

The Blenheim BULLETIN

JUNE 2026



Blenheim
Gardens
Residents
Management
Organisation

RMO FUN DAY 27.6.2026



'The TMO Client Team would like to extend our congratulations to Blenheim Gardens RMO on reaching this 25 year milestone and the working relationship held with the council during this time. Wishing you many more years of success !! '

Useful telephone numbers

RMO office - 020 7926 0158

Lambeth call centre - 020 7926 1000

Out of hours emergency repairs service 0800 121 6122

Noise nuisance 020 7926 5000

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

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

Age UK - 0800 169 6565

Non-emergency Police service - 101

Gas Repairs - Clapham Heating
07845 028 636

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



At year end, the RMO achieved all its key performance indicators, as measured by Lambeth Council. BGRMO was also the only TMO to achieve all KPIs, each month, for the whole 2025/2026 year and outperformed the Council in each service area.

Performance for End of Year 25/26					
KPI Description	Lambeth Results	2025/26 Target	TMO Result	TMO Target Met?	Outperformed Lambeth?
% Rent Collected in year	98.25%	99.00%	100.26%	YES	YES
% Service charges collected	113.80%	105.00%	376.00%	YES	YES
Average relet Void time	30.01 days	30 days	13.33 days	YES	YES
% Gas services completed on time	99.62	100%	100%	YES	YES
% Repairs completed on time	90.90%	80%	100%	YES	YES

With the continued unrest in the middle east, the daily cost of living is increasing quickly, with no sign of the prices coming down soon. To save money, it is important to shop around for the best possible deals, so your money goes further. We have provided some useful links below to help:

Fuel prices:

www.petrolprices.com

Household items:

www.pricerunner.com

www.pricespy.co.uk

Comparing utilities, bank accounts, internet costs and so on:

www.uswitch.com/

www.moneysavingexpert.com

Help with energy costs:

www.fuelbankfoundation.org

The RMO is a member of fuel bank foundation and are authorised to provide fuel vouchers to residents in need.

Selling / buying used items:

www.vinted.co.uk

Free legal advice:

www.swllc.org

Help with claiming welfare benefits and or grants:

www.turn2us.org.uk

Debt, benefits and money management advice:

www.capuk.org

www.stepchange.org

Food:

The RMO operates a food bank service each Wednesday from the community hub, 23 Prague Place, SW2. Generally between 11-2pm

<https://www.trussell.org.uk/emergency-food/find-a-foodbank>

The RMO is an authorised member of trussell and so can issue food vouchers.

<https://www.salvationarmy.org.uk/map-page>

Recycling unwanted household goods:

<https://www.getridofit-donate.com/>

Activities for children:

<https://cefi.org.uk/>

Community events:

<https://www.brixtonwindmill.org/all-events/>

Low-cost pet treatment and services

<https://www.pdsa.org.uk/>

News in brief...

Parking permits:

Residents are reminded that it is their responsibility to ensure their vehicle is displaying a valid parking permit.

Parking permits are available from the estate office and the estate operates a 24/7 service.

Please ensure the estate parking regulations are always adhered to prevent your vehicle being ticketed or removed.

No parking in front of garages, bin stores and or on cross hatched areas or on the estate.

Our contractor operates a parking complaints policy which is operated in accordance with legislation.

Community care assessment:

If you are a council tenant and are struggling at home and would benefit from a walk-in shower, a stairlift or handrails, please get in touch. A member of the team can undertake a community care assessment of your needs and put in place plans to support you. If you would like a care assessment completed, please get in touch

Waste and fly tipping:

Your waste is your responsibility. Failure to dispose of your waste in the correct manner, will result in a £400 fine being issued. In addition to the £400 fine, if you are caught fly tipping the RMO will revoke your parking permit, pram shed and or garage. The RMO takes a zero-tolerance approach to fly-tippers.

CCTV project:

In agreement with shareholders, the RMO has expanded the estate CCTV service further. The estate now benefits from over 50 cameras, and these are operated, retrospectively, from the RMO office.

