

The Blenheim BULLETIN

DECEMBER
2021



Blenheim
Gardens
Residents
Management
Organisation

MERRY CHRISTMAS

Blenheim Garden RMO Board Members and Employees would like to wish all Estate Residents a very Merry Christmas and a Prosperous 2022

Our Festive Office opening hours



From the week commencing 20th December until Tuesday 4th Jan 2022, the office is open to residents as follows:

Friday 17th December 9 – 1.30 pm (staff celebratory lunch)

Monday - 20th - 9-5 pm

Tuesday - 21st - 9-5 pm

Wednesday - 22nd - 8.30 – 2 pm (telephones until 4)

Thursday - 23rd - 9 – 5 pm

Friday - 24th - 9 – 2 pm (Christmas Eve)

Monday - 27th – closed – bank holiday

Tuesday - 28th - closed – bank holiday

Wednesday - 29th - 8.30 – 4 pm

Thursday - 30th - 9 – 4 pm

Friday - 31st - 9 – 2 pm (NYE)

Monday - 3rd Jan - closed - bank Holiday

Tuesday - 4th Jan - 9 – 5 pm

The above opening hours are subject to change.

Useful telephone numbers

RMO office - 020 7926 0158 or 020 7926 0159

Smith and Byford – gas servicing and repairs
020 8722 3436

Pestokill – pest control – 0800 2889 911

Lambeth call centre – 020 7926 1000

Lambeth Social Services – 020 7926 5555

Out of hours emergency repairs – 020 8646 9100

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

Parking

over the festive period

The Estate parking will be cancelled from Tuesday 21st of December 2021 until Tuesday 4th Jan 2022.

The movers & the shakers

The RMO congratulates Janine, our customer services apprentice, on successful completion of her apprenticeship. Janine however, will not be leaving the RMO and instead will embark on a level 3 property management apprenticeship with us. Good luck Janine.

The RMO also welcomes Kaleef to our team. Kaleef joined the RMO's caretaking team as part of the Government kickstart program and he will be with us until at least Feb 2022. Welcome aboard Kaleef.



Rent or service charge payments over the festive period

Your rent or service charge payments remain due over the festive period and we urge you to put paying your priority debts first. If you are experiencing hardship, please contact us on 020 7926 0158 or email Blenheimgardens@lambeth.gov.uk – we are here to help.



Thank you!

The RMO would like to thank all residents who participated in our Annual General Meeting (AGM) which was hosted on 28th September 2021.

At the AGM, a number of new residents were elected to serve on the board. The RMO now have 16 serving board members and these are all residents who live on the estate.

Your board members are:

- Martin Cherry (Chair)
- Gina Filose (Vice Chair)
- Maud Simmance (Treasurer)
- Maralyn Maiouche (Secretary)

- Erin Gill
- Suzannah D'abo
- Maureen Champion
- Sally Hill
- Julie Cambridge
- Geresom Obinna
- Yvonne Afolkpah

- Colleen Scott
- Tara O'Keefe
- Eddie Otoyoy
- Chinedum Obi

The board are elected to serve as residents representatives and help to shape the strategic direction of the RMO.

Without the involvement of the residents, the RMO will cease to exist.

Did you know?



The RMO is not responsible for structural repairs or renewals. The structure of the estate and properties such as roofs, underground pipes/drains as well renewals of kitchen and bathrooms etc, is a retained Council function.

If you are experiencing or requesting any of these work streams, you will need to contact the Council directly on 020 7926 6000.

Update on estate improvement programs...

RMO projects:

- Individual door canopies – this project is progressing well with three quarters of the estate now near completion
- CCTV – this project is progressing well and we are now expecting the new CCTV system to be installed by the end of this financial year
- Painting of balcony walkways to all estate blocks – this project has now been completed

Council projects:

- Door entry system to all estate blocks – this project is with the Council and we are seeking an update
- New estate roofs – this project is with the Council and we are seeking an update
- Electric vehicle charging points – this project is with the Council and we are seeking an update
- Cyclical painting to estate blocks - this project is with the Council and we are seeking an update

Future RMO improvement programs:

- Repair and painting of the wood door surrounds as required following the installation of individual door canopies
- Estate painting as required to pram shed doors, garage doors and block handrails

Should you have any questions regarding any of the above programs, please get in touch

Do you know the shredded paper dumper?



