



Community Events and Open Weekends at Brixton Windmill



Friends of Windmill Gardens are preparing for another busy Spring and Summer season at Brixton Windmill. We are also happy to be welcoming local residents to our popular regular wellbeing sessions.

Our Open Weekends run on the second weekend of each month. Full tours of the windmill can be booked online (£5) or visitors can just turn up for free short tours. Our cafe and shop are open too - it's a great chance to discover more about your nearest local landmark! For those wanting more local history we offer bookable guided walks on Sundays and selected Saturdays. Our 9 and 10 May Open Weekend is also National Mills Weekend - we'll have extra activities for families and children.

Our May Fest event will run in Windmill Gardens on Bank Holiday Monday 4 May. The event includes live music, food and beer stalls, family craft and nature workshops plus our ever popular May pole and Morris Dancing from Brixton Tatterjacks. Art in the Park runs on Sunday 9 August with loads of free arts and crafts activities in the park.

At Brixton Windmill Centre we continue to offer a range of wellbeing activities thanks to funding from National Lottery Community Fund, Lambeth Community Fund and Thinc Fund. Our Community Club for people aged 60+ runs on Thursdays and provides activities and a healthy lunch for around 30 people each week. We are excited to be starting up a new weekly choir group "Windmill Voices" which runs on Wednesdays at 12.30pm - it's free and everyone is welcome!

A reminder also that FoWG is a volunteer led organisation and we rely on volunteers to help with everything from tour guiding and milling to helping with school sessions and gardening. If you are interested in helping us please visit www.brixtonwindmill.org and look for the Get Involved page.



Useful telephone numbers

RMO office - 020 7926 0158

Clapham Heating - 07845 025 636

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

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 December 2025					
KPI Description	Lambeth Results	2025/26 Target	TMO Result	TMO Target Met?	Outperformed Lambeth?
% Rent Collected in year	97.10%	99.00%	99.60%	YES	YES
% Service charges collected	110.15%	105.00%	286.00%	YES	YES
Average relet Void time	239.03 days	30 days	5 days	YES	YES
% Gas services completed on time	99.62%	100%	100%	YES	YES
% Repairs completed on time	91.88%	80%	100%	YES	YES

Where to get health help



Hospital emergency departments (A&Es) can get extremely busy.

Below are some of our local alternatives for non-life-threatening urgent healthcare needs.

- Community pharmacy - for common illnesses and minor health concerns consider self-care or visit your local pharmacy. Pharmacists can offer clinical advice and over the counter treatments for a range of symptoms for self-care. Pharmacists are qualified health professionals who are experts in medicines.
- Your GP practice - GP practices provide a range of services by appointment and will be able to assess your immediate needs as well as refer you into a specialist service if necessary. They know your medical history so are best placed to manage your healthcare. Consultations with your GP team are available online, by phone and face to face. Extra appointments are available to 8pm on weekdays and 9am to 5pm on Saturdays at five GP hubs. Use your usual GP number, the GP website or the NHS App to book. If you need an urgent appointment when your practice is closed, you may be offered one at a GP Hub nearby.
- NHS 111 - If you need help now and you're not sure what to do, go to 111.nhs.uk. If you're unable to get help online or if it's about a child under 5, call 111 (free from a UK landline or mobile). If you have an urgent medical problem and your GP is closed, NHS 111 can provide advice and if necessary, make an appointment for you.
- Mental health crisis services – for urgent mental health support, South London and Maudsley NHS Trust has a 24-hour mental health crisis line. Phone: 0800 731 2864 (Option 1) or visit www.slam.nhs.uk/crisis.

Welcome Rushawn



Rushawn joined the RMOs caretaking team in January following the departure of Daniel.



Friends of Windmill Gardens

Regular activities and New Year dates

- Wednesdays 10.30am - Beginners' Tai Chi for 50+ (Drop in - no booking required). Free.
- Thursdays 10am to 2pm - Community Club for people aged 60+. Activities include chair exercise, arts and crafts and cooking. Lunch is provided.
- Fridays 9am to 10am - Yoga Class with Wild Balance . Contact Natasha at hello@wild-balance.co.uk for more info and to book a slot.
- Fridays 12 to 1pm - Pilates(drop in). Beginners' class. Mats provided. Suggested donation £5 per class.
- Fridays 2.30pm to 3.30pm - Joy of Sound - inclusive seated Tai Chi and music session.
- Saturdays 11.30am - Tai Chi in Windmill Gardens (pay what you can)
- First Saturday of the month - 1pm to 3.30pm - Gardening Group. Join our volunteer gardeners to help Windmill Gardens stay beautiful.



Experiencing mould, damp or condensation?

If so, please get in touch with the RMO as soon as possible

The RMO board has approved a new policy and procedure for dealing with such issues.

You can report any repair issue by:

Telephone: 020 7926 0158

Email: Blenheimgardens@lambeth.gov.uk

W: www.bgrmo.org.uk

In person: 24 Prague Place, SW2 5ED

Mobile / WhatsApp: 0790 382 4072

We are here to help.

Having a challenging 'time' getting your internet connected?