Pest control:

The RMO has commenced its annual routine pest control inspections for tenants and leaseholders. The aim of the routine inspection is to eliminate pests and to ensure your property is pest free. If you are experiencing a pest issue, please get in touch. Not all pests, such as bed bugs, are covered under our pest control service.

Garage inspections:

The RMO is undertaking its annual garage inspections. The purpose of the inspections is to ensure users are using the garage in accordance with the licence conditions in which the garage is let. No flammable items are to be stored in the garage under any circumstances and at any time. If you are unavailable for the planned inspection, please make sure you rearrange the inspection appointment to prevent the garage being repossessed.

Allowance negotiations:

The RMO has concluded its allowance negotiations with the council and are pleased to note a significant increase has been agreed. The new allowance is payable from 1st April 2026 and covers a 3-year period.

Kitemark reassessment:

The RMO Governance board has applied to be reassessed for the National Federation of TMOs, Good Governance kitemark. BGRMO was the first TMO in Lambeth to achieve this accreditation and has held it for some 20 years. The outcome of the assessment will be published in a future newsletter.

Energy saving bulbs:

The RMO has some energy saving bulbs – please contact the RMO to secure some. The bulbs are offered on a first come, first served basis and stock is limited.

Retrofit works:

As agreed with shareholders, the RMO has provided £1,000,000 from its surplus fund to support the on-going retrofit works. If your home is in Wave 3 of the scheme, you will receive information from Wates. The RMO is activity campaigning for additional funding to support future retrofit projects.

Garden maintenance:

All residents are reminded to ensure their private gardens are contained within the boundaries of their property and doesn't encroach on the communal area under any circumstances. The boundary of a property is the brick or fence line with no growth should be beyond this point. The RMO undertakes routine gardening inspections. If you are elderly and or disabled, with no other adult living in your property, the RMO provides a gardening assistance service. Please get in touch.

Complaints policy:

The RMO board has reviewed its complaints policy to ensure it is meeting all regulatory requirements. The RMO welcomes all feedback on the services we provide and takes a learning approach to complaints received. The RMO operates a 2 stage complaints procedure, with stage 1 being considered by the RMO and stage 2 by the Council. More information on our complaints process can be found @ www.bgrmo.org.uk/online-services/comments-and-complaints/

Business plan review:

The RMO is reviewing its business plan. The existing plan expires this year and so the board are putting in place plans for this to be reviewed. To support updating the plan, the RMO will be inviting residents to help co-produce it. If you are interested in helping the RMO with this project, please get in touch by calling the office on 020 7926 0158 or emailing blenheimgardens@lambeth.gov.uk. The RMO is keen to ensure our plans are residents led and reflective of our diverse community.

EV batteries – what you need to know..

In the past year, the London Fire Brigade (LFB) has attended in the region of 200 fires involving e-bikes and e-scooters, with lithium-ion battery failures now one of the fastest growing fire risks in London. These incidents often result in rapid fire spread, severe property damage and risk to life. Lambeth Council therefore places strong emphasis on the safe storage, charging and management of Electric Powered Personal Vehicles (EPPVs) and this article provides you with guidance on owning and charging an E-battery.

Properties without Communal Areas i.e flats:

- Devices must not be charged overnight or left unattended.
- Place EPPVs on hard, non-combustible surfaces away from combustibles.
- Faulty batteries or chargers must be disconnected and disposed of safely.

Private Balconies:

EPPVs, including e-bikes and e-scooters, must not be stored or charged on balconies. Balconies are not fire-protected spaces, and lithium-ion battery fires can rapidly spread to external façades, posing significant risk to residents and the building.

Maintenance and Safety Checks:

Residents must keep EPPVs in safe working order. Each EPPV and charger should receive an annual service and Portable Appliance Test (PAT) by a qualified person. The Council may request evidence where concerns arise.

Battery Charging:

- Charge strictly per manufacturer's guidance.
- Only manufacturer-approved chargers and batteries must be used.
- Never use counterfeit or damaged batteries or chargers.
- Report smoke or overheating immediately by calling 999.

