we made sure that every young person who participated in the event received a 'participation medal' acknowledging and celebrating their achievement.. #Well-Done-2-All-In-D-Squad!

The next tournament will be hosted in Feb 2017- watch this space!

Messy Christmas

December 11th 3.30pm

Crafts, Games, Carols, Food & Festive fun.

Celebrate Christmas at St Paul's with St Saviour's Community Centre, 24 Blenheim Gardens
stpaulsbrixton.org

St Paul's
 with St Saviour's Church Brixton

Tenants and Homeowners are reminded to make paying their rent and service charges their top priority this Christmas

If you are experiencing difficulties paying your bills, please contact the estate office on 020 7926 0158 or email blenheimgardens@lambeth.gov.uk

Without a roof over your head where would you put your presents?



St Paul's
with St Saviour's Church Brixton

Stay & Play Group
Thursdays
9.30am—11am

crafts snacks soft play songs

 **St Paul's with St Saviour's Community Centre,**
24 Blenheim Gardens,
Brixton, SW2 5BZ



Contact Rachel 07840754757
www.stpaulsbrixton.org

Mature residents fish & chips lunch

The RMO is hosting our annual lunch on Weds 21st December at 12.00 pm in the Community Hub, 23 Prague Place, SW2.

All residents aged 60 and over were invited and we thank those who have returned their invitation form.

The lunch is being developed in Partnership with the Good News Food Project



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 wope saa nkaeboy yi wo kasa toforo mu a fre 020 7926 0158.

Yoruba: Ti e ba fe imoràn yii, ní èdè Òmíràn, ejò, e kàn wà fágogo 020 7926 0158.

5 heating myths

Many people are spending more on their heating because they don't know the full facts. Households can save up to £75 a year by not falling for these 5 myths.

1. Turn up the heating when it's cold

Half of households turn up the heating when it's cold outside. You shouldn't need to do this because the thermostat is there to maintain the temperature of your home, whatever the weather.

2. Turn up the thermostat to heat the room quicker

A third of households turn their thermostat up when they want the room to heat up more quickly. This won't help warm your room any quicker and only heat your home to a warmer temperature.

3. Leave the heating on low constantly

As many as 38% of households will leave the heating turned on at a low temperature constantly, rather than turn it on or off, because they think it's more energy efficient. This means the homes are heating when no one is there to benefit from the heat and it's too cold when you are home.

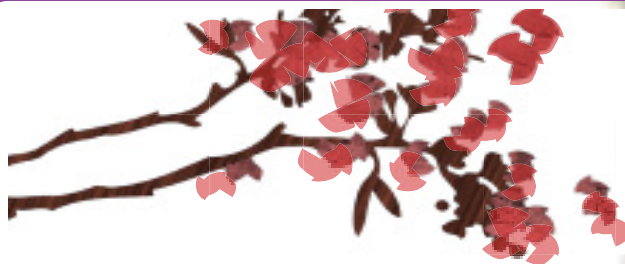
4. Hot water runs out if you stop feeding the tank

A quarter of households will leave their water heating on all the time to make sure they never run out, which can cost far more on their energy bills than necessary.

5. Keep electric storage heaters on all the time

Only 38% of people with electric storage heaters fully understand how they work. This means households with electric heating could be paying through the nose by not taking advantage of cheaper night rate electricity.

For further information about saving energy in the home, visit the Energy Saving Trust website. You can call the Energy Saving Advice Service on 0300 123 1234.



ARE YOU AN UNPAID CARER OVER 65?

A carer is someone that cares for a family member or friend who would otherwise not be able to manage on their own?

WE CAN OFFER YOU SUPPORT.

Contact Rebecca at Help for Carers to learn more about the Older Carers Peer to Peer Support Groups:

0207 501 8973 | rebecca@helpforcarers.org.uk



Supported by
The City Bridge Trust

Help for Carers charity number 10270. Flyer created November 2016
helpforcarers.org.uk

Estate Improvements

Following the deep jetting of the estate communal areas' the RMO decided the parking bays in Prague Place could do with a makeover. The feedback from residents on completion of the works has been positive.

Thank you!

Before



After

