

The Blenheim BULLETIN

JULY 2021



Blenheim
Gardens
Residents
Management
Organisation



FOODBANK

The RMO still operates a weekly FoodBank each Wednesday from the Community Hub, 23 Prague Place, SW2 5ED to support Yvonne, our estate resident.

If you have any surplus food you wish to donate to our foodbank, please get in touch - thank you.



Vaccination bus comes to Blenheim!

A Lambeth vaccination bus will be on the estate each Friday, starting Friday 2nd July 2021, to help support the uptake of vaccinations in the local community.

The bus will be on site from 9:00 am and will be operating from around 9:30.

The bus will also be equipped to provide, on request, Covid-19 home test kits.

If you have not yet been vaccinated and or require a test, please come along.

Register your interest for fibre optic broadband...

Do you want high speed fibre internet on the estate? So do we!!

If you do, please register your interest using the links below - we have done so with all 3 providers.

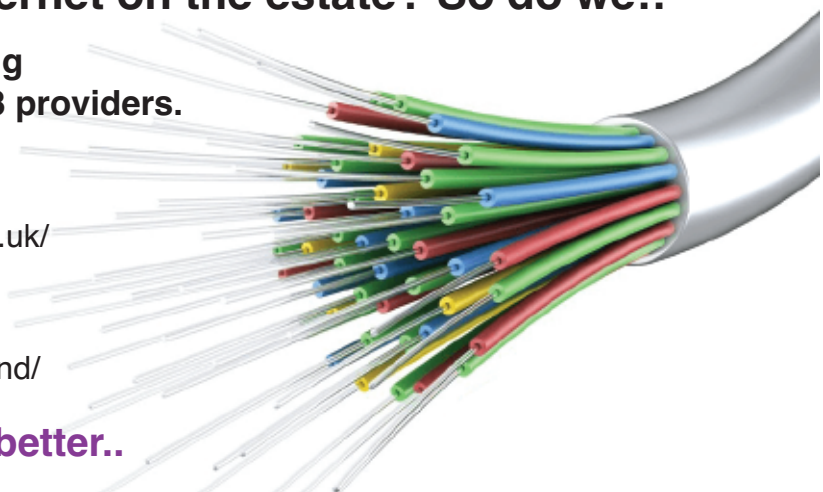
Register your interest using the below links:

Community Fibre - <https://www.communityfibre.co.uk/>

Hyperoptic - <https://hyperoptic.com/>

G.network - <https://www.g.network/home-broadband/>

The more residents who register the better..



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

Performance for end of MAY 21

KPI Description	Lambeth Results	2021/22 Target	TMO Result	TMO Target Met?	Outperformed Lambeth?
% Rent Collected in year	101.70%	99.50%	87.40%	NO	NO
% Rents and arrears collected	96.27%	96%	89.15%	NO	NO
% Service charges collected	113.90%	102.00%	97.00%	NO	NO
Average relet Void time	No Lets	25 days	21 days	YES	YES
% Gas services completed on time	TBA	100%	100.00%	YES	YES
% Repairs completed on time	99.70%	92%	100.00%	YES	YES

Housing and debt support

If you have been impacted financially by the Covid-19 Pandemic, resulting in loss of income, furloughed or unsure of the benefits you are entitled to, please contact us.

BGRMO Hardship fund

We provided some of our vulnerable residents, with a one off assistance between £50 to a maximum of £150 from the BGRMO hardship fund. Please contact the estate office should you wish to apply.

Summer Camp 2021

BGRMO will be providing activities all summer long for our estate residents. Please see our enclosed flyer for activities we are providing in Partnership with CEFI during the summer school vacation – places are limited.



Annual General Meeting - Sept 2021

The RMO board is intending to host its Annual General Meeting during September 2021. It is at the AGM where board members are elected and the annual accounts are approved by RMO members.

Is now the time for you to consider becoming a board member?

We currently have 13 dedicated board members. All of our board members are residents on the Blenheim Gardens Estate.

Board members can be council tenants, leaseholders or freeholders on the estate. Also the RMO can nominate co-opted members to the board. Co-opted members generally have a particular experience or specialism that will benefit the board and the community.

