



The RMO continuation ballot – the Results!

The RMO concluded its 5-year continuation ballot at a special general meeting hosted on 24th June 2025.

Every 5 years, the RMO shall consult with all tenants and leaseholders in the property to seek their opinion concerning the continuation of the management agreement it holds with the council.

The ballot process and the ballot count were overseen by Open Communities. Open Communities is an independent training and advisory agency.

The RMO received an overwhelming '**YES**' vote to continue to manage your estate and your housing management services. We were provided with a very clear mandate for which we are honoured and privileged to accept.

On the ballot paper, the RMO asked residents 2 questions:

Question 1: Do you want Blenheim Gardens RMO to continue managing the Blenheim Gardens Estate?

RESULT	No. votes	% of valid votes
YES	195	(98.5%)
NO	3	(1.5%)

(Three votes did not respond to this question)

Question 2: How effective do you think Blenheim Gardens RMO is at managing the Estate Management Services?

RESULT	No. votes	% of valid votes
Very Effective	166	(86%)
Effective	24	(12.4%)
Ineffective	3	(1.5%)

(Five voters did not respond to this question)

The RMO board also decided to include introductory tenants and Freeholders into the ballot who had the opportunity to have their say although there was no legal obligation to do so. This highlights the importance the RMO board puts on social inclusion and reflects the openness and transparency of the RMO.

The RMO appreciate your ongoing support and cooperation.

THANK YOU!

Useful telephone numbers

RMO office - 020 7926 0158

Clapham Heating - 07845 025 636 – 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 end of May 2025

KPI Description	Lambeth Results	2025/26 Target	TMO Result	TMO Target Met?	Outperformed Lambeth?
% Rent Collected in year	102.79%	99.00%	99.34%	YES	NO
% Service charges collected	TBC	105.00%	131.24%	YES	YES
Average relet Void time	No lets	30 days	No lets	YES	YES
% Gas services completed on time	TBC	100%	100%	YES	YES
% Repairs completed on time	96.03%	80%	100%	YES	YES



COMMUNITY FUNDAY

**SATURDAY,
19th July 2025**
**AT THE MEADOWS,
BLENHEIM GARDENS ESTATE**
11am to 4pm

FACE
PAINTING &
CARICATURE
ARTS & CRAFTS

BARBEQUE,
FUSION FOOD &
REFRESHMENTS

BOUNCY
CASTLE, SUMO
WRESTLING,
GAMES & MORE

DJ,
LIVE MUSIC,
PERFORMANCE,
DRUMMING

DANCING,
SING-ALONG,
COMPETITION
FITNESS
WELLNESS

RAFFLES,
INFORMATION
BOOT-SALE &
MORE

FAMILY,
FRIENDS &
COMMUNITY
DAY

COME ALONG

Building Energy Performance Research Project

As part of a nationwide research project, indoor air quality monitors are being installed, by Lambeth staff, in homes across Blenheim Gardens Estate.

These devices will be collecting lots of data and the information gathered will help to improve the energy efficiency of UK homes. It will also help to identify what can be done to reduce the risk of damp and mould in your home.

No personal data will be collected, and the project is compliant with GDPR and Lambeth’s data sharing and data protection policies.

For more information or to request to take part please contact Lambeth’s Project Officer:

Andrea Omo-Kivie

Email: aomo-kivie@lambeth.gov.uk or phone 07985 216277.



Eyesense Hub

Sens Monitor

News in brief

Pests – controlled!

The RMO has commenced its annual pest control inspection program for the year. Please ensure access is provided for your inspection since they are intended to reduce pest issues. The inspections operate on a fortnightly basis.



If you are experiencing a pest problem, please get in touch with us on 020 7926 0158.

Gas servicing

The RMO's new contractor, Clapham Heating, commenced our annual gas servicing program for the year in April. It is vital that the annual gas service is completed on time so please ensure you are home for your inspection appointment.



If you are experiencing any heating and/or hot water issues, please contact the RMO in the first instance during office hours. Out of hours, please telephone 07845 028 636.

Amazon Locker

The RMO is working with Amazon to provide a dedicated locker on the estate. We are aiming for the locker to be installed in the Glanville Road area, rear of the block. This initiative is taken in response to residents reporting parcel thefts on the estate.