The RMO is keen to identify who the shredded paper dumper is in Ramilles Close.

If you know who the dumper is, please get in touch since s/he is impacting on your cleaning service. If you have any information on who the dumper is and/or where the dumper lives, please get in touch anonymously by emailing Blenheimgardens@lambeth.gov.uk. Successful identification of this person will be rewarded. Thank you for your help.

HMO LICENSING



Landlords be aware... additional HMO licensing from 9th December 2021

On 8 September 2021 the council made the decision to introduce additional HMO licensing.

This borough-wide scheme will apply to any property occupied by three or more individuals that is not captured by mandatory HMO licensing.

This includes multiple-occupied flats in purpose-built blocks containing more than two flats, and where the flat is occupied by more than three people.

Each licence can last up to a maximum of 5 years.

Do you want more information?

- Phone: 020 7926 4444
- Email: hmolicensing@lambeth.gov.uk

Reminder!

If you experience issues with your heating and or hot water at any time, please be reminded that you can contact Smith and Byford 24/7/365 and you do not need to wait until the office is open.

Smith and Byford are available on 020 8722 3425.

If you need an emergency repair completed such as a total loss of power or an uncontrollable leak when the RMO is closed, TW Drainage is available on 0800 121 6122

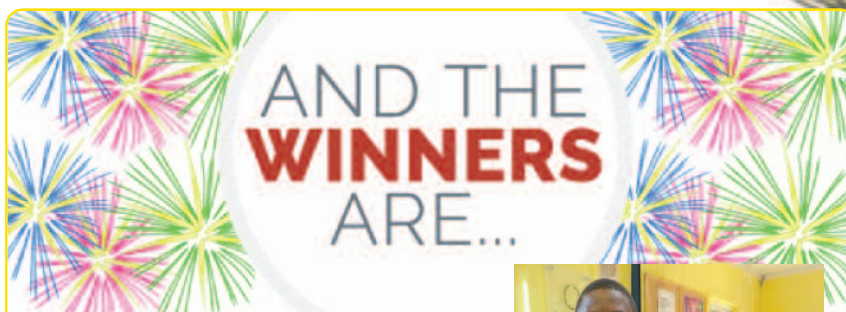
Performance for end of September 2021

KPI Description	Lambeth Results	2021/22 Target	TMO Result	TMO Target Met?	Outperformed Lambeth?
% Rent Collected in year	113.60%	99.50%	95.80%	NO	NO
% Rents and arrears collected	104.40%	96%	98.30%	YES	NO
% Service charges collected	104.97%	102.00%	108.00%	YES	YES
Average relet Void time	45 days	25 days	19 days	YES	YES
% Gas services completed on time	95.60%	100%	100.00%	YES	YES
% Repairs completed on time	85.20%	92%	100.00%	YES	YES



Our Community Food Bank

The RMO still supports local residents to provide an estate based foodbank. With Christmas approaching, we would appreciate a donation of any surplus food you may have particularly with the cold weather approaching. If you have any food you wish to donate, please get in touch and support this great initiative- thank you.



The Bimenyimana family from Ramilles Close for simply returning the RMOs repair satisfaction survey!



The other winner is the Grant family from Prague Place, who also won £50.00 worth of vouchers for returning the RMOs Gas servicing survey.



If you wish to be entered into the RMOs future prize draws, please return the surveys we send you – thank you.

A Helping Hand

If you are a resident who is experiencing hardship, the RMO's hardship fund may be of interest to you. Residents can claim up to £150 from our hardship fund in difficult times. For more details on the hardship fund and how to apply, please get in touch.



