

**BLenheim GARDENS RMO
NOTICE OF SHAREHOLDER GENERAL MEETING
FOLLOWING AGM**

Tuesday 27th September 2022

7.30 – 9.00 PM.

**At
23 Prague Place
Blenheim Gardens Estate, SW2 5ED
(The Community Hub)**

AGENDA

- 1. Welcome and Introductions**
- 2. Minutes of previous general meeting hosted on 15th March 2022**
- 3. Matters arising from minutes**
- 4. Action points from previous meeting**
- 5. Service Charge final accounts – Phil Morris, Financial Consultant**
- 6. CCTV project – update – Simon Lambert, CCTV advisory service**
- 7. Update from the Safer Neighbourhood Police Team**
- 8. RMO performance report – for information**
- 9. Any other general business**

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Sept 2022

**Blenheim Gardens RMO
General Meeting
Held 15th March 2022 at 7pm via Zoom**

Present:

RMO Board Members in attendance:

Martin Cherry (Chair)
Maralyn Maiouche (Secretary)
Maud Simmance (Treasurer)
Gina Filose
Erin Gill
Diana Thompson
Geresom Obinna
Yvonne Aforkpah
Chinedum Obi
Suzannah D'abo
Sally Champion

Also in attendance:

Danny Howcroft (Estate Director)
Andrew Callam (Business administrator)
Milosz (Community Involvement Officer)
Phil Morris (Financial Consultant)
Nicola Doal (Community Street Design Officer Transport Strategy and Programme)
Simon Lambert (CCTV advisory service)

1. Welcome and Introductions

Martin welcomed all to the General Meeting.

2. Minutes of previous General Meeting held 28th September 2021

Approved with no objections.

3. Matters arising from previous minutes

There were none to note.

4. Action points from previous minutes

4.1 *Electric Leaf blower* – Martin noted the product was expensive with limited battery life (Danny was asked to enquire at previous GM). Action point completed.

5. CCTV project update – Simon Lambert

5.1 Simon gave a brief update as most had seen reports on CCTV previously. Simon showed the tender plan for CCTV. Coverage will be on estate entrances and exits, with some central cameras along the avenues. Deployable cameras will likely be installed on roofs using brackets. These are movable and can be repositioned to address situations. There are plans to have a new wi-fi network and this will be secure. The wi-fi is for CCTV and not residents, also the only costs are equipment maintenance. The tender draft was sent to Danny and is quite detailed, so bidders are aware of specific requirements and standards. Bids should be 'like for like' as well. Simon also noted that there is a BSI kitemark for details of what pictures should show (for instance identifying persons with clarity).

5.2 Simon asked if there were any questions; Martin asked if about a timeline. Simon explained delay was due to some changes in equipment (i.e. difficulties globally) and after a few questions with electrical contractors it should be sent. A 3-week turnaround is standard, and Simon will answer any technical questions from bidders. Bids are likely to be in by mid-April, and a Board decision will be needed on the tender.

5.3 Martin asked about assurance and purchasing in advance. Simon noted he had spoken to others with similar concerns. Feedback from the industry is that equipment can be sourced and there are no issues with not obtaining products. Martin felt if equipment was available, it should be purchased now. Simon noted buying ahead of time could cause a warranty issue if something goes wrong. Burden would be with the purchaser and not the installing company. Martin thanked Simon for attending the General Meeting.

6. Nicola Doal, Community Street Design Officer Transport Strategy and Programme

6.1 Nicola gave a brief presentation. Currently work is being done on a proposal (Brixton Hill) to reduce traffic (low traffic neighbourhood - LTN). Brixton Hill was chosen due to it spanning across 2 wards. It was partly included in a 2019 transport strategy. Findings show over 38,000 residents, numbers of blue badge holders, travel habits, car ownership data (borough average is 56%). Baseline data is collected from surveys including TFL monitoring sites, flow data and Healthy Routes. Main issue identified is on Lyham Road with around 300 vehicles per hour at peak time. Dumbarton Road, New Park Road, Branksome/Lambert Road and Kildoran/Strathleven Roads all have high levels of traffic. Area schools include Sudbourne and Lambeth College. There are issues around residents parking, and the area has businesses (also some green spaces). Feedback from the forum identified traffic, cycling, traffic too fast, pollution and so on as issues. Feeling safe, being a pleasant cycling space, easy to get to where some of the positive aspects in residents' feedback. Other findings include bikes locked to railings (Kingswood Rd), new

school sites (Harris Clapham) and the programme aims to codesign with residents. There will be a guided walk, transport café, round table events looking at design and an accessibility tour for residents with mobility issues.

6.2 Two events are planned with BGRMO – first is 23.3.22 and it is hoped to look at various topics during a ‘listening group’ session. Residents can sign up by contacting Danny or emailing Nicola. On 24.5.22 there will be a Brixton Hill walk & talk to look at the challenges, wins and other aspects. Maralyn asked for venue of the meeting on 24.5.22; Nicola confirmed it will be Lambeth Town Hall steps. The events are one-offs for now and more will be organised later (e.g. round table events). More activities will be arranged as things progress. A resident asked how many residents were spoken to, she felt slides should have figures to give better context. Some residents see the LTNs as council money making schemes. It is questionable if the alternative routes will be looked at (cited example of Loughborough Rd closure causing issues for that estate).