Best Practice:

- Plug chargers directly into wall sockets; avoid extension leads or adaptors.
- Allow batteries to cool for 15–30 minutes before charging.
- Charge on hard, non-combustible surfaces in ventilated areas.
- Fit smoke or heat detectors where charging occurs.
- Never charge overnight or unattended.

Insurance and Liability:

Residents are advised to obtain personal insurance for fire, theft and liability. If an EPPV causes fire or damage, the owner may be liable for costs which can be recharged if uninsured, per the Council's Recharge Policy.

Enforcement:

Non-compliance may result in removal of an EPPV and enforcement under tenancy or lease conditions.



Why does clean air matter?

Everyone's health is undermined by air pollution, but most of the time we can't see or smell it

Since I moved to London thirty years ago, air quality in Lambeth has improved a lot. This is great news, but pollution is still a serious problem, and it threatens the health of everyone on Blenheim Gardens Estate, people of all ages and backgrounds.

Often, we think that air pollution only affects our lungs, making conditions such as asthma, chronic obstructive pulmonary disease or lung cancer more common or more extreme. The sad news is that air pollution is a factor so many more health conditions and diseases than most of us realise. Even the scientists have been shocked by recent discoveries linking exposure to air pollution to toddlers being slow to learn to speak or older people being at higher risk of dementia.

Air pollution is a factor in many people's high blood pressure and heart attacks. It can cause serious allergic reactions, and it makes it more likely that many of us – including children – develop certain cancers. As mentioned above, scientists now know that air pollution can contribute to dementia and other problems with how our brains function.

We all benefit when the air we breathe is cleaner, even if we don't see or smell or feel those benefits immediately.

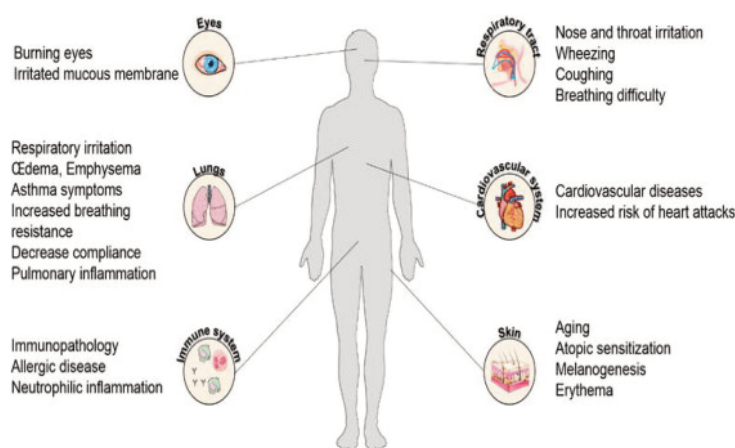
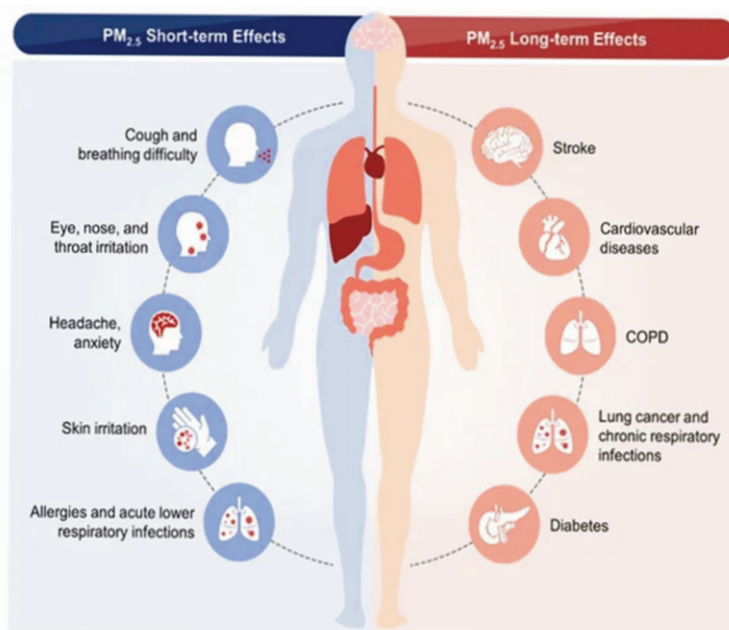
What are the air pollutants we should worry about?