A resident was having difficulties with Openreach contacting the RMO for digging permission and opted instead to use 'Three - 5g indoor hub at around £23.00 per month' – a plug and play arrangement, no digging or permission was required.

If you require internet to be installed, please be reminded that the RMOs permission is always required. 99% of estate light failures are linked to a dig for a internet connection.

Please refer your provider to blenheimgardens@lambeth.gov.uk so we can outline our permission requirements.

Use of RMO's surplus fund:

Following years of prudent financial management, the RMO is directly contributing £1m from its surplus fund to support the expansion of the retrofit works being completed by Wates on behalf of Lambeth Council. The funding was approved by RMO shareholders in Sept 2025.

The RMOs funding will be used on specific properties identified as in need of investment. Our contribution will result in a return of around £800k of additional funding to support the project. The tenants identified for the wave 3 project have been contacted. The work is expected to be completed during the



2026-2027 financial year and may include new windows, front and rear doors, new roof and mechanical ventilation.

Sadly, due to budget restrictions, not all of our managed properties will receive works but please rest assured that future plans are being discussed. The project represents the strong position the RMO is in to support such innovative schemes and to use your resources for the benefit of the community.

Foodbank

A reminder that the RMO operates, via community volunteers, a weekly food bank service from the community hub situated at 23 Prague Place, SW2

If you have any surplus food or carrier bags you would like to donate to the project, please get in touch.

Cost of living increase...

On the estate, the cost of living is the most important issue facing many residents and the RMO recognise this.

Lambeth Council 2026 /2027 Council rent increase:

Property size	Actual Rent 2025/26 CPI+1%	Actual Rent 2026/27	Increase in Average Rent
Studio	£101.55	£106.42	£4.87
1 bedroom	£117.92	£123.58	£5.66
2 bedroom	£134.30	£140.75	£6.45
3 bedroom	£155.93	£163.41	£7.48
4 or more bedroom	£183.05	£191.84	£8.79

If you are on benefit, the increase will be covered, and your benefit entitlement will need to be adjusted.

Common and block specific service charges will also see an increase of around £3.44 (4.9%) per week on average.

Residents in the block will receive a weekly charge for the door entry system installed by the Council and all estate residents will be charged for the CCTV service provided throughout the estate.

Garages will be increased by £2.00 per week.

Estate parking permits and the shed rental charge remain unchanged. These are the charges under the direct control of the RMO, since we recognise the wider financial pressures facing residents.

If you're worried about money, we're here to help. The RMO for example, can refer you to a money management advice service, or you can make a claim to our hardship fund.

The RMO frequently makes referrals to charities on behalf of residents for essential items such as a cooker, mattress and so on. Please contact us to see how we may be able to help you.

What is Happening @ CEF Lyncx Charity?

Extra (Booster) Tuition KS 1 to 3 @ CEFLyncx

Our After-School Virtual Study Support Schooling Programme (VS3P) @CEFLyncx, dub names 'staying on top of the game' is run online providing a booster/extra learning support with literacy and numeracy for primary and secondary school key stages 1 to 3 (year 1 to 9) children.

The programme is aligned with the national school curriculum and designed to help improve attainment levels for the children in the year group so if you think your child may be struggling with literacy and numeracy, then why not sign them up on our VS3P.

It is simple, for a demonstration on how it works, <https://www.cefi.org.uk/register> and Register your Interest

Our VS3P run from:

- Where: online (virtual)
- When: Monday to Thursday, (school term-time only).
- Time: Time: 5pm to 7pm

We operate a roll-on termly registration system with places offered on a first come first served basis with Lambeth residents prioritised over other local authority residents.

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.

Summary of our Pre-school programme is below.

- Age: 0 - 5 year olds
- Where: Our GreenHut, Windmill Gardens (Park)
Blenheim Gardens SW2 5DA,
- When: Tuesday to Thursday
- Time: 10am to 3pm

Our SHARP (school holidays active & recreational programme)

Our SHARP is an inclusive programme run every 6 weeks during the school holidays managed from Our GreenHut, Windmill Gardens.

It offers a safe space offering a diverse range of physical, sport and recreational activities for young people aged 7 - 15 during the school holidays with a made to fit programme for children/young people with special educational needs.

It is designed not only to provide a break/respite for parents but also to reduce childcare costs for working parents, reduce the impact of social media addiction among young people and stimulate recreational learning for children/young people while they stay physically active during the school holidays.

You can read more about our SHARP (school holidays active & recreation programme) @CEF Lyncx and/or visit our website.

All places on all the activities are on a first come first served basis with Lambeth residents prioritised over other local authority residents. SCAN the QR Code below to learn more about our Charity.



Residents Consultation - Thank you!

The RMO recently consulted residents on

- Outstanding repairs
- Resident Involvement Activities
- Estate Services

We thank all residents who participated in these consultations. All feedback is important to us and the responses provided will be used to shape future services.

The results from the Resident Involvement and Estate surveys will be published in future newsletters – thank you.

Home contents insurance

Lambeth Council will not insure the contents of your home. It is recommended that tenants take out home contents insurance.

