

The Blenheim BULLETIN

JULY 2022



Blenheim Gardens RMO – Hardship Fund - Helping you when you need it most...

Hardship Fund



What is the Hardship Fund?

The Hardship Fund was introduced by the RMO Governance board and is a discretionary fund available to provide some relief from financial hardship for residents when they need it the most.

How much can I claim?

Residents are able to claim up to £150.00 from the hardship fund. It is a one off payment. It is paid in addition to other hardship payments you maybe able to claim from other agencies.

What can the payment be used for?

The fund is designed to help towards utility bills, to make a rent or arrears payment; travel permit, school uniform and so on.

How can I make a claim?

Please contact the RMO for more details on 020 7926 0158. Each claim to the RMOs hardship fund will be assessed on the individual circumstances.

Introducing our new Grounds Maintenance Contractor - Groundscapes

The RMO is pleased to confirm that we have procured the services of Groundscapes to undertake the estate ground maintenance service on our behalf.

The RMO procured the new service to commence on the 1st April and overall Groundscape provided better value overall for this service then other competitors.

The new service will see weekly estate visits by the contractor. The service will include mowing the grass, pruning shrubs, collecting litter, weed spraying etc. to meet our high level of service.

We are sure you will join us in welcoming Groundscapes to the estate.



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 – 0800 121 6122

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

Benefit advice - Every Pound Counts –
020 8159 8355 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

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

Our Dog Ownership Charter –

Reminder



It is estimated that there are some seven million dogs in Britain, which are subject to almost 50 laws. Irresponsible dog ownership can lead to a host of problems for us all including fouling, dangerous dogs and persistent barking. In response to the increasing concerns from residents regarding dogs and dog ownership on the estate, BGRMO, would like to remind residents of our Dog Ownership Charter;

- The ownership of a pet requires the written permission of RMO and permission will also be required for any subsequent pets.
- The dog owner will be aware that the RMO's permission to keep a pet can be withdrawn at anytime
- Dog permission will not be granted to residents in flats or where the dog does not have exclusive access to a garden
- The dog owner should obtain adequate pet insurance
- The dog will be microchipped before permission is granted
- The dog owner will be a responsible adult
- The dog walker will be a responsible adult
- The dog owner will ensure the dog is kept on a lead at all times and will not allow the dog to run free on the estate
- The dog owner will ensure the dog does not use any grassed or flowerbed area on the estate
- The dog owner will ensure the dog does not cause a nuisance to other residents or visitors to the estate (barking, fighting etc.)
- The dog owner will not allow the dog to foul anywhere on the estate, including inside your home. In case of accidental fouling, the owner will pick up after the dog and place in the bins provided
- The dog owner will be responsible for ensuring all the above conditions are maintained at all times

If you witness a dog fouling on the estate, please **REPORT IT** in confidence to Blenheimgardens@lambeth.gov.uk or by telephone to us on 020 7926 0158 - your information **will not** be shared with the alleged perpetrator.



Fancy a trip to the seaside?

The RMO is planning a summer trip to the seaside during the summer. Please see insert with this newsletter for more information on this event.

Whataload of old rubbish!

All residents are reminded to dispose of their household waste in the correct manner.

Please ensure you place your household waste into the chutes or refuse bins provided and only recyclable items to be placed in the recycling bins.

The RMO is actively working with Lambeth Council Environmental Enforcement team to issue fixed penalty notice to offenders. Remember it is your rubbish & your responsibility to ensure your waste is disposed of correctly.

This is a typical example of rubbish left for the estate caretakers in the mornings.



The foodbank needs your help! If you have any surplus food and carrier bags, please consider donating these to the RMOs foodbank. The food bank operates each week on a Wednesday from the Community Hub and we serve approx. 50 residents each week. **Thank you!**

Planned estate works:



The RMO is in the process of undertaking the following works:

- Jetting to each estate block
- Repairs and painting to wood door surrounds on our directly managed properties
- Introduction of estate wide CCTV
- Estate painting
- Boiler renewal program

The above will be completed this financial year.

The Council are in the process of considering the following works for this estate:

- New roofs
- Door entry system to blocks & CCTV
- New water valves in Prague Place serving properties 25 -32

We do not have a date for when the above works will be completed.

Youth Forum Dog Walkers!

The Blenheim Gardens Youth Forum would like to help the community by walking the dogs of those who are unable to get out regularly.

If you are OAP and or disabled and would like some assistance with walking your dog, please contact Blenheim Gardens RMO to express your interest!



Rent deposit help in Lambeth from Home Finder Deposit Guarantee

Rent deposit help is available in Lambeth from a scheme that is run in partnership with the council, landlords, and tenants who need assistance. The 'Home Finder Deposit Guarantee Scheme' is the main programme for helping prospective tenants pay the rent deposit on a property in the private sector.