You do not need any specialist qualification or experience to become a board member and we particularly welcome residents from ethnic minority groups and young estate residents, since, at the present time, residents from these groups are underrepresented at board level.

Any training required by board members is provided free of charge.

What are the benefits of getting involved?

More control of your homes and community
Receive better services reflective of need
Able to influence service delivery
Able to highlight local priorities based on local knowledge
Receive free training and gain experience that may help with career advancement
Strengthens the local community by developing ways of involving the whole community

What difference can you make? Get in touch!

The RMO will be aiming to host its AGM in the Community Hub. More information on the AGM and how to become a board member will be posted in the coming weeks – watch this space...

Covid-19 restrictions - Our approach...

With the Government removing a number of social distance restrictions from 19th July, the RMO is intending to continue to maintain the safe working practices we had developed for undertaking work during a pandemic period. This approach will mean that during the summer, we will continue to offer a full service but it will still be delivered in a cautious way. The RMO will continue to control access to visitors into the RMO office for one person at a time. We will continue to screen residents when we book repair appointments, undertake tenancy reviews and we will insist that residents maintain social distancing whilst work is being undertaken in their homes. The RMO will regularly monitor its services and when safe to do so, we are aiming to host a family fun day to celebrate 20 years of tenant management in September as well as our Annual General Meeting.

Estate Improvements - update

The RMO are in the process of undertaking estate improvements programs and below is an update on each scheme:

- CCTV – We are working to introduce an estate wide CCTV scheme during September 2021. We are currently working on the specification of works with our consultants, the CCTV advisory service.
- Canopy – We have completed the scheme to install a canopy over the front entrance door on flats and have now commenced on installing a canopy on our managed houses. The canopy will protect the front entrance door and frame from the elements.
- Block Door entry system – This project is with the Council and we are awaiting an update from them on this scheme.
- Car charging points for electric vehicles – We are undertaking a feasibility study on the most appropriate locations for charging ports on the estate and more information will be provided in the coming months.
- Conservation area – The RMO will submit its appraisal and management plan to the Council in August following its approval by the RMO board.

The Windmill Gardens 'Stay and Play' 1'O' clock club – closed!

Sadly, the stay and play unit situated in the windmill gardens has closed. We appreciate this was a much used facility for many estate residents and the RMO were saddened to see facility being lost to the community once again.

With this in mind, the RMO, in Partnership with CEF Lyncx, jointly submitted a proposal to the Council for the lease to be provided to CEF Lyncx for the benefit of the local community. Our proposal will not only see the reintroduction of a stay and play service, but will also provide a base for our wider resident involvement program for Blenheim Gardens Estate and beyond. We are pleased to confirm, that our partnership bid was successful and the RMO is now working on materialising our vision for the unit with CEFL. If you would like to see a particular event run from this unit and or are keen to support our program as a volunteer, please get in touch.

Overpayment of Thames Water charges... Lambeth Council finally comes clean...

"Lambeth Council has approved plans to pay back tenants up to £26.55 million for overcharged water bills. About 23,000 current tenants and more than 12,000 former tenants could benefit. Last October the Court of Appeal dismissed an appeal from Kingston Council after it was ruled to have overcharged tenants when supplying water."

BGRMO has been supporting residents with claiming their refund for over 1 year and we are pleased that it is now public that residents had been overcharged by LBL for years.

School Uniform Grants

Our bulk waste contractor Pinnacles has kindly donated £500 to the RMO to enable us to help residents with the costs purchasing a new school uniform.

The grant is capped at £40.00 per child or if you have more than 1 child in your household, the grant is capped at £60.00 per household.

We thank Pinnacles for this kind donation.

Due to this fund being limited and us wanting to help as many families as possible, please contact the RMO for more details on accessing this fund before you purchase the uniform.

ULEZ – Resident consultation 2021

Blenheim Gardens had consulted residents on the Ultra-Low Emission Zone (ULEZ), raising awareness and gathering views on the proposal to install dedicated vehicle charging points on the estate.

We sent a form to every property on the estate, 440 in total and received 55 returns. This is a return rate of 12.5%. Of those that returned the form a large majority support the introduction of electrical charging points.

The RMO is now considering the feasibility of introducing charging ports.

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 foforo mu a fre 020 7926 0158.

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