



Blenheim
Gardens
Residents
Management
Organisation

Line Marking

During June and July, the RMO will be repainting the estate parking lines as part of our annual estate improvement program.

Your cooperation during these works is appreciated. Any vehicle obstructing the works will receive a penalty charge notice (PCN). The works will include the repainting of box hatches, double and single lines as well as disabled bays throughout the estate. Should you have any questions on the works, please get in touch.



The General Election will take place on 4 July 2024

It is at the general election where citizens vote for a political party to lead Government.

The polling stations are open between 07:00 and 22:00 on election day unless you are registered to vote by post.

Remember, since May 2023, voters have to show a valid form of photo ID at polling stations to vote in person.

There are 22 acceptable forms of ID including:

- Passports
- Driving licences
- Older or Disabled Person's bus passes
- Oyster 60+ cards

Make sure you're registered to vote!

Useful telephone numbers

RMO office - 020 7926 0158

Smith and Byford – gas servicing and repairs – 0800 091 2140 – do not wait until the RMO office is open to report a boiler fault

Pestokill – pest control - 01942 262 717 or online at www.pestokill.co.uk/bgrmo

Lambeth call centre - 020 7926 1000

Out of hours emergency repairs service
0800 121 6122

Out of hours emergency electrical service 07891 885 774

Housing benefit & Council Tax -
034 5302 2312 or email
benefitsinfo@lambeth.gov.uk

Age UK - 0800 169 6565

Non- emergency Police service - 101

Noise nuisance 020 7926 5000

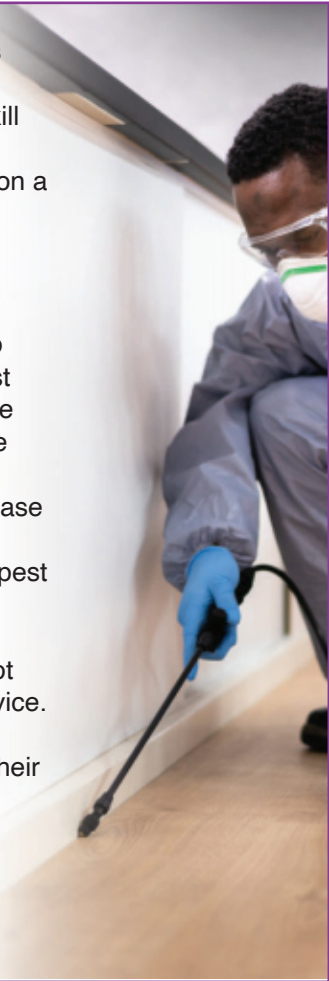
Performance for April 2024					
KPI Description	Lambeth Results	2024/25 Target	TMO Result	TMO Target Met?	Outperformed Lambeth?
% Rent Collected in year	109.97%	98.50%	99.97%	YES	NO
% Service charges collected	143.97%	105.00%	162.73%	YES	YES
Average relet Void time	N/A	30 days	N/A	N/A	N/A
% Gas services completed on time	98.98%	100%	100.00%	YES	YES
% Repairs completed on time	72.68%	90%	100.00%	YES	YES

The RMO has commenced its routine annual pest control inspections. Glen, the Pestokill technician, will be visiting the estate each fortnight, usually on a Thursday, to undertake the inspections to Council and Leasehold properties.

The aim of the inspection is to identify and eradicate any pest issues. Please ensure you are home for your inspection to be completed. If you are experiencing a pest issue, please get in touch. We want your property and the estate to be pest free!

Please note the RMO does not offer a bed bug treatment service.

Residents will need to make their own private arrangements.



Have you thought about a career in the Met?



The Metropolitan Police Outreach Team are working to increase the number of female officers and Police officers from Black, Asian and multiple ethnic heritage communities to make the Met more representative of the communities of London.

