

HOW TO KEEP SAFE AND PROTECT YOUR HOME OVER THE CHRISTMAS PERIOD

Firstly, protect your belongings - thieves will know you probably have more valuable things in your home this time of year - make sure windows and doors are locked and secure at all times and that you hide gifts and packages.

When you're away - use timers on lights, cancel deliveries and ask your neighbours to keep an eye on the place. And don't advertise on social media that you have an empty property!

Protect from fire - If you have candles lit in your home always ensure they are away from any flammable material, curtains, decorations etc. that they are firmly fixed and can't fall over. Never leave candles alight unattended, even for a short while! This includes Christmas lights. Avoid overloading extension cords and electrical sockets with tree light strands, in case of a short circuit. If you are going away, make sure that you unplug your TV, computer, microwave, toaster and other appliances around the house. A fault could develop at any time so they are better switched off and unplugged. In case of a fire, call the emergency services on 999!

Lastly, don't let anyone you don't know into your home. Anybody from this office will have an ID badge and so will people from utility providers or other contracting companies. If in doubt, never let them in before you call the head office with their ID badge number, to make sure they are who they say they are. If you hold a party, make sure that you don't allow any strangers, or friend of a friend, into your home.

REFUSE COLLECTION OVER CHRISTMAS PERIOD

The Christmas Season is almost upon us. As in previous years, we will provide 4 skips across the Estate (3 across Roupell estate and 1 at Hyperion House), so that extra bulk refuse can be disposed of securely and safely. Please remember to use recycling bins for those items which are recyclable such as wrapping paper, bottles, and cans.

Please note that the normal bin collection run is on Tuesdays, Thursdays and Saturdays and communal recycling collection takes place on Mondays and Thursdays. From Monday 24 Dec until Saturday 6 January, the bin collection will run with a day's delay. So, for example, Tuesday

collection will take place on a Wednesday. Normal collections will resume on 7 January 2019. For more info, please go to: <http://www.rouPELLpark.co.uk/community-projects>.

Colin Carnegie, Maintenance Manager.

PAY YOUR RENT OVER CHRISTMAS

Please remember to pay your rent! Nothing is more important than keeping a roof over your head.

Roupell Park are the best RMO in Lambeth in collecting rent. We do this by supporting people who have real problems paying and coming to sensible agreements for debt to be repaid.

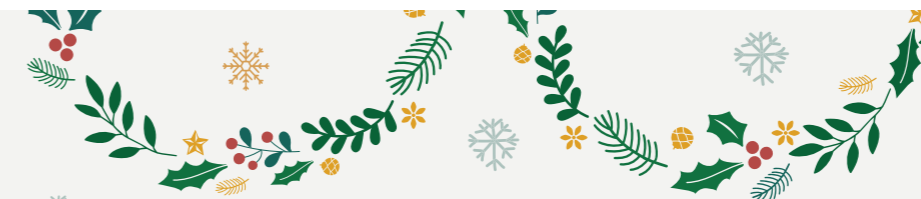
On the other hand, for people who break those agreements, or choose to spend their money on other things, we take firm action that includes eviction, as a last resort. We have recently introduced a partner agency, DWP, who are here to support you with accessing claims for benefit, especially if you are living with a health condition diagnosed or undiagnosed. The first drop-in session will be held on Wednesday 23 January from 10 - 12 pm at our RPCC, which will give you a chance to confidentially discuss 121 with the allocated officer.

If you have any questions, please contact Eyvonne on 07779 357 019.

Dear Resident, Please note these are our office opening times during the holiday period:

24 Dec	Open until 13.00	
25- 26 Dec	Office closed	
27 Dec	10.00 - 16.00	9.00 - 17.00 (phone lines)
28 Dec	10.00 - 16.00	9.00 - 17.00 (phone lines)
31 Dec	open until 13.00	
1 Jan	Office Closed	
2 Jan	As usual	

After these times, Lambeth Council will take over EMERGENCY REPAIR calls ONLY. Lambeth Council can be contacted on 020 7926 6000/6666.



MERRY CHRISTMAS AND A HAPPY NEW YEAR TO ALL OUR RESIDENTS

THIS IS YOUR COMMUNITY NEWSLETTER

December 2018, no. 18

TAKING MORE CONTROL - WHAT COMES NEXT

Over the last few months we have been talking and writing to you about our ambitions to look at the way we can take more control of the way we run the estate. To do this the Board decided to look at an option known as self-financing.

