

CONTRACT CORNER

PROPERTY MOT INSPECTION

To date, Roupell Park has undertaken a higher than average number of reactive repairs. This is not an effective use of our budget. Moving forward, in order to coordinate repairs in a much more efficient and effective manner, a comprehensive inspection of your home will be undertaken in order to determine a total package of repairs needed for the property. This will include immediate repairs and repairs to failing components. In short, this is a 'stitch in time saves nine' approach. In practice, this will mean that the ratio of our planned works will increase and our reactive repairs will decrease; best practice is a ratio of 30% planned and 70% reactive repairs.

Your role in driving these efficiencies is by facilitating access to your property for the MOT inspection to be undertaken. We kindly appreciate your cooperation!

CONDENSATION

Some people keep their windows closed at all times and over time, this allows for a condensation and moisture build-up, due to lack of air circulation. In order to prevent this from happening, please ensure that the trickle vents in the double glazed windows are left in the open position, and when possible, open the windows to assist ventilation of the property.

You can find more information on our website: www.roupellpark.co.uk.

In addition, a leaflet which will explain about condensation in more detail, will be sent to you in the next month or so.



Roupell Park Community Office, Brockham Drive, Brixton, SW2 3RY

Office number including repairs: **020 7926 0214** Lambeth Call Centre

020 7926 6000/6666 (Out of hours after 5:00pm)

Email: roupellpark@lambeth.gov.uk www.roupell.co.uk

Twitter: @roupellpark

Facebook: RoupellPark

SAFETY IN YOUR HOME

Don't let just anyone who knocks at your door, claiming to be from a company, into your home. You must check the person's ID and if you are unsure, please contact us, at the Roupell Park Office, to avoid any ambiguity or even potential criminal action. If they are genuine, they'll understand. Recently, a couple of residents reported that someone did try to enter their property, under the false pretence of carrying out a gas check.

SHREDDED PAPER AND RECYCLING

One of our residents has kindly pointed out that it is often the case that shredded paper is dumped inside recycling bins. Just to remind our residents that shredded paper is NOT accepted through single-stream recycling and should be discarded as general waste. This is due to the fact that in the recycling process, it will get mixed up with the glass and affect the quality of the glass, and can make the glass unsuitable for recycling.

Paper waste in general is recyclable and you should place it inside the green recycling wheelie bins.

Further to improving our environment, we are planning a series of the Estate Cleaning Days which will be held throughout the summer – it is not just the role of our caretakers to take care of the environment we are in, but also ours. You can pick your tools from the community office. Please watch out for the dates!

In addition, we are inviting residents to become green fingered representatives for their blocks – if you are interested, please call **Eva** on **07983584 767** to discuss in more detail.

Our opening times are:

| | |
|------------------|--|
| Monday | 8.30 - 17.00 |
| Tuesday | 9.00 - 17.00 |
| Wednesday | 9.00 - 13.00 (<i>office closed in the afternoon for staff training, but phones will be answered</i>) |
| Thursday | 8.30 - 17.00 |
| Friday | 9.00 - 16.00 |



Spring 2019, Number 20

TAKING CONTROL

Earlier this year you voted overwhelmingly for us to pursue an option for us to take further control of the way we manage our estate.

Since that time we have been building up our business model to see if the option we were pursuing, called self-financing, was financially sustainable. We have also met with the Council to present our findings and to explore further how to take the project forward.

The work we have done has shown that in normal circumstances we would easily be able to take over all responsibilities from the Council and still make a healthy surplus.

However we have always said we would not push ahead if there were any financial risks that would put services to our residents or put the future of RPRMO at risk.

It is clear that the impact of the Grenfell Tower fire is going to lead to major costs going forward that we are unable to predict and that some of those works are likely to be required at the very start of the business plan when we will not have the necessary reserves to complete them.

The Board have considered the issues in detail and have therefore decided not to take the project forward at this stage.

Simon Oelman, Estate Director.

IMPROVING THE CARE TAKER SERVICE

The caretakers are now being managed by Stefan, whilst Colin Carnegie will now concentrate on his role as contract and maintenance manager, improving the way in which we deliver our repairs service. Stefan will carry out regular estate inspections and will work with the caretakers on improving the standards of cleanliness on the estate.

