

The Blenheim BULLETIN

May
2015



**your
RMO
needs
you!**

RMO continuation ballot 2015.

The RMO continuation ballot starts on 11th May 2015 and residents are empowered to decide who manages your estate and housing management services for the next 5 years.

The choice is simple, you can either choose Blenheim Gardens RMO and retain local control and accountability over services and a local office or you can choose Lambeth Council, who may delegate the management to Lambeth Living. Yes, the same Lambeth Living who oversaw the recent Lambeth Housing Standards works on the estate by Wates, the same organisation responsible for your leaking roofs, your leaking roof lights, the estate trees and who operate from a call centre.

The choice is yours.

Please ensure you use your vote wisely.

The ballot closes on 26th May 2015

What is a Ballot?

Every 5 years, all Tenant Management Organisations, needs to hold an independent, confidential ballot to ask each of you if you would like Blenheim Gardens RMO to continue managing the homes, and communal areas you live in, on the Council's behalf.

The ballot paper will be posted to you the week commencing 4th May 2015 and is a single sheet containing two questions. The first question asks simply if you wish BGRMO to continue to manage your property on behalf of the council. This has a "Yes" and "No" answer. The second question asks if you think Blenheim Gardens RMO is effective at managing your property, the answers ranging from "not satisfied" to "very satisfied".

The ballot papers are anonymous therefore we cannot tell who voted a particular way. The ballot result is calculated on the response to the first question only with the majority answer from tenants and leaseholders who voted being the deciding factor.

If the majority vote is "Yes", BGRMO will continue managing your homes and services for a further 5 years, which will mean a continuation of a local housing office, services being provided by staff members you know, local decisions being taken by local residents and the RMO continuing championing issues on your behalf.

However **if the majority of residents vote "No"**, then we will need to make plans to hand the management of the estate back to Lambeth Council. This will mean big changes for every resident on this estate. The service will no longer be provided by BGRMO. You will have to report repairs and all other issues to Lambeth Council through their call centre. There will no longer be a local housing office. Lambeth Council and/or its contractors will provide all of the services, be it repairs, cleaning, gardening or dealing with anti social behaviour as it does for all of the other non-TMO estates in Lambeth. BGRMO will no longer be able to create a surplus on the costs of managing the estate (as we have done through providing efficient, value for money services) and plough these funds back into the community. Our management agreement (a legally binding contract) with the Council will come to an end. The RMO will, after going through a consultation process with our members, cease to exist.

We want you to vote 'YES' to BGRMO.



The vote is important in allowing you to choose who you wish to manage your home and estate; therefore I hope you will make every effort to use your vote and allow the RMO, the board and it's staff members to remain as your preferred managing agents.

This continuation ballot is being carried out by Open Communities on behalf of the RMO.

Should you have any queries over this matter, please do not hesitate in telephoning:

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Estate Director for Blenheim Gardens RMO

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So just to remind you what BGRMO is all about, below is just some of our achievements since we went live back in June 2001:

What have we done?