There is help for applicants that do not have cash, that are on benefits or government welfare, and that do not have children either. Of course, applicants also need to be local to the Lambeth council. The applicant needs to have some source of income to pay the future rent on the home or flat. More information is available from Lambeth housing advice centre on 020 7926 4200.



Parking enforcement



Residents are reminded to display a valid parking permit in their vehicle or risk receiving a penalty charge notice.

Residents who park in a disabled bay need to display a valid disabled permit at all times. If you are displaying a disabled badge issued by the local authority, you are only permitted to stay in the bay for a maximum of 3 hrs.

It is the vehicle owner / user who is responsible for ensuring a valid permit is displayed at all times.

Parking in front of garages, parking in 2 bays or in front of the emergency gate is not permitted at any time. Offenders will have their permit revoked and the privilege to park on the estate will be removed.

Household Support Scheme

Lambeth's Household Support Scheme can help if you're a resident facing a crisis, emergency or disaster that needs help.

Type of help offered:

- high street vouchers
- food vouchers
- fuel payments
- second-hand furniture
- refurbished white goods
- a handy-man service
- a removals and storage service

Want more information?

Email us at ESTeam@lambeth.gov.uk giving a contact phone number and they will call you back.

Ward boundaries – all change...

Following the independent Local Government Boundary Commission for England review of Lambeth's electoral arrangements, recommendations were passed into law and take effect as of Thursday 5 May 2022.

Brixton Hill ward will now form part of Brixton Acre Lane ward and the Cllrs (Labour and Co-operative) for this ward are below with their respective contact details, should you need to get in touch:

Maria Kay (07542 943523)
David Bridson (dbridson@lambeth.gov.uk)
Sarbaz Barznji (sbarznji@lambeth.gov.uk)



Service charge final accounts

The RMO is in the process of calculating homeowners final service charge accounts. We are aiming for these to be released at the end of August. The service charges are based on the RMO's and Council's actual costs of providing estate and block services to homeowners. Due to efficiency savings made by the RMO, many homeowners will receive a credit on their account this year. For any homeowner related questions, please contact us on 020 7926 0158.

Gas servicing at Blenheim Gardens by Smith & Byford

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. You do not have to wait for the estate office to be open!



More than bricks and mortar...



In partnership with CEF Lyncx, we are running study support as an online classroom. Our Virtual Extra Study Support Schooling Project (VS3P) offers extra help with literacy (English) and numeracy (Maths) for Key Stage 1-3 (year 1-9) pupils with a core aim to help school age young people improve their potential. For more information visit <http://cefi.org.uk/staying-on-top-of-the-game> or telephone Navlet Williamson on 07984 337 812.

At a Glance Guide to Cost of Living Support 2022

Help with the cost of living

Name of payment	How much? (all are grants)	Who is eligible	When and how?
Energy bills support scheme	£400 per household	Households with a domestic electricity meter (all households)	Via energy suppliers over 6 months from October 2022. Direct debit and credit customers money credited to their account. Pre-payment meter customers- money applied to their meter or paid via a voucher.
Pensioner Cost of Living Payment	£300 per household	Must be over State Pension age (aged 66 or above) between 19 – 25/9/2022 and be receiving the Winter Fuel Payment.	Automatically as a top-up to their annual Winter Fuel Payment in November/ December 2022. For most pensioner households, this will be paid by direct debit.
Cost of Living Payment	£650 per household (paid in 2 instalments of £325)	Households on certain means tested benefits as at 25/5/2022 for the first instalment, (another entitlement date for the second instalment will be announced)- Universal Credit or 5 Legacy Benefits(JSA(IB), ESA(IR)/ IS/ WTC/ CTC) or Pension Credit.	Automatically paid by the DWP in 2 instalments , the first in July 2022 and the second in Autumn 2022. HMRC will pay a little after this to avoid duplicate pavements.
Disability Cost of Living Payment	£150 per claimant	Claimants on DLA/ PIP/ AA/ Scottish Disability Benefits/ Armed Forces Independence Payment/ Constant Attendance Allowance/ War Pension Mobility Supplement at 25/5/2022.	Automatically in September 2022.
Council Tax Rebate	£150 per household	For households in England in Council Tax bands A-D. (Most households)	Those who pay Council Tax by direct debit will be paid automatically into their bank accounts from April 2022. Those who do not pay by direct debit will be contacted by their council and invited to make a claim.
Household Support Fund payments	Variable amounts- discretionary	An extra £500 million of local support, via the Household Support Fund, will be extended from this October to March 2023.	Contact Local Authority for details and how to apply.

