

HOME CONTENTS INSURANCE

Lambeth Council is the freeholder of Roupell Park Estate properties. The Council has a Block Insurance Policy for the external fabric of RPRMO blocks. The insurance cover is therefore limited to the externals of the block only and not to the internal of the flats - your home. The block policy does not cover for damage to the contents of your flat/home.

In case of fire, theft or water penetration damage to your home from a leak, for example (we had few cases recently), unless you have taken out contents insurance, you will be responsible for replacing any damaged items and decorations to your home. This could run to thousands of pounds! We therefore strongly recommend that you take out contents insurance to protect yourself from unforeseen expenditure.

REMOVING BULK REFUSE

When we remove bulk/refuse from the Estate we take it to the allocated dump site which charges us by the weight of the items to be disposed of; there is a separate charge for mattresses, for fridges and washing machines.

Lambeth Council Residents have to pay an additional charge to have their bulk items removed. Paying to dispose of bulk/refuse items is clearly not an efficient use of our budget resources. Can you therefore please be considerate and mindful of what bulk items are put out. Do not leave them on the walkway and entrances as these are fire evacuation escape routes. If you employ a contractor to undertake works or deliver to your home, they should dispose of the bulk themselves. If you are unable to remove the bulk from your home then call the Community Office and we will arrange for the bulk to be removed for you at a reasonable fee.

We have CCTV in operation and if residents or their contractors do not remove their own bulk, we will recharge based on the CCTV footage. Minimum charge will be £100.

OUR OPENING TIMES ARE:

Monday **8.30 - 17.00**
Tuesday **9.00 - 17.00**
Wednesday **9.00 - 13.00**

(office closed in the afternoon for staff training, but phones will be answered)

FAT BERGS ON ROUPELL PARK!

OK that might be a slight exaggeration but the drains and down pipes on the Estate are being regularly blocked which is having huge implications for individual residents and the RPRMO budget.

Over recent months many of our residents have been affected by back surges where dirty water and raw sewage flooded into their flats. This is incredibly upsetting for the people involved and expensive where they have had to clean up and replace damaged goods.

Last year in Warnham house 10 flats were affected on one weekend.

It is also very expensive for Roupell Park to clear the drains. It is often not just about getting a rod or jetter to clear a blockage. At Warnham we had to get a specialist contractor to bore out the down pipe to clear it. That cost £10,000. That's £10,000 we cannot spend on other things to make the Estate better.

So what is the cause of the problem? Yes, the blocks are old and that will create problems. But it has been getting a lot worse over the last three to four years and I am afraid that this has been caused by what people are putting down the drains.

When we look and see what is causing the blockages there are a few common factors:

- Congealed fat and oil. When you pour cooking fat and oil down the sink it gets into the drains and sets solid. Don't do it. Put any older oil in bottle and put in in the bin or get fat trapper and keep it by your cookers.
- Toilet wipes. Whatever it says on the packet they should not be flushed. They contain plastic and take years to break down. All they do is mix with the congealed fat. Put them in the bin!
- Sanitary protection. Like toilet wipes they do not break down. Again, put them in the bin!
- Nappies. Whoever thinks any drain is big enough to cope with a nappy clearly just isn't thinking. But you will be surprised how many we find blocking the drains. Just think about it if you are tempted. Put them in the bin.

How would you like it if you had sewage flooding into your home? Please, don't do anything that might cause this problem for you or your neighbour.

Thursday **8.30 - 17.00**
Friday **9.00 - 16.00**

THIS IS YOUR COMMUNITY NEWSLETTER



February 2019, Number 19

PROGRESS ON SELF-FINANCING

As you will hopefully remember from our December newsletter the Board got overwhelming support from you, the residents, to continue to explore self-financing. This would allow us to take much more control about the way the Estate is run and allow us, not Lambeth, to agree what our priorities are.

As a result of that vote, we have met with a number of Lambeth staff to see how we can take the initiative forward.

Unfortunately, the Council appears very much opposed to us taking control. However, we have asked a number of questions that will help us to revise our business plan and we are awaiting a reply. The Council have also raised the issue of the need to make improvements to fire safety arising from the tragedy at Grenfell Tower. We will need to think about this as part of our decision-making process.