This means:

- We keep all the rent and service charges
- We deliver a proper programme of major repairs on the Estate
- We have a 30-year business plan so we can make informed investment decisions
- You help to agree what the investment priorities are
- You work with us to appoint contractors
- You remain a Council tenant/leaseholder
- We remain a Resident Managed Organisation

We had already done some work to establish whether this was financially viable and we then thought it really important to understand whether you, the residents would support us in this change.

During late October and early November an independent company called Open Communities carried out a test of opinion to establish the level of support and firstly we would like to thank everyone who took part.

The answer you gave was that you were overwhelmingly in favour of moving forward to further explore whether we can take more control over the way the estate is run. 268 people voted and of them 196 or 73.1% of people voted in favour.

At its meeting in November the Board talked about whether they wanted to keep working taking self-financing forward and decided to take the next steps. However, this does not mean it is a done deal. The process can be stopped at any stage if there is not ongoing support from residents, the proposals do not stack up financially or simply that the Board do not think we are ready for the challenge.

NEXT STEPS

The first step will be to inform the Council (including Councillors) of the outcome of the test of opinion and the Board's decision to take the matter forward. We will also provide them with a copy of our initial financial projections and our project plan.

We will also need to appoint a consultant to help us to carry out the detailed financial assessments and to ensure that we have all the information we need about the condition of your homes. This will allow us to work out how much we have to spend over the next 30 years.

We will also need to appoint someone to help us make sure our rules are right and to renegotiate our management agreement with the Council.

COMMUNICATIONS

Keeping you informed will be a crucial part of this project. It is after all your home.

One of the first things we will need to do is carry out a stock condition survey. Much of this will be based on the information we receive from the Council or will be done through an inspection of the outside of the blocks. However, we will probably need to check inside 10% of tenants' homes, just to check that the information we have been given is right.

We know that many people will be fed up with surveyors coming into your homes but this is really important if we are going to get our sums right!

We will of course keep our website up to date with everything that is happening and also keep tweeting and updating our Facebook page!

These are exciting times but self-financing is the way that we think we can deliver the service that you deserve!

*Mary Simpson, Chair
& Simon Oelman, Estate Director, RPRMO.*



SENIOR CITIZENS FESTIVE COFFEE MORNING

Senior citizens, both ladies and gents, meet every Tuesday without fail at our Roupell Park Community Centre from 10.30am until 12.30pm.



The last session for this year, will be held on **Tuesday 18th December**. If you have never attended the session before, then this is a perfect opportunity for you to find out about the activities available to the group from its Chair, Molly, over a mince pie and/or a glass of sparkling wine. In this way, you could open up a new social avenue for yourself for 2019! The next session in the New Year with the theme **'Beat the January blues coffee morning'** will be held on Tuesday 8th January. A positive start to the year, surrounded by neighbours and friends, is therefore guaranteed! There are no charges or fees, only a warm welcome from the group members. Charges in coins are only applicable for taking part in a game of bingo! Well, no play no win!

FRIDAY MORNING CHAIR YOGA SESSIONS

(10.30am until 11.30am) have become one of the most sought out activities for adults in the past 6 months or so. It is probably due to a combination of factors: friendliness and expertise of the trainer in charge, Gurpreet, who makes everyone feel welcome, benefits such as increased flexibility, weight loss, even an improved mental state for those who attend on a regular basis and, of equal importance, new friendships forged along the way. The date of the last session in 2018 is **Friday, 14th December**. The sessions will recommence again in the New Year, starting 18th January 2019. A voluntary donation of £2 per session is welcome, which will help meet the cost of running the sessions. Please note that all sessions are held at our Roupell Park Community Centre. For more info, call Gurpreet on 07791 640914

SOCIAL GAMES EVENING

Every Wednesday evening our residents meet at our Roupell Park community centre in order to catch up over a game of monopoly, trivial pursuit, dominos or cards... depending what most prefer on the night. There are evenings when conversation takes over and it's all about a chat over a cuppa. The sessions are drop-in so you don't have to attend every week, although you might want to, once you get hooked on a good game and the banter. The last session of the season will be held on 19th December from 7-8.30pm and will include festive refreshments! The social games group is completely self-financed and supported by a group of resident volunteers. May we take this opportunity to thank them for their dedication and invite more residents (all age groups welcome) to join the group! The next date is 9th January 2019. To find out more, call Eva on 07983 584 767.