Private gardens

Please be reminded that it is your responsibility to ensure your private gardens are well maintained and kept within the boundary of your property i.e. the fence or wall. Anything beyond these areas, we will request you cut it back. If you fail to cut it back, we reserve the right to cut it back for you or take action to enforce you to do so. Your cooperation is appreciated.

Service improvements

If you have a suggestion on how the RMO may improve its services offered to residents or have an idea on something that may benefit the wider community, please get in touch with us. We are always seeking new ways to improve the estate and services we provide.

Waste management

Residents are reminded to dispose of their waste in the correct manner. This means placing household waste in the refuse bins and any recycling in the recycling bins. The RMO provides a tipper collection service, 3 times each week (Monday, Wednesday, Friday) so there is no need to dump on the estate. The RMO does not remove building materials or gardening waste, these are your responsibility to dispose of. Any one caught fly tipping will receive a £400 fine. Your waste is your responsibility.

Energy saving kits

The RMO has some surplus supplies of energy saving kits such as door and letter box draught excluders and energy saving bulbs. Please contact the RMO for more details.



And the National Federation of TMOs Community Champion award goes to...

Deborah of Blenheim Gardens RMO!

Deborah is the secretary of our RMO board and has been working to support the local community for several years. With the government cuts to the winter fuel payments, Deborah set off on a one-person crusade to ensure as many residents as possible applied for pension credits. Not having any training on welfare benefits or form filling, Deborah managed to find the time to up skill herself and now undertakes regular training on welfare benefit advice sessions which she provides to the local community in her own time. Prior to the deadline imposed for pension credits, Deborah had completed forms for nearly 80 residents and many of these were successful. Deborah has made a real difference to their life. Not content with all this, our Deborah noted the proposed changes to the PIP allowance, so what did she do? She not only got trained on the pip allowance procedure but has also started to help residents completing forms to claim it!



Danny Howcroft, Estate Director says *"it's great that community champions such as Deborah receive recognition for what they do from the NFTMO's. Deborah is a wonderful example of a community champion. She is selfless, people focused, passionate, resilient and she can never do enough to help others and better the community in which she lives. How Deborah balances everything is beyond us, but one thing I do know is that the estate and the RMO is a better and more rewarding place to live and work due to people like Deborah. She is a shining example of why tenant management works so well."*

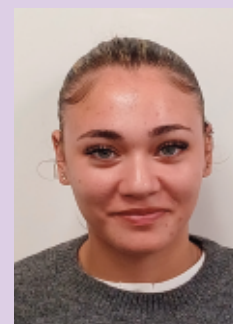
Well done Deborah

The Movers and the Shakers

Following successful completion of her level 4 apprenticeship, Janine left the RMO in June and we wish her well for the future.

The RMO also welcomes 2 new members of the team, Chenaye and Daniel. Chenaye joins us as a trainee Housing Assistant whilst Daniel joins the Estate Caretaking team.

Daniel's appointment is a direct response on the use of the RMOs surplus fund requested by residents. Welcome to the team!





#CONNECTING-U-2025

The School Holiday Boot-Camp

From, Monday, 21st July to Friday, 23rd August (10am to 4pm)
25 Days of PURE Activities, Fun Learning & Food Boot-Camp

Age 7 to 16 and also, Volunteering/Work Experience Opportunities For 16 +

- Arts & Crafts, Music, Dance, Workshop
- Multi Sports/Games Boot Camp
- Youth Leadership & Opportunity Workshops
- The Bicycle Workshop Maintenance & Riding
- A Healthy Lunch Every Day

This is a COVID-19 Safety Compliant Camp and it is taking place at the Windmill Gardens (Park), Blenheim Gardens SW2 5DA with LIMITED PLACES allocated on first-come-first-served basis
Registration is NOW OPEN ONLINE!! To Register, Scan QR Code or GO To: <http://cefl.org.uk/our-sharp-offer>
For More Enquiries, contact: Or Christian on 07706 179 851 or email: community7@CEFL.org.uk



#SEND Inclusive

Don't be a nuisance this summer!

During the summer, please consider your neighbours if you are undertaking DIY, hosting a Party / BBQ and or playing music. What maybe pleasing to you, maybe a nightmare for others.

If you are experiencing noise nuisance, please contact the RMO office during our office hours.