Central South cluster includes Southwark and Lambeth for more details contact:

Adina.Lindsay@met.police.uk
Luke.Milton2@met.police.uk
Outeach@met.police.uk

#BTheChangeUWant2C

Private gardens

With the growing season now in full swing, residents are reminded to maintain their private gardens to ensure they do not overgrow into the communal areas.

If the growth of your vegetation (plant, shrub, bush, tree) is beyond the boundary of your property, you will receive a letter from us reminding you to attend to your garden. The letter will provide a deadline date. If on expiry of that date, the garden(s) has not been attended to and the growth remains beyond the property

boundary, we will arrange for the growth to be cut back. You will be recharged by for undertaking this work on your behalf and for removing the waste.

The property boundary is the wall or fence attached to the property, anything beyond this is a communal area, managed by the RMO. Residents do not have permission to grow vegetation beyond their private boundary.

Thank you for your cooperation. If you need help attending to your private garden, please get in touch for advice.

Summer at Brixton Windmill



Friends of Windmill Gardens have an exciting range of events and activities planned over the Summer ranging from a Sports Day and Open Air theatre to free cooking courses for young people:

July Open Weekend, 13 & 14 July

Pop along for tours of the windmill, shop and pop up cafe at Brixton Windmill Centre.

Family Sports & Games, Sunday 14 July

On Sunday 14 July look out for our free Family Sports & Games Day. We'll be running activities between 1pm and 5pm including football skills, fun kids races and classes including Tai Chi, Zumba and Stretch. Our cafe and shop will be open alongside the windmill for guided tours.



Much Ado About Nothing, Saturday 20 July, 6pm

We are excited to have Off West End Theatre Award winners, Open Bar Theatre with their fabulous open air production of Shakespeare's Much Ado About Nothing. It's a fun family friendly production combining comedy with original songs and music. Suitable for everyone aged 8 upwards. Tickets via www.brixtonwindmill.org



Open Weekend, 10 & 11 August

Pop along for tours of the windmill, shop and pop up cafe at Brixton Windmill Centre.

Art in the Park, Sunday 11 August, 1pm to 5pm

Free art workshops for adults and children. We'll have t-shirt painting, drawing and printing workshops, crafts and more. A chance to get inspired by beautiful Windmill Gardens.



Cook, Learn, Eat at Brixton Windmill - Summer Holiday Courses for Young People

We are offering two free cooking courses for 11s to 16s during weeks of 29 July and 5 August. Sessions run Monday to Friday 10am to 1pm. Participants will work with chefs from Eat Club to learn healthy recipes and cooking skills - two course lunch included every day! For more info or to sign up contact info@brixtonwindmill.org

Regular activities continue at Brixton Windmill Centre

We welcome local residents to join us at the centre for various activities including Tai Chi, Pilates, Gardening workshops and our Thursday Community Club for people aged over 55. The Thursday club continues to thrive with social activities, exercise, crafts, lunch and trips out. Find out more at www.brixtonwindmill.org

It's going to be a fantastic Summer and we look forward to seeing local residents at Brixton Windmill!



A special thanks to our local Safer Neighbourhood Police team for supporting the RMOs food banks service. The foodbank service operates each Weds from the Community Hub, 23 Prague Place, SW2



Don't be a nuisance this summer...

With the warmer weather approaching, we are asking all residents to be respectful of their neighbours during the summer months by not becoming a nuisance to them.

If you are hosting a party and or BBQ, please invite your neighbours! If you are unable to do so, please respect their right for peaceful enjoyment of their home by keeping noise and disturbances to a minimum.

If you are disturbed by noise nuisance, please contact the estate office on 020 7926 0158.

Nuisance that will be investigated include:

- Loud music or parties
- Barking dogs
- Home improvement and DIY.

For out of hours noise complaints please telephone: 020 7926 5000 or visit www.lambeth.gov.uk/community-safety-anti-social-behaviour/noise-complaints

Please do not wait until the RMO office is open to report noise nuisance.



