

Blenheim Gardens RMO
General Meeting
Held 21st July 2026 at 7pm
On Zoom & The Community Hub
23 Prague Place,
London SW2

Present:

Refer to sign-in sheet

In attendance:

Danny Howcroft (DH Estate Director)
Gina Filose (GF Vice chair and meeting Chair)
Miriam Woolff (Board Member and IT support)
Christian Johnson (CEFL Lyncx)
James Strong LBL – project manager
Andrea Omo-Kivie – LBL liaison officer
Nicola Haughton-Campbell – TMO liaison officer
LBL representative for retrofit works
Wates representatives for retrofit works
Critical thinking representative for retrofit works

1. Minutes of previous General Meeting held on 17.3.2026:

DH confirmed that stairwell repainting work took place.

Minutes agreed as accurate.

It was agreed for the meeting to be recorded on zoom.

2. Council tenants - retrofit works- Wave 3 update:

2.1 The Lambeth Council representative explained that 71 dwellings were signed off, 77 were due. Projections are that planning is all going well now. There are no noted issues with materials. All works seem to be on schedule now. A tenant wondered why her property was signed off when there are still outstanding works – windows, holes, issues with tiles put on, nails protruding through walls and other problems. It was explained to the tenant that windows were separate. The tenant recalled having measurements done for windows. Tenant also informed about a trailing wire from her bedroom. Lambeth representative noted that James (Wates) would pick up such issues and he should be contacted.

2.2 Another tenant recalled asking for a demonstration on how to shut the windows properly. To date, there has not been any contact. The tenant's husband can close and open the windows, but he is tall. A third tenant confirmed he could access his home from outside if the window was slightly open. Being able to put your hand inside and bypass the window restrictor is concerning. Lambeth representative explained that determined burglars would gain entry to properties regardless. The windows can be securely shut when occupants leave their homes. The tenant noted it was the same with upstairs windows. The living room windows were the only different ones. The representative agreed there was a device that could be installed by Wates, but it would make these windows noncompliant. The tenant expressed being worried, as he has two children and had to leave windows open because of warm weather. Martin recalled that 2 residents relayed conversations held with Andreas. Andreas has since left, and it is not known how things will progress. The Lambeth representative thought there would be handover notes with details.

2.3 Some issues were also noted with scaffolding, also holes caused by workers. **Lambeth representative will relay these issues to Wates and ensure the holes are filled in – Action** (Glanville residence). Questions were also asked about the number of roofs completed out of 77 and timeframe for repairs reported in late June. Veron was contacted many times but there is no response. The Lambeth representative explained how Veron is short staffed (on her own) as there is not a full management team. **Lambeth rep offered to relay the matter to Veron - Action.**

Question was asked about designs and specifications timelines. It was relayed how both were sent to Lambeth. Once approved and Wates have done costings, things can be progressed. Andy also explained the planning and structural work that should be completed in the next couple of weeks. Planning will go in end of this week. Full pricing can then start, with a preliminary programme compiled. Lambeth representative noted that the end of terraces and skylights should be done though it is moving numbers now. There are no planned works for the flats. DH explained how flats were included in the original bid. Future funding is not known but seems unlikely from the government. With regards to extractor fans a tenant was told there would be video on how to look after them. An electrician visited the tenant. The Lambeth representative will ask about numbers of extractor fans installed – 31. Tenants were told that the numbers of extractors were according to bedrooms in a property.

2.4 Gina wondered what Wates and Lambeth Council were doing in terms of lessons learnt. Lambeth representative confirmed that there was learning and overall, issues are few and far between. There are discussions with DH about safety and other aspects of the project. For health and safety reasons, additional fixtures cannot be installed on the windows as previously mentioned. Doing this would affect the windows warranties. Tenant asked about insurance claims in the event of someone coming through the window from outside. Insurers could say window was left open by the occupier so there is no claim. A tenant also recalled being told by Wates that the new windows would be safe. DH wondered if past issues were being reinvented and wave 3 did provide an opportunity, since it has not yet commenced, to consider alternative design of windows by the Council.