Outside of our office hours, please contact 0207 926 5000.

Construction and building noise

Construction and building work are only allowed at set times. You can report noise from construction or building work if it happens during a time when it is not allowed. The permitted times are:

Monday-Friday, 8.00am-6.00pm - Saturday, 8.00am-1.00pm

It is not allowed on Sunday or bank holidays.



Brixton Windmill

ART IN THE PARK

● **Sunday
10 August
1 to 5pm**

Pre-school Offer @CEF Lyncx Our GreenHut, Brixton Windmill SW2

(Formally the Brixton Windmill One O'clock Club)

Pre-school offer (stay and play) at Our GreenHut offers a safe space filled with a diverse range of structured but 'open-ended' activities developed to stimulate learning for parents and children aged 0 -5-year-olds, delivered during school term-time only.



Where: Our GreenHut, Windmill Gardens (Park) Blenheim Gardens SW2 5DA,

When: Tuesday to Thursday

Time: 10am to 3pm

Can have a pre-registration chat with Navlet Williamson on 07984 337 812 or email us at community7@cefi.org.uk

Creative StEP (Saturday the Extra Project) @CEFLyncx

#Creative StEP (Saturday the Extra Project) a co-production with young people runs in 6 weekly blocks providing a safe space where young people come together to hold a structured conversation about issues/topics that matter to them, develop skills to express their thoughts through the performing arts with performance to audience of children and families on the last day of each of our school holidays programme SHARP

#Creative StEP run from

Where: Our GreenHut, Windmill Gardens, SW2 5DA

When: Every Saturdays (school term-time only) and Monday to Friday during school holidays

Time: 11am to 2pm , Creative StEP is designed for young people aged 11 years and over.

After-School Virtual Study Support Schooling Programme (VS3P) @CEFLyncx

@ CEFLyncx after-school virtual study support programme, aligned with the national school curriculum is delivered online and provides extra learning support with literacy, numeracy and science, a booster for children of key stages 1 to 3 (year 1 to 9) age.

Where: online (virtual)

When: Monday to Thursday, (school term-time only).

Time: Time: 5pm to 7pm

WHAT'S ON @ OUR GREENHUT STAY & PLAY

TUESDAYS
Child Minders' Link-up
09:30 to 11:00

TUESDAYS
One O'clock Club
13:00 to 15:00

WEDNESDAYS
Stay & Play
10:00 to 12:00

THURSDAYS
Family Dance & Movement
10:30 to 11:15

For more information, visit our website: <https://www.cefi.org.uk/our-greenhut> or Miss Navlet Williamson 07984 337 812 ; CEF Lyncx Charity | Registered Number 1165623 | Company Number: 8008832 | Registered Office: B516, Eurolink (The Link) Business Centre, 48 Effra Road London SW2 1BZ
Email: community7@cefi.org.uk | Tel: 0207 737 4274 (Office) 0208 671 5587 (Centre) | Skype: Community.7 | Web: www.cefi.org.uk | Twitter @CEFLyncx | YouTube: CEF Lyncx

Lambeth Multi-Community Support Trust (BDO)



OUR DAY TRIP

TO

HAYLING ISLAND

SEASIDE

**Blenheim
Gardens Estate
Residents
Only**



SATURDAY, 23 AUGUST 2025



FEE?

**£5 per person
£15 for a Family
of 4 people**

**Payable at the
RMO Office**

**For more Information and Register Interest,
call BG RMO Office:
020 7926 0158, 24 Prague place SW2 5ED.**

Brian LaRoche – with sympathy

It is with great sadness that the RMO announce the passing of our Brian following a short illness. Brian had been the RMOs multi-trader for some 23 years and was popular with residents. Brian died shortly before his 82nd Birthday and was a remarkable person.

Thank you for your service, Brian, you will be sadly missed.



Blenheim Gardens RMO address and contacts

Blenheim Gardens RMO

24 Prague Place
Blenheim Gardens Estate
Brixton
SW2 5ED

Email: blenheimgardens@lambeth.gov.uk

W: www.bgrmo.org.uk

Twitter: @DannyBgrmo1

Facebook: Blenheim Gardens RMO

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



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 wo pe saa nkaeboy yi wo kasa foforo mu a fre 020 7926 0158.

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