There are three categories of air pollutants that concern the World Health Organization and governments around the world. Separately, they are all a threat to our health, but when they combine as a 'soup' in our urban air they are even more dangerous. They are:

- **Nitrous oxides or NOX** is a group of gases made of a) nitric oxide (NO), which is colourless and odourless, so we don't know it's surrounding us, and b) nitrogen dioxide (NO₂), which has a sharp odour. The two combine in various ways to create a bunch of different gases that can build up in the air, especially in places where there is a lot of traffic or industrial facilities. In London, the biggest source of this type of NOX pollution is petrol and diesel-powered vehicles.

- **Particulate matter or PM10 and PM2.5** – Particulate matter is the name given to particles suspended in the air. Some are bits of solid material and others are liquid aerosols. They have no standard shape, and they are mixtures of different substances, so every city or neighbourhood's particulate matter (PM) is unique. Because PM is so diverse in size, shape and ingredient it is generally grouped into two main sizes, something called PM10, which is the larger size (anything larger than 10 micrometres in diameter) and PM2.5, anything between 2.5 and 10 micrometres.

Scientists have become increasingly worried about the smaller PM2.5 pollution, as these have been found to lodge



deeper in our lungs and other tissues. PM pollution is produced in many ways, including by natural phenomena like sea spray or volcanic eruptions, which are not usually an issue in London. The majority of PM pollution comes from human activity, including exhaust from industrial facilities or ventilation systems. In London, vehicle traffic is the most dominant source of PM pollution. It comes from the tailpipe emissions from petrol and diesel vehicles as well as from wear and tear of vehicle parts, such as tyres.

- **Carbon dioxide or CO₂** – The way that carbon dioxide (CO₂) threatens our health is complex. If our homes, offices or other buildings are not well ventilated, exposure to CO₂ from appliances can create immediate effects, such as headaches, dizziness, and fatigue as well as long-term disorders affecting our lungs, hearts and brains. Outside, emissions of CO₂ from vehicle tailpipes float into the upper atmosphere and contribute to global climate change, which is what is creating the more extreme weather we experience, such as intense rainfall, droughts and heatwaves.

What can we do to protect ourselves?

1. Accept tighter air pollution regulations when they're designed to protect us

The introduction in 2024 of the Ultra Low Emission Zone

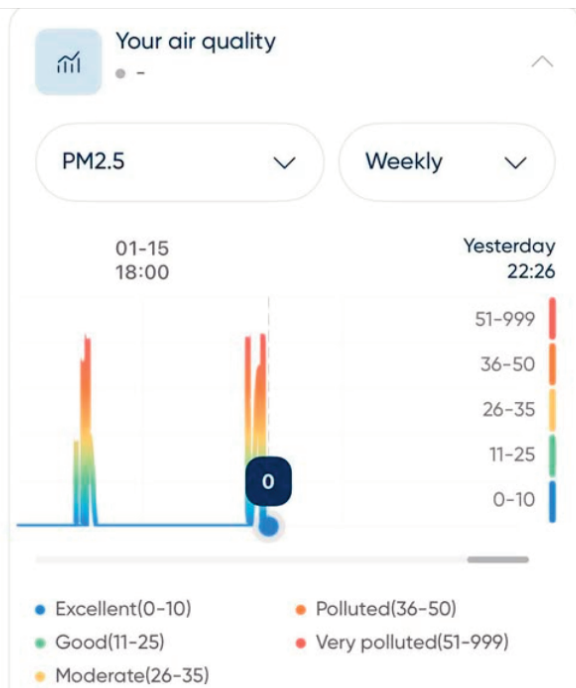


Simon Brammer

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There is new research about the health impact of cooking on gas hobs. So, to see for myself I've been monitoring the air quality with an air purifier. Blimey!! The steep decline is that kicking in on full power. I shall go induction when I can afford.