- We implemented a Direct Labour Team, repairs and maintenance service (Brian and Gary) – No more day to day repairs completed by Lambeth!
- We implemented a estate cleaning and caretaking team (Fred and Neville) to improve the estate cleaning standards.
- We developed an estate based compact, Good Neighbourhood Agreement and a Business Plan which sets out our vision for our community and how we plan to fulfil that vision
- We were the first TMO in Lambeth to introduce a web based service at www.bgrmo.org.uk
- We received a Metropolitan Police borough commendation award in 2006 for our actions towards anti social behaviour.
- We secured the closure of the William Hills betting venue in Prague Place, which was a magnet for crime and anti social behaviour for the estate
- We converted the William Hills betting venue into a community centre for local residents. This venue was converted using money from our reserves and prudent financial management.
- BGRMO is one of 12 TMO's across the country to be awarded the National Federation of TMO's 'Good Governance Kitemark'
- We were the first NFTMO Guide TMO in Lambeth
- We were the first estate in Lambeth to develop an edible estate garden – receiving an award from O2. This project is to be revisited this year with the help of a local gardener
- We are the first TMO in Lambeth and one of a handful across the country to be accredited with Investors in People status. We have retained this status since 2005
- We are one of the highest performing TMO in Lambeth and many of our services are achieving top quartile levels
- Since 2006, we have created a surplus which we plough back into improvements for our community to offer added services such as the study support group, community fun days and to support other local community groups such as the Clapham Youth Centre, the Friends of the Windmill Gardens, the food project, the Saturday school
- As part of a consortium of local groups, we secured the re-opening of the one O'clock club in the windmill park
- The RMO will continue to repaint and replant in communal areas to improve the appearance of the estate.
- The RMO will continue to manage parking and garages locally – providing a much better service than on other estates in Lambeth. The means you continue to collect your permits from the local office and not the Lambeth Parking shop.
- As part of United Residents Housing, the RMO was assessed by the former Audit Commission as providing a 2 star service to its residents
- We have built links and financially supported partners who provide services specifically for estate residents (Clapham Youth Centre, Friends of the Windmill Gardens and so on); this will continue on our watch
- We surfaced all of the estate roads and walkways
- We have installed central heating, double glazing and new front entrances doors
- We have improved the estate lighting and the estate gardens
- We have renewed all of the pram shed doors and painted them
- We are replacing all garage doors with high security ones
- We have improved refuse and recycling facilities across the estate
- We have designed out anti social behaviour hot spots; do you remember the sunken area between Ramilles Close and Blenheim Gardens; and the wall out side the Londis shop?
- We have installed estate CCTV, financed from our reserves and prudent financial management
- We have installed security barrier to restrict the movement of motorised vehicles on the estate
- We have made the Blenheim Gardens Estate and safer and more pleasant place for you to live and us to work.



What are we currently doing?

- We are continuing to support and work with local community groups for the benefit of our local residents
- We are continuing to challenge the standard of works completed on this estate by Wate's under the watch of Lambeth Living.
- We are considering ways we can support the management of the windmill park from Lambeth Council to local groups, including BGRMO.
- We are undertaking feasibility study so that residents can decide the future of the estate for themselves

General Meetings

for our continuation ballot
your RMO needs YOU



Blenheim
Gardens
Residents
Management
Organisation

Notice of Special General Meetings

MONDAY 11th May 2015 at 7pm

Community Hub, 23 Prague Place, Blenheim Gardens Estate SW2 5ED

AGENDA

1. Panel Introductions
2. The RMOs 5 year continuation ballot.

Blenheim Gardens RMO must hold a ballot of residents to decide whether BGRMO continues to manage the estate for the next five years. This meeting will start the ballot process and discuss what a 'Yes' or 'No' vote will mean for Residents and the estate.

3. The securing of the ballot boxes

TUESDAY 26th May 2015 at 7pm

Community Hub, 23 Prague Place, Blenheim Gardens Estate SW2 5ED

AGENDA

1. Panel Introductions
2. The RMOs 5 year continuation ballot – The Results

BGRMO will hold a count of the ballot of residents to decide whether BGRMO continues to manage the estate for the next five years at this meeting.

ALL RESIDENTS WELCOME - Refreshments will be provided

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 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.



DROP IN SESSIONS

During the continuation ballot, the RMO will be hosting two drop in sessions where you can discuss the ballot process and what the outcome will mean to the estate and the services you receive.

The drop in sessions will be hosted by the Estate Director on

Wednesday 20th May between 2PM and 4PM

and Wednesday 27th May between 7PM and 8PM

The drop in sessions will be hosted in the

Community Hub, 23 Prague Place, SW2

Please get in touch! If you need any advice, please call 020 7926 0158. Monday to Friday 9.00 - 4.30pm