FLY TIPPING ON THE ESTATE

Like many areas we suffer from extensive fly tipping on the estate. This is not, on the whole, large quantities of builder's rubble or rubbish but rather things like washing machines, sofas and mattresses.

Whilst some of it comes from off the estate most of it comes from you, our residents. This has included records of leaseholders disposing of whole kitchens and bathrooms in the bin areas! Our CCTV system covers nearly all of the estate and works day and night. We can therefore see who is dumping the rubbish and we have a permanent record of any incident.

It costs money to dispose of dumped rubbish and the annual costs have escalated massively over the last few years.

Where we see our residents dumping rubbish we will bill them £50 for the disposal or general household items and considerably more if we find building material.

However we will be more than happy to dispose of domestic items for a small fee, usually £20 although we will not dispose of builder's rubble etc. If you can afford a new kitchen or bathroom you can afford to dispose of the waste.

It is a breach of your tenancy and lease to fly tip and we will enforce this against persistent offenders. Where people do not pay the charges we will take action against them in the small claims courts.

He will also be carrying out quarterly estate inspections with resident block representatives, so we get feedback from you.

If you want to be a block rep or have any other comments on the caretaking service please contact Stefan on 020 7926 0214 or come into the office.

SENIOR CITIZENS CORNER

COFFEE MORNING GROUP AND SEASIDE COACH TRIP

If you have never been, why don't you make this your first visit? Senior citizens meet every Tuesday at our Roupell Park Community Centre from 10.30am until 12.30pm. It is such fun and relaxed way of keeping in touch over a cuppa and a cake with your fellow neighbours and friends. A small donation of 20 pence applies as a voluntary donation towards the refreshments. The second part consists of playing a game of bingo; some members take this very seriously!

The group will go on their annual **SEASIDE COACH TRIP TO WORTHING**, on **Tuesday 18th June**. The price of the trip is £5.00 per person. The carers, for those who have one, go free of charge. Departure is at 9.15am and we leave Worthing at 4.00pm. The pick-up and drop-off point will be Roupell Park community centre. If you'd like to book a ticket, or for more information about the group, please call **Eva** on **07983 584 767**.

CHAIR YOGA SESSIONS



The sessions are held on **Fridays from 10.30 – 11.30am** at our Roupell Park Community Centre and are FREE of charge to you. Each session consists of a series of breathing and stretching postures, in which you never leave your chair, so a good way to stretch for those less mobile. The moves are easy to follow and you will be guided by the experienced tutor, Gurpreet. The benefits go far beyond its seeming simplicity: it improves muscle tone, strength, and balance, and thus reduces joint pain; it promotes a range of health outcomes, including better immune and digestive function, along with lower blood pressure. And above all, it creates a sense of empowerment and well-being! For more info, call **Gurpreet** on **07791 640914**.

SOCIAL GAMES EVENING EVERY WEDNESDAY EVENING

Wednesday evenings are reserved for social games which runs as a drop-in session at our community centre and it is FREE of charge to you. Games such as: monopoly, trivial pursuit, dominos or cards are favourites, but you can suggest some more.. Most of all, there is plenty of chat and banter over a cuppa. The social games group is supported and run by a group of resident volun-

teers. More residents of all age groups are encouraged to join the group! For more information on any of the above, call **Eva** on **07983 584 767** or just pop in to the session.

ROUPELL PARK STAY & PLAY SESSIONS

The Stay and Play sessions are now running **every Monday** at our Roupell Park community centre **from 9.45am until 11.30am** and are led by our parent volunteers (sessions do not run during public holidays and half-term). This is a great way for families to meet each other and have a change of scene and activity. A good range of toys, as well as healthy snacks and refreshments are available at each session. New friendships are guaranteed to unfold for those who attend on a more regular basis.

There is no expectation that parents/carers attend every week or get there for the start time, although the group benefits from 'more the merrier' attendance!

For more info, please contact **Eva Christmas** on **07983 584767** or email **EChristmas@lambeth.gov.uk**.