A TRIBUTE TO BETTY THOMPSON

Sadly, Betty Thompson, a resident of Roupell Park, recently passed away in her 88th year. Betty was one of the founding members of our resident management organisation and was Board Secretary for many years, until increasing mobility problems started to get the better of her.

Betty cared deeply about Roupell Park and gave much of her time, often quietly and unseen, making it a better place to live.

Betty was well known for being fiercely independent and an intelligent person with many interests. In

recent years, Betty had become a coffee morning member and she particularly enjoyed outings and coach trips, although she spent most of the day in the coffee shop talking with friends and watching the world go by. Betty also enjoyed the weekly social games evenings for which neighbours would help her to make her way to RPCC.

Betty's funeral provided opportunity for friends and neighbours to gather and gratefully remember her contribution to Roupell Park's success. Betty was a life-long supporter of Guide Dogs and much of her estate will go to them.

We at RPRMO would like to thank Betty for all she has done to make Roupell Park the independent and prominent organisation it is today; a bit like Betty herself.



ROUPELL STAY AND PLAY 2019

The stay and play sessions held at Roupell Park Community centre are to re-launch in early 2019, but the exact dates are yet to be revealed. If you would want to become a volunteer and if you think that you could contribute to the overall running of the sessions, then please contact Eva Christmas on 07983 584 767. For more info about the childrens' centre services, or to inquire about a place in the nursery, please contact Angela on 0208 674 2186 or 07958 143 548.

COURSES FOR ADULTS AVAILABLE IN THE NEW YEAR

In partnership with Morley College, a group of Roupell Park residents are in the process of completing 10-week accredited courses in ESOL (English for Speakers of Other Languages) and Introduction to ICT (Computing). These popular, FREE courses take place in the Community Centre by Hyperion House and successful students will receive nationally recognized certificates. For anyone applying for work, being able to add these certificates to your CV can put you in an advantageous position with prospective employers. We are currently finalising our programme of courses with Morley for January 2019. Please watch out for the dates which will be released early in the new year. In addition to continuing with ESOL and ICT courses, we are hoping to start a new Knitting course! For more info, please ring Eva on 07983 584 767.

AFTER SCHOOL CLUB STUDY SUPPORT

Free tuition in Numeracy, Literacy and Science for age group 7-12 years of age is taking place every week on Wednesdays and Thursdays from 5 - 7.00pm at our RPCC. The term is coming to its end and the last sessions will be held on the 12 and 13 December. The sessions will resume in the New Year, in the week commencing 7 Jan 2019 with an opportunity for the new members to join in! Parents' welcome evenings will be held on Wednesday 9 and Thursday 10 January from 5 - 6.00pm. For more information, please contact Navlet Williamson on 07984 337812.

FRIDAY FOOTBALL WITH FULHAM FC

The ever popular Fulham FC football sessions, which take place every Friday from 5 - 7.00pm at our 5-a side football pitch, will mark its last session on the 21 Dec before the Christmas break and will restart in the New year on the 11 Jan. The sessions are for boys and girls from 8 - 17 years of age.

There are add-on perks for those who attend on a regular basis, such as monthly tournaments which take place at Fulham's grounds and a variety of workshops. All sessions are FREE of charge, but parents do have to sign a one-off consent form for their children if they are new applicants. For more info about the sessions, you can contact Paul Smithers on psmithers@fulhamfc.com or call on 07500 108495.

ROUPELL YOUTH FORUM

If you are a young person, aged between 10 and 17 years and want to be involved in Roupell Park Youth Forum, then please come forward. The group has over 30 young people on its register and meets on the first Thursday of each month at our RP community centre. This is a chance for YP to discuss various topics, to find out first-hand what the Community Development programme offers and how can they influence it; but the best bit is deciding on the new trips and outings.

For one outing, taking place on the 6 December, young people have chosen to hold their festive do in Croydon at the JRC Global Buffet, with a bowling session at Tenpin Croydon to follow. This event is totally free of charge to the members, as an end of year treat for their consistency in attendance and hard work in running their annual programme.

The Forum reps will be attending the Roupell Board meeting in early 2019 where they'll be able to demonstrate to the Board what they have achieved over the past year, enabling them to secure the budget necessary to run the programme in the future.

If you would like to join the group or for any more info, ring Eva Christmas on 07983 584767