6.3 Many people shop online now and there are several delivery vans, along with the council’s own refuse vans. Road closures seem to cause more problems for residents. On Blenheim Gardens Rd, drivers can no longer turn left at the traffic lights. It is not clear if these projects really have residents’ input, including car drivers. Nicola agreed the slides should be changed with figures included. The online group is a feedback forum; it is not a consultation. Erin asked if nearly 1,000 persons gave feedback – Nicola clarified there were 1,000 comments. Codesign in LTNs is very important and this round will be managed differently. Sometimes, things are advertised but engagement is low. The staff team at Lambeth dealing with the programme is not large. Hopefully there will be a lot of interest and more activities can be arranged. The LTNs are part of a wider transport strategy. Some of the other LTNs saw increases in other roads. Idea is that traffic will reduce where people change behaviours; those who do not need to use their cars will hopefully walk more. It is acknowledged that some will need to use their cars. Schemes will be continuously reviewed to see where changes are needed as well.

6.4 a resident hoped to be involved with the programme and associated events. Residents will need some encouragement to join in. Some do not have cars and may feel it does not concern them. Martin asked if Nicola could get more clarity on numbers when she attends the event on 23.3.22. Gina noted returning to the estate 6 years ago and seeing progress with the local roads. The RMO office had sent details of the forum. LTN in Highbury/Islington were in the media; pollution increased by 20%.

Martin thanked Nicola for the presentation.

7. RMO draft annual budget for 2022-23, Residents Consultation – Phil Morris, Financial Consultant

7.1 Allowance for this year’s budget was reviewed. 11 voids were turned around which brought over £3K additional income. Next year’s allowance from the council is reasonable considering inflation. Costs will increase – for instance electricity.

Expenditure is less this year though boiler replacement costs are considerable (25 replacements). There are small increases such as grounds maintenance. Staff costs increased due to the agreed 5% rise in salaries, apprentices and kickstart worker.

7.2 Overheads increased slightly this year with no change in committee budget. Contributions to various capital programmes include CCTV, income from leaseholders and freeholders. Approval is needed for doors/canopies work costing around £25k. This year the surplus is larger due to increased income from voids and capital expenditure allowance. Phil asked if there were any questions; none were noted.

7.3 Vote – Shareholders unanimously agreed cost of £25,000 for doors and canopies work

7.4 Vote – Shareholders unanimously agreed to approve the annual budget for 2022/23

8. Results of estate seating ballot continuation – Martin Cherry, RMO Chair

8.1 Consultation took place last year and 128 forms (78% of votes) were returned. To install seating on the state – 39 in favour 89 against. Seating on the estate will not go ahead, as it was felt this could increase antisocial behaviour. The topic could come up again later.

9. Resident Involvement Plan for 2022-23, Christian Johnson (Executive Director) CEF Lynx (charity)

9.1 Christian apologised for the technical issues with screen sharing. CEF Lynx run community engagement programmes and have worked with BGRMO for over 7 years. The last 2 years (due to Covid-19) saw reduced activities unfortunately, but things are now getting back to normal. BGRMO contribute to a few projects like Youth Forum which is linked to the Board. The Community Fun day is attended by several residents and the extra curriculum support programme for young person's struggling academically is very good. BGRMO's support has been steady. CEF Lynx's annual report was sent to all previously. 15 residents benefited from the programme. The school holidays programme caters to many young residents and teaches them new skills. There are volunteering and paid opportunities for young people through this programme, which is very rewarding. A programme will be developed to include early years, and a 10-year lease at the One O'clock club was secured with BGRMO's kind assistance. BGRMO allows use of the community hub as well.

9.2 In terms of next financial year, a few projects will be planned for staff and young persons. There is a proposal for activities, including study support and the youth forum (great for committed young persons). Support for both programmes benefits residents and raises BGRMO's profile. For instance, last year the Chief Police Superintendent for Lambeth and Southwark visited Blenheim Gardens, as did some local councillors. This

year a visit is planned from a Secretary of State in Easter. Relationships with Friends of Windmill Gardens is strengthened as they are included in things and support some indoor activities. It is hoped the Board considers continued support, as the programme delivers good outcomes for young people at Blenheim Gardens. Maralyn thanked Christian for doing a fantastic job at supporting the estate's children and young people. Martin thanked Christian and noted the matter will be on next meeting's agenda. Yvonne also thanked Christian for running activities on the estate. The weekend Maths and English lessons are much needed. Christian explained the online programme was very effective and allowed more children to engage. Also, it helped as the tutors had long travel time. Face to face limits 'classes' to 20 children but more can join in online.

10. Any Other Business General Meeting

10.1 Martin noted motorbike traffic continued to be an issue on the estate. Many are delivery drivers, and it would be good to have an Amazon locker.

10.2 Electric car charges – there will be an increased demand and having cards is an option. Martin asked if others had views on locations for charge points. Some people are issued a car through their work too. Danny recalled consultation on ultra-low emission zone was positive.

10.3 Toussainte Reba Friends of Windmill Gardens (FOWG) Chair introduced herself. FOWG has a new flyer and there are events for 2022. A family event is planned for Easter and will include an egg hunt. 20th April is the General Meeting date and BGRMO residents are invited. There are plans to make the windmill more accessible for children with special educational needs. There will be a festival this year and flyers will be sent to Danny for circulation. Toussainte hoped to see BGRMO Board and residents at some of the upcoming events.

10.4 Kickstart employee – Milosz is now employed as a Community Involvement Officer for 6 months and will be involved with the RMOs residents' programme.

Meeting ended at 8.35pm