Surplus Fund

Blenheim Gardens RMO are consulting residents on the use of its surplus fund. The surplus fund has been accumulated following years of prudent financial management by us. The money is to be used for the benefit of the community. In previous years, we have spent money on upgrading the estate communal lighting, introducing estate wide CCTV, painting the garages and stairwells. This year we are again consulting residents on their priorities on using this fund. Enclosed with this bulletin is a list of priorities for you to consider, you may have more, and you are encouraged to tell us what these are. Please complete the enclosed form and return to the RMO office before the deadline date. Responses will be prioritised and placed into the RMO business plan for future delivery once agreed - thank you!



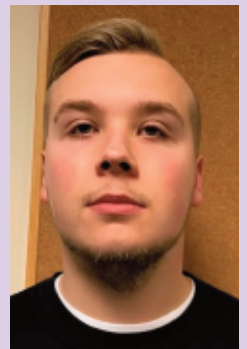
The RMO is offering a FREE kitchen sink filter to prevent your sink blocking in the future.

If your sink, kitchen, wash hand basin and or bath is blocked due to missuse i.e from hair, fats, wipes, kitchen towels, you will be recharged for it to be unblocked. The current charge to unblock is £80 plus VAT. Please ensure nothing but dirty water is discharged down pipes. Please collect your filter from the RMO office.



The Estate is expected to have a controlled door entry system fitted to each of the estate blocks by Lambeth Council as well additional CCTV cameras. The works are expected to be completed this financial year.

Blenheim Gardens RMO is pleased to announce that following successful completion of his Apprenticeship, Ben Smith, has been offered permanent employment with the RMO from July. Ben successfully completed a level 3 heating and plumbing apprenticeship. We are sure you will join us in welcoming Ben to the RMO team.



YOUR COMMUNITY FUN DAY



At The Meadow Area, Ramilles Close
Blenheim Gardens Estate, SW2 5DA

When? Saturday, 20 July 2024

From: 11am – 4pm

Celebration

We Continue to Celebrate the Benefits/ Success of Tenant-led Management

Activities

Barbequed-Food
DJ
Live Music
Dance
Drumming
Raffle

Kids Play

Bouncy Castle
Multi - Sports
Sumo -
Wrestling
Caricaturing
Face Painting
& Much More

Information

Housing
Police
The Windmill
and
Much More

Lambeth Council, in Partnership with Blenheim Gardens RMO and Repowering London, has been successful in obtaining funding to help decarbonise our tenanted properties.

The first phase of the project will include houses managed by the RMO and the works may include new windows, external insulation (cladding), improved ventilation and roof insulation.

The works will commence during this financial year and finish in 2026. The scope of the work is intended to help make residents homes more efficient, reduce energy consumption and to reduce carbon emissions which contribute to climate change.

The funding was obtained from the Social Housing Decarbonisation Fund: Wave 2.2. It is hoped that future funding will see solar panels and air source heat pumps installed on the estate.

For more information on this scheme, please get in touch.



1st Brixton Scout Troop to reopen on Blenheim Gardens Estate!



We are delighted to announce that the 1st Brixton Scout Troop will reopen its doors in September for both boys and girls aged between 10 to 14 years of age. The Troop will meet at the St Paul's with St Saviour's Community Centre in Blenheim Gardens, on Thursday evenings. Currently at the Centre young people can join Beavers and Cubs from the age of six but when they reach the upper age limit of ten for Cubs, they must either leave or join a different scout group. We would like them to have the opportunity to become a Scout at the Community Centre in Brixton. For more information on Scouts please do visit the website <https://southsoutheastlondonscouts.org.uk/> or telephone 0843 289 0712.

Gas servicing...



Council tenants are reminded that 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 do not have to wait for the estate office to be open

National Grid nationalgrid

All residents are reminded that the RMO, using funding from the National Grid, provides debt and benefits advice as well as fuel advice and bill payment support. You don't need to be on benefits to access this service. You may for example had a change of circumstance, retired, become unwell or simply wish to consider what support are available to you. The advice is provided by Christians Against Poverty money and debt advisors (CAP).