3. RMO performance report:

At the end of June KPIs were compared against Lambeth's results. At end of the quarter, all targets were met and all outperformed the council.

4. Any Other Business:

A resident informed all about problems with waste disposal. DH noted there was a bulk garage and locked cages around the estate. There are notices too.

Having a book cupboard – many residents felt it was a good idea which can be explored.

Information for residents - information was sent to all about heat management. Tenancy and welfare checks are carried out. The Housing Officer works part time now (reduced work from 5 to 3 days) and no not longer capacity to undertaken routine welfare checks.

LTN – DH recalled both Suzannah and Cllr. David was to have a discussion. Suzannah confirmed not having the conversation yet. That was around election time and councillors were likely busy. Suzannah urged others affected by LTNs to also email Cllr. David. Some annoyances were noted due to now driving longer on local routes. Some were in favour of LTNs because of the air pollution. It makes cycling safer having LTNs. Suzannah noted cycling is not always an option for people with small children. Perhaps adjusting the size of pavements might help. Bottle necking traffic at Kings Avenue led to increased drug dealing and car thefts since back roads are quieter.

Martin recalled when Brixton Hill LTNs were planned, a survey was done and found only 33% of residents owned cars - this seemed a bit incredible. Traffic is backed up from Kings Avenue which is in the vicinity of a primary school. Perhaps Strathleven and other roads could be opened up 'one way'. It is now safer for cyclists, but they often jump red lights and do not always obey road laws. To take the matter forward, like with the camera installed at Dulwich that generated millions of pounds, LTNs might have to be tackled legally. 3 years ago a candidate pledged to review LTNs if elected. Suzannah noted there were issues with cyclists near the Londis when pushing a pram. The cyclists are often not observant when vehicles are moving. Martin also relayed an incident where a cyclist on the wrong side of the road collided with his car. The resident who cycled felt not obeying the laws went both ways – cyclists and vehicle users. Martin agreed but felt some LTNs worked well, others did not.

Gina noted DH will find the best person to address BGMO Board on LTNs – action

CEFL Lyncx – Christian Johnson informed residents about planned activities and events. On Saturday 22.8.26 there will be a seaside trip. 70 seats are available with priority given to Blenheim Garden residents. The seaside trip is to Eastbourne this year.

Regarding Summer activities these will be spread over 3 weeks this year instead of 5. First session starts on Monday and runs until 14.8.26. Christian wondered about an

exercise class/multigym. The park would be the only space suitable for such activities, but it is not managed by BGRMO. Some noted that a bushy overgrown area used to be clear and open before.

Growing beds – DH explained there was a group working on a framework for allocations. It would be good to get more residents involved and visitors to the estate have given wonderful feedback. Regarding growing classes, established growers will give demonstrations.

Food waste bins – contained a leaflet from Lambeth about using them immediately. DH recalled asking about rubbish bins locations in February. They did a fire risk assessment and wanted to move the parking bins. DH told Lambeth that residents had to be consulted about relocating the bins. Lambeth's response is still awaited. DH wrote to Lambeth after seeing the leaflet.

Glanville bins – rubbish is just discarded on the ground. Martin agreed that area was often unsightly after weekends. Regarding if it is from number 50, some could be but not all of the waste. Some do not attempt to push their waste bags down into the bins. What the cleaners deal with at times is amazing. Gina suggested highlighting this problem clearly in the next newsletter. There could be charges if seen on CCTV. Gina asked if there were any more questions or comments. A resident suggested having a large pedal operated bin like those used across Europe.

Martin asked about recent police enquiries regarding number 50. The police were conducting door to door enquiries.

Gina thanked all for attending the GM and all were welcome to take a 25 years' celebration mug.

Meeting closed at 8.45 pm