Don't give a burglar a chance this Christmas..



Burglar facts...

- Burglars target homes that they think will contain valuables. A sure giveaway is leaving packaging from expensive items outside your front door
- Burglars often look for homes with windows or doors left open or with vulnerable features that they can exploit.
- Burglars are aware of the times when someone is expected to be away from their house such as during the school run or holidays
- Burglars typically do not want to be seen or heard and if they feel that they would be noticed by a neighbour or a passer-by then they are more likely to feel exposed and may move on to find somewhere else to burgle
- Burglars often choose a home because they've spotted a specific vehicle, motorcycle or bicycle they want to steal – and the keys are more than likely to be inside the residence
- Sheds and garages are often vulnerable as they are not that secure and contain tools which the burglar can use to assist them to gain entry to a home
- It's a fact that many burglars return to homes that they've previously burgled because the homeowner failed to upgrade security following the first burglary; they sometimes return to an area to try to burgle a nearby home that they spotted while committing a previous break in. Even more reason for you to ensure you keep your home 'as safe as houses'.

Advice...

- Make your house look lived-in - burglars won't be tempted by a full house.
- If you're out during the night, keep your lights on a timer and consider keeping your radio playing so it seems like someone is home.
- Lock up when you leave - make sure all windows on your house, vehicle and shed are securely locked at all times. Not only can valuable tools be appealing to burglars, they can also be used to force entry to a home.
- Keep valuables out of sight - keys, wallets, mobile phones and laptops left in view can entice opportunist thieves. Try to keep them hidden in a safe place or store them out of view of windows.
- Don't give crooks an easy entry - never leave keys under a doormat or in a flowerpot – it's the first place a would-be offender would look.
- Look out for neighbours - ask a friend to keep an eye on your house if you go away, and do the same for neighbours.
- Stay alert to suspicious activity and report it to either the Police or to the RMO
- Security mark your property - high-value belongings such as laptops, tablets, smartphone and games consoles using UV pens, and make sure you register them on . This can help police to return any items that are stolen to their rightful owners.
- Report incidents - call 101 to report an incident, or 999 if a crime is in progress. You can also give information anonymously to Crimestoppers on 0800 555 111 or use our online reporting form.

Update from the Blenheim Gardens Youth Forum

The Blenheim Gardens Youth forum has been running successfully now for the past 4 years. We have had lots of ideas from members of the forum, helping to influence activities and plans on the estate. The youth forum even hosted their own stall at a fun day to bring in new members, new ideas and new values.

The youth forum is a haven for young members of the community to bring forward ideas on how we can make the estate safer and more engaging for our youth. We have worked with Lambeth Council, the Royal Navy and Met police in the past and hope to work with more public organisations in future such as the London Fire Brigade and Ambulance service.

The forum is run by Blenheim Gardens RMO in partnership with CEFLynx. Both organisations have shown dedication to young people, putting on various activities over the summer, winter and Easter breaks. Some of the member of the Youth Forum volunteer with CEFLynx to mentor and look after the other young children, giving them a sense of responsibility and valuable experience for their working lives ahead.

Each year the Youth Forum is allocated a budget for activities. It is up to the members of the forum to decide how the budget is used. Managing a budget teaches a useful life skill for young people as well as teaching value for money.

This year the members decided to use some of the budget to go to Thorpe Park's Fright Night for a haunting Halloween experience! The feedback from the forum was great. They enjoyed the trip and everything went well. We are now starting to plan for our next event around Christmas time.

We try to show interest in every member, helping them follow aspirations, whether it be football, design or dance. The forum wants everyone to feel welcomed and is always looking for more members. For anyone interesting in joining us to help shape youth activities on the estate for young people, please come to the next forum taking place on Tuesday 14th December 2021 at 6:00PM.

If you have any questions, please feel free to contact Andrew Callam on 0207 926 0158 or alternatively Christian Johnson on 07706 179 851.