Damp & Mould...

Blenheim Gardens RMO wants to help you keep your home free from condensation and damp. If you are experiencing issues with your property, please get in touch. We have produced the following information to keep your home damp free:



What is condensation?

Moisture is always in the air. Too much moisture will cause condensation. As the air cools it cannot contain all its moisture and tiny drops of water are formed. This is called "condensation".

This is noticeable when the mirror steams up after a bath, the warm air touches the colder mirror and water droplets form. Condensation usually occurs when there is a difference between the temperature inside your home and the temperature outside. This is most common in the months November to March.

In your home, condensation most often occurs on the internal walls or in places where there is restricted movement of air, such as in corners, near windows or behind furniture.

What can I do to avoid condensation in my property?

- Keep lids on saucepans when cooking
- Open windows and ensure window vents are open at all times
- Do not dry clothes inside and on radiations.
- Purchase a condensing tumble drier if you can.
- If you have a skylight in the bathroom, ensure this is open at all times.

Central heating

It is not good practice to use your central heating intermittently, for example, two hours in the morning and five in the evening. It is far better and more economical, to have your central heating on continuously. Having the central heating on intermittently warms the air in your home but does not allow the walls to reach a stable temperature. This means that warm air from your radiator will hit the cold walls and could cause condensation to form. This gets worse when the radiators are turned off since the air cools rapidly. For more information of energy efficiency, please see our leaflet titled 'Energy tips for your home', from our reception area.

Treating mould:

If you already have mould, it can be treated with a special fungicidal wash. You can purchase these online. For more information or to arrange an inspection, please contact the RMO office. Please also ensure your window vents are kept open and extractor fans turned on at all times

Are you interested in the history of Blenheim Gardens Estate and surrounding area?

If so, Jon Newman, Archives Manager, Lambeth Archives, will be doing a talk on the history of Blenheim Gardens and surrounding area on 11th July at 7.00 pm in the Brixton Windmill Centre, in the Windmill Gardens. All residents are welcome to attend this fascinating event. Lambeth Archives are situated at 16 Brixton Hill, SW2 1ET.



EARLY YEARS ACTIVITIES @ OUR GREENHUT BRIXTON WINDMILL SW2 5DA

(School Term-Time Only)



Tuesdays

Time:
09:30 - 11:00

Childminders' Link-up
Mindings & Children
(Pre-School)

Wednesdays

Time:
10:00 - 12:00

Stay 'n' Play
Parents & Children
(Pre-School)

Thursdays

Time:
10:45 - 11:45

Family Dance & Movement
Parents & Children
(Pre-School)



Time:
13:00 - 15:00

Stay 'n' Play
Parents & Children
(Pre-School)

Time:
13:00 - 15:00

Stay 'n' Play
Parents & Children
(Pre-School)

Time:
13:00 - 15:00

Stay 'n' Play
Parents & Children
(Pre-School)

For more information, visit our website: <https://www.cefl.org.uk/our-greenhut> or Miss Navlet Williamson 07984 337 812

CEFLynx Charity | Registered Number 1165623 | Company Number: 8008832 | Registered Office: B5/6, Eurolink (The Link) Business Centre, 49 Effra Road London SW2 1BZ

Email: community7@cefl.org.uk | Tel: 0207 737 4274 (Office) 0208 671 5587 (Centre) | Skype: Community.7 | Web: www.cefl.org.uk | Twitter: @CEFLynx | YouTube: CEFLynx



Lambeth

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: 020 8678 7021
Estate Emergencies: 0790 382 4072

Email:

blenheimgardens@lambeth.gov.uk
W: www.bgrmo.org.uk
Twitter: @DannyBgmo1
Facebook: Blenheim Gardens RMO

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 noutra idioma é favor telefonar para 020 7926 0158

Twí: 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.