Performance for May 2022

KPI Description	Lambeth Results	2021/22 Target	TMO Result	TMO Target Met?	Outperformed Lambeth?
% Rent Collected in year	99.90%	99.50%	99.20%	NO	NO
% Service charges collected	157.87%	105.00%	189.00%	YES	YES
Average relet Void time	57 days	25 days	No Lets	N/A	N/A
% Gas services completed on time	93.79%	100%	100.00%	YES	YES
% Repairs completed on time	80.20%	90%	99.00%	YES	YES

News from Brixton Windmill

We kicked off the summer season at Brixton Windmill with our annual Beer & Bread festival on the first bank holiday Monday in May. Windmill Gardens was packed, and our expanded family area proved a big success with games and activities for children.



We are looking forward to more **free summer events in the park** – Art in the Park on Sunday August 14th and our Harvest Festival on Sunday 25th September. Both should be fun events for all ages but with special activities for children at each of them.

Our weekly one-hour tai chi sessions in Windmill Gardens start at 11.30am on Saturday mornings and has now been running for 5 years. New attendees are always welcome and our lovely teacher Anna starts each session with a series of gentle breathing exercises that get us moving whatever our capacity. We have older members who exercise on a chair and the group has increased in size as the weather has improved. If you fancy joining us just drop by any Saturday morning. We ask for a small donation to pay the teacher – £3 waged or £1 unwaged. If you want to improve your physical or mental wellbeing then tai chi is a great way to do so.

More people are visiting the new **Brixton Windmill Centre** next to the windmill. It is open for one weekend a month when the Friends of Windmill Gardens volunteers provide **guided tours of Brixton Windmill** from 1-5pm on both Saturday and Sunday. It is also where our monthly **heritage walk around the Brixton Hill** area starts and finishes. For more information about these visit our website. The centre is also available for hire by local residents and community groups.

We have recently added a new weekly activity for local residents to have regular sessions in the park. Each week the club for local residents over the age of 55 opens 10am-1pm provides a welcoming space for its members. There are a great variety of activities to keep you active both mentally and physically. Lots of chat over tea, coffee and biscuits, board games, craft sessions and more plus a light lunch of home made soup and a roll at the end of each session. Come along and see for yourself. If you like what you see then you can join the club and help decide on future activities and club trips. The club has been funded for two years by a generous Lambeth Wellbeing Fund grant, and is supported by BGRMO but is managed by FoWG volunteers.

Our windmill volunteers also open our **pop-up café** at the Brixton Windmill Centre whenever the building is not hired out. We try to open in the afternoon Thursday to Sunday each week.

On the first Saturday of every month our **gardening volunteers** meet in the park to keep it looking good for local residents. We have planted vegetables in the terraced garden and when we harvest them we supply fresh vegetable to the Floating Food bank on the estate. We also plant all the flowers and look after the border beds around the park.

If you would like to volunteer to help with any of the activities we run at the centre or in the park please sign up to volunteer on our website or email volunteers@brixtonwindmill.org.

Finally, we are expecting Lambeth Landscapes to refurbish the children's playground this year. After consulting local families and children the plans have all now been agreed and we have been assured that the work on the playground will not happen during the summer school holidays so we anticipate this work will now take place in the autumn.



COMMUNITY FUN DAY

RMO's Annual Community Fun Day!

The RMO fun day, celebrating 21 years of resident management, will take place on **Saturday 30th July between 11 am – 4 pm on the meadow area** (between Ramilles Close and Blenheim Gardens)

Please pop along with the family to enjoy this FREE event providing activities, games, raffle, food and much more!

We look forward to seeing you there!

Residents are reminded to not place oils and / or fats down the sink since it is likely to cause a blockage.

Please wait until the oil goes cold and then place it in a plastic container to dispose of.

If you place anything other than water down your sink and it blocks, you will be recharged to unblock it.



Private gardens – with the growing season now in full bloom, residents are reminded to ensure that their plants, hedges and flowers must remain inside the property boundary at all times.



Any vegetation that is hanging over the communal walkway or that is growing outside the property boundary may be cut and removed without reference to you – thank you

Please DON'T feed the foxes!

It's come to the attention of the RMO office that members of our community are feeding the foxes on the estate. Feeding the foxes causes them to come back and encourages them onto the estate and surrounding areas, causing a nuisance. The office is regularly contacted about fouling and of rubbish that has been slit open by foxes. Any members who are caught feeding foxes in future will be written to regarding anti-social behaviour and helping to harbour pests on the estate.

Blenheim Gardens Resident Management Organisation



**Keep off the grass
and out of the
hedges!**

The RMO has received numerous complaints regarding children and animals using the grass in the centre of the estate and breaking the hedges in the meantime.

Residents are reminded that this area has been closed off to resident to protect it. Please ensure you exercise your dog in the windmill gardens and not on the estate.

Children are also not permitted to play in this area and or to damage the estate privets and flowerbed areas. The estate is 'no-ball games' area. Action will be taken against the perpetrators and damaged caused will be recharged.

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

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