(ULEZ) by mayor Sadiq Khan has been proven to have cut the levels of all of the pollutants discussed above across London, especially NOX and PM2.5. The ULEZ did require some people and businesses to invest in new vehicles with cleaner technology, but the result is greater protection for all of us.

2. Support the take-up of electric vehicles

The transition away from petrol and diesel-powered vehicles won't magically get rid of all of London's air pollution problems, but electric vehicles will help a lot. Emissions from the tailpipes of our non-electric vehicles are contributing to many premature deaths (heart disease and stroke, cancer, dementia, asthma, etc). The good news is that EVs don't have any tailpipe emissions – no NOX and no CO2. However, EVs do continue to produce some PM pollution, though less than petrol and diesel vehicles do. Of course, the high cost of EVs is an issue and not everyone can afford to make the shift yet.

3. Find out if you have good indoor air quality

The indoor places where we spend most of our time can have poor air quality without us knowing it. Understanding the biggest pollution sources of indoor spaces and finding out whether they are producing high levels of pollution is important.

At home, a gas hob or oven can be a serious source of pollution. We're just so used to this type of pollution sometimes we think it's not affecting us. It is. Another source of air pollution are air fresheners. Each home's set-up and ventilation is different, but generally, fresh air is a good thing and more effective than an air freshener.

4. Support reductions in the number of short, local car journeys

Because transport is the dominant source of air pollution in London today, the more traffic that is close to us during our daily lives, the more we are exposed to pollution. This is why encouraging people not to use cars for short, local journeys can keep pollution levels in check.

Of course, some people need cars for short journeys, perhaps due to disability. For those of us who can walk or cycle (with consideration for others) to and from local shops, schools, offices and GP surgeries, the more we are helping to keep pollution levels low for everyone.

Learn about the science of air pollution in this article from 'Hazardous Materials Advances'

<https://www.sciencedirect.com/science/article/pii/S2772416625001822#sec0001>

Learn about how the ULEZ lowered pollution levels across London:

<https://www.london.gov.uk/programmes-strategies/environment-and-climate-change/environment-and-climate-change-publications/london-wide-ultra-low-emission-zone-one-year-report>

Learn more about indoor air quality:

https://uk-air.defra.gov.uk/assets/documents/reports/cat09/2211011000_15062022_Indoor_Air_Quality_Report_Final.pdf

Article by Erin Gill, PhD, Director at Arup, and Prague Place resident

Local Elections results

Following the local elections held in May, the Acre Lane ward welcomes 2 Cllrs from the Green Party; Natalie Kane and Michael Chessum. David Bridson was also re-elected on behalf of the Labour party.

No one political party has overall control of the Council now.

BGRMO has invited all Cllrs to our next General Meeting, provisionally planned for 21st July.

For more information on The Green party's manifesto for Lambeth visit:

https://lambeth.greenparty.org.uk/wp-content/uploads/sites/37/2026/04/Lambeth-Green-Manifesto-2026_Compressedish.pdf?x15623

For ward information please visit:

<https://moderngov.lambeth.gov.uk/mgElectionAreaResult.s.aspx?XXR=0&ID=289&RPID=140920585>

The RMO has been taking advantage of the early spring weather to commence the estate painting program, starting with the garage and pram shed doors, in Prague Place.



The RMO will be undertaking external painting to the Blenheim Gardens and Prague Place blocks this financial year.

If you are a leaseholder living in one of these blocks, the RMO have capped the charges so the cost will be no more than £250 per property.

No ball games!

Residents are reminded that the estate is a no ball games area. If your child likes to play games using a ball, please take them to the Windmill Gardens, to the ball court opposite Londis or another suitable ball playing location off the estate.



Any damages caused to fences, windows etc, will be recharged to the child's parent or guardian.

Thank you for your cooperation

It has come to our attention that our Blenheim Gardens numbers are coming up as suspected spam. To avoid this, we would like to ask if you could add our direct lines to your contacts

Chenaye - 020 7926 6622 - General Enquiries

Andrew - 020 7926 0162 - General Enquiries

David - 020 7926 0159 - Estate Cleaning and Repairs

Sarah - 020 7926 0161 - Rent and tenancy matters

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

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 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.