We look forward to meeting new members at the Youth Forum!



Update from our Partners...



**Brixton
Windmill**

Winter Market

The Friends of the Windmill Gardens will be hosting its annual Winter Market on Sunday 12th December from 12 - 3.30 pm. Santa will also be at the Windmill. The visit to see Santa, usually £4.00, is **FREE of charge** to our estate residents on registration. Please contact the estate office to register to see the man in red.

Tai chi in Windmill Gardens

Weekly classes are being held each Saturday 11.30am-12.30pm



CEF Lyncx...

Youth forum

Our Youth Involvement Forum is a way for young people to get involved in conversations about issues that really matters to them and the RMO.

The forum is developed by Young People and members are nurtured and supported by CEF Lyncx.

The youth forum meets monthly.

To qualify to join, young people need to be aged between 11 to 19 years old.

Study support

Stay-on-Top is an after-school curricular-study support programme offering 2-hour supported learning in literacy and numeracy for key stage 1 & 2 (primary) students with reserve capacity to support key stage 3 & 4 (secondary) students helping children and young people to keep up with their schoolwork.

This will provide children and young people who need help with managing work giving to them by their school to keep them on top of their schooling.

Keeping fit

Virtual Fit, Fun & Games 4SEND for 14 years and over every Saturday from 12 pm
Supporting Wellbeing for Young People with Special Education Needs & Disability (SEND)
@CEFLyncx during Covid-19 Time and beyond.

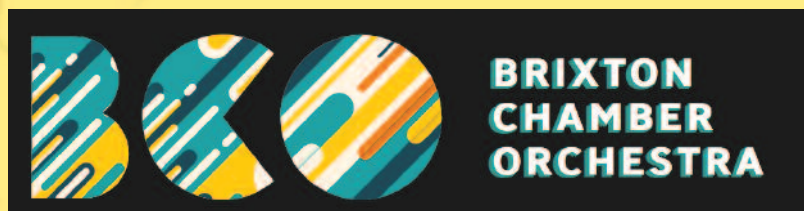
Winter-Breeze the Next Camp

The 'Winter Breeze' will offer 8 days of sports and festive activities and will take place from Monday, 20 December to Friday 31 December (minus Christmas Day, Boxing Day & Bank Holiday 27 December). This camp will offer 8 days of pure Active Sports, Creative Activities, Fun Learning, Food and Play.

**For information on any of the above please contact
the RMO office on 020 7926 0158.**

Dont be a nuisance this Christmas...

We all like to celebrate during the festive season, but when you do, please have consideration for your neighbours and the estate. If you're hosting a Christmas party, please remember to inform your neighbours (or better still invite them!) and to reduce any volume by 10.30 pm. Please also dispose of your household waste in the refuse or recycling facilities provided. THANK YOU!



The RMO in Partnership with the Friends of the Windmill Gardens, welcome the **Brixton Chamber Orchestra** to the Windmill Gardens on **Friday 10th December, between 3 – 4 pm**

The Brixton Chamber Orchestra is a versatile group of instrumentalists which provides thrilling live orchestral experiences for wide-ranging audiences in Brixton and beyond.

We look forward to seeing you there



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 fẹ ìmóràn yìí, ní èdè Òmíràn, ẹjọ, ẹ kàn wà l'ágogo 020 7926 0158.

Blenheim Gardens RMO address and contacts

Blenheim Gardens RMO

24 Prague Place
Blenheim Gardens Estate
Brixton
SW2 5ED

Main contacts:

Office: 020 7926 0158
Repairs: 020 7926 0159
Rent, service charge and tenancy:
020 7926 0161
Fax: 0208 678 7021
Estate Emergencies: 0790 382 4072

Email:

blenheimgardens@lambeth.gov.uk
W: www.bgrmo.org.uk
Twitter: @DannyBgrmo1
Facebook: Blenheim Gardens RMO
Skype: Blenheimgardens1