Insuring your belongings can save you a lot of money if they are stolen or damaged. For example, if your home is accidentally flooded from the flat above yours, you may be able to claim compensation from an insurance company.

You are advised to look around for the best insurance policy and make sure it is with a reputable company. It is important to include third party cover in case anyone makes a claim against you, for example if you leave a tap running and flood your neighbour's home. Lambeth Council can arrange home contents insurance for tenants through a low-cost scheme.

Lambeth Council have teamed up with Thistle Tenant Risks and Allianz Insurance plc to offer our tenants and leaseholders the chance to insure their home contents and belongings through the Crystal Insurance Scheme at a competitive rate.

Call Crystal Insurance Scheme on 0345 450 7286 or visit <https://www.crystal-insurance.co.uk>



Mould Prevention

Residents are advised to keep furniture away from walls by around 12 inches to prevent the build up of condensation.

Furniture placed against a wall reduces the airflow and condensation will set on cold spots. The condensation will then develop into Mould, but this type of mould can easily be wiped away using a specialist sterilising liquid. If you are a council tenant and notice this type of condensation in your home, please get in touch. Thank you



CCTV Cameras

The RMO board have approved £20k of additional expenditure to expand the estate CCTV coverage. The expenditure will result in around 15 additional cameras being installed on the estate. The RMO is committed to providing a safe environment for residents, visitors, and employees. Blenheim Gardens Estate is a low crime area, and we want to keep it like this. The CCTV will be monitored from the RMO office but access has also been provided to the safer neighbourhood police team.



Working in Partnership with



Homeowners notice

Blenheim Gardens RMO is working in Partnership with Clapham Heating to provide an annual gas and breakdown repairs service to our directly managed Council properties.

Clapham Heating is also available to support homeowners by offering competitive rates and a great service.

To discuss your boiler servicing and repair requirements please contact Jordan Kelly directly on:
Service Landline Number – 020 8703 2839
Service Email - Service@claphamheating.com



Jordan Kelly (Clapham Heating)

Any agreement made will be between parties and not BGRMO who are advertising this service in good faith.

Gas servicing at Blenheim Gardens by Clapham Heating

Congratulation to a Ramilles Close resident, who won this year's prize draw of £50 of vouchers for ensuring the gas servicing was completed on the first visit.

Should you experience problems with either the heating and or hot water system or wish to have your system serviced, Clapham Heating is our service provider. If you have a boiler fault during the day (Mon-Fri), please contact the RMO office on 020 7926 0158. To book the annual gas service telephone Clapham Heating on 020 8703 2839. Out of hours, emergency only, please telephone 07845 028 636.

If you smell gas:

- Do not turn electrical switches on or off
- Do not use the telephone as this may generate a spark
- Do not smoke or use a naked flame
- Open all doors and windows
- Check all appliances to ascertain if any have been left on in error
- Turn gas off at the meter
- Leave the premises and telephone 0800 111 999
- Contact the estate office on 020 7926 0158, 0159 or 0161 or email blenheimgardens@lambeth.gov.uk



Following the expiry of the Contract with Grandscape, the RMO have procured the services of Id Verde to provide our estate gardens maintenance service from 1st April 2026.



Jamie



Barry

Thinking of Downsizing, if so, a Mutual Exchange could benefit you!

Do you have a spare bedroom?

You could be helping another family while also benefiting yourself. Lambeth Council is encouraging under-occupiers to consider a mutual exchange — a scheme that allows tenants to swap homes based on their space needs.

If you move to a smaller property, you may receive:

- The Transfer Incentive Scheme incentive is £500 per bedroom.
- The Transfer Incentive Scheme Pilot is £3K per bedroom.
- Removal and reconnection costs paid for (up to £500)
- High-priority status for bidding on a new property or be retained on the estate

For more information or to discuss your options, please get in touch on 020 7926 0158.

Fly tipping – make it your business

We urge residents to report fly-tipping or illegal waste dumping to us at the RMO.

The RMO takes a zero-tolerance approach towards those who dump waste on the estate.

Waste removal costs the RMO around £24,000 each year to remove and we feel this money can be best spent on improving services to you.

£24,000 is equivalent to us installing around 15 new kitchen's or 20 new bathrooms – where would you rather we spent your money?

ALL RESIDENTS are paying to remove the waste generated and so make it your business to report fly-tippers to us, in confidence.

A fine of £400 is issued to each offender.

You can report fly-tipping in confidence on 020 7926 0158 or email blenheimgardens@lambeth.gov.uk

Pests Controlled

From April, the RMO will recommence its routine pest control visit to all tenanted and leasehold properties.

The purpose of the inspection is to identify and eradicate any pest issues before they escalate.

This proactive approach helps to minimise pest issues on the estate and so we urge all residents to provide access to Glenn, the pest control technician, for the inspection.

The inspections will be undertaken each fortnight and on a Thursday.

If you have a pest issue, please get in touch with us.

The RMO **does not** provide a treatment for **bedbugs**.



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



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 toforo mu a fre 020 7926 0158.

Yoruba: Ti e ba fe imoràn yii, ní edé Òmiràn, èjẹ̀. e kàn wà l'ágogo 020 7926 0158.