GARDENING PROJECT AT HYPERION HOUSE



This is to bring you up to date with the gardening project at Hyperion House. External funds, thanks to Veolia and Near Neighbours, meant that we are able to complete our 'pocket park' project. Phase 1 {hard landscaping} was completed in late April '19, which in practice means that the whole garden is now brought to one level and the cemented pathway makes it look neat and tidy. We have already received a range of positive comments from the residents; especially as this same area had become derelict over a period of time and unsafe to use.

The next phase of the works includes installing planters and benches, which are being purpose-made, in order to meet all technical and health and safety specifications; changing the entry points to the garden, repainting the fence and finally the planting. A mosaic artist will run workshops in the summer, in which the wider community will have a chance to design the mosaic wall for the community centre. This will then be installed as the very last piece before the grand opening; planned for October 2019. As you can gather from the range of works, we do need more residents to volunteer during any of these work stages.

Hopefully, the end result will not only provide an accessible garden, but will attract more people to use the outdoor area as a

learning environment, or simply social occasions. For more info on how to get involved, please ring **Christian Johnson** on **07706 179 851**.

EDUCATION FOR ADULTS AVAILABLE ON THE ESTATE



In partnership with the community learning department at Morley College, we are now delivering a 10-week course in ESOL on **Thursdays from 1 – 3pm**. The course runs from the Treehouse Nursery (5 minutes away) which provides free child-care, and is FREE of charge to you, too. The end date for the course is **25th July**.

Further courses for adults, such as the IT Course, are scheduled for September '19, subject to sufficient demand from our residents. For more info or to enrol, please call **Eva Christmas** on **07983 584 767**.

ROUPELL AFTER SCHOOL CLUB STUDY SUPPORT

Roupell After School Club Study Support is providing free tuition in English, Maths and Science, for young people who are 7-12 years of age. The sessions are weekly, excluding half-term break, and they take place on either **Wednesdays or Thursdays**, at our Roupell Park Community Centre **from 5 – 7.00pm**.

The sessions have been hugely successful in improving academic performance, as well as providing practical and psychological support to both children and parents with their weekly school workload.

The sessions attract high numbers so it is important to register your name on time. For more information, or if you want your child to apply, please contact **Navlet Williamson** on **07984 337812**.

ROUPELL YOUTH FORUM



Roupell Youth Forum meetings take place on a monthly basis and the group has 20+ committed young people, aged between 10 and 17 years, on its register.

In its last meeting the group made the decision that the next session would take place at Blenheim Gardens RMO. The two forums are merging together. The decision is seen as a natural progression, and a responsible and cost effective way of managing their budgets; young people from the two estates have

shared activities over the past couple of years and many friendships have been forged between them. This coming together reflects the Board's vision of breaking the post code wars, and encourages the young people of Roupell Park to take a wider view as Lambeth residents.

The date of the next meeting is **13th June at 5.30pm** at Blenheim Gardens Community Centre and new members are encouraged to join! The next meeting held at Roupell Park Community centre (4th July) runs to agenda items which are set jointly by YP as well as RP staff. If you would like to join the group, or for any more info, ring **Eva Christmas** on **07983 584767**.

FOOTBALL SESSIONS WITH FULHAM FC

Fulham FC run weekly football sessions **every Friday from 5 – 7.00pm** at our five-a-side football pitch for young people aged 8 – 17 years. In addition, on **Wednesdays**, Fulham coaches run a multi-sport session **from 5 – 6pm**, so another opportunity for young people to take part in sport in a supervised environment. There are add-on perks for those who attend on a regular basis, such as monthly tournaments in various locations 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, contact **Paul Smithers** on **psmithers@fulhamfc.com** or call on **07500 108495**.

WORKSHOP AND DROP IN SESSIONS WITH DWP

We held an introductory workshop with the DWP agency in March of this year, and those who came to seek advice thought the service to be exceptionally helpful and the staff highly skilled and supportive. Their area of expertise is in providing help around accessing claims for benefit, especially if you are living with a health condition (diagnosed or undiagnosed) or if you feel you need help. They will discuss your individual circumstances 121 and will be able to provide support tailor-made to your needs. This also includes form filling and identifying the right department and who to contact. The next drop-in will be held on **Thursday 20th June from 1pm – 3pm** at the Treehouse Nursery, which is situated just around the corner from our office. If you'd like to make an appointment please call **Eva** on **07983 584 767** or just pop in to the nursery on the day!