The Board have always said that they will not take forward the self-financing initiative if there was any risk to the residents of Roupell Park or they believed the organisation would not be financially viable.

We are due to meet the Council again in mid-March.

The Board have agreed to keep moving forward until after that meeting has happened and to look again at the project in detail at its March meeting.

DO YOU WANT TO BECOME A BLOCK REPRESENTATIVE?

Roupell Park are always trying to find ways of improving the services which we offer you and to come up with improvements in areas which may be of concern to you. We would therefore like to give you the opportunity to become a volunteer block representative, to help us manage your block effectively. To begin with this would mean doing an inspection once every three months. You will be given clear

JOB ORDERS FOR ELECTRICAL FAULTS WITHIN YOUR HOME

Recently, costs payable to our electrical contractor increased. On investigation, this was caused in part by orders that should have never been made in the first place. Such examples are: no credit on the meter and defective electrical appliances.

If you have a credit meter, then simply check that you are in credit first. With regard to defective electrical appliances, the electrical system in your home is designed to 'trip out' if there is a fault or defect with an appliance. For example, if the fuse should blow on your electric kettle this will cause the electrics to trip out resulting in all of the electrical sockets on that circuit becoming non-operational. If this happens, go to the electrical consumer unit and push up the switch to the circuit that has tripped out. This will restore the electrics. Plug in the appliance again to identify if that's the cause of the fault; if it is, the circuit will trip again. Once a job order is raised with the electrical contractor as an emergency and coded as P1, you must be at home at the appointed time. For any other non-emergency orders raised, we can reschedule with reasonable notice, excluding cancellations made on the day of the appointment.

If you have a key meter, please ensure you are in credit; the system cannot be tested and rectified without a power supply. Contractor charges in respect of non-access and no power will be recharged to you (£100 plus).

guide lines from Roupell staff of what to look for and will be supplied with the paper work that you will have to fill out based on your observations. Inspections such as these are aimed at improving our services, such as the cleaning and maintenance service. If you are interested, or would like more information, please contact Stefan on 0207 926 0214.

SENIOR CITIZENS COFFEE MORNING

Senior citizens meet every Tuesday at our Roupell Park Community Centre from 10.30am until 12.30pm. For most, this is a way of staying in touch over a cuppa and a cake. A small donation of 20 pence applies towards the cost of coffee and cakes and £1 for the bingo session; you could be the winner!

An early spring pub **lunch** is planned for **Tuesday 26th March** and it'll take place in East Dulwich. Departure from Roupell Park is at 12pm with organised car transport, so no need to worry about how to get to and from the venue. This is just one of many perks of being a member! If you haven't joined already, this is perhaps a good time to consider in order to qualify for the outing.

For more information about the group, please call Eva on **07983 584767** or just turn up at the coffee morning where a warm welcome is guaranteed.



ROUPELL YOUTH FORUM

If you are a young person, aged between 10 and 17 years, perhaps Roupell Park Youth Forum could be something for you - it can enable you to find your own voice and to influence how things are run on the Estate. The group has over 30 young people on its register and meets on the first Thursday of each month at our RP community centre. Meetings are run to agenda items which are set jointly by YP as well as RP staff. Young people are also managing their budget which allows for some trips and outings of their choice. The next trip is to Portsmouth to the Royal Navy base, as part of the Leadership Workshop that took place last year, and is this time ring-fenced to those who have already attended the workshop.

The date of the next meeting is 7th March at 5.30pm at Roupell Park Community Centre and new members are encouraged to join! **Meetings end with a pizza!** If you would like to join the group or for any more info, ring Eva Christmas on **07983 584767**.

STAY AND PLAY SESSIONS FOR PARENTS WITH UNDER 5S

The sessions will run every Monday at our Roupell Community Centre from 9.45am – 11.30am (excluding half term and public holidays) and will be supported by the parents, Natasha and Nicola, who already have a wealth of experience in running similar sessions. This does not mean that we do not need your help as parents in making the sessions a success. Please be aware, you will be responsible for your child at all times, throughout the sessions. Although the sessions provide an opportunity to relax and chat with other parents, please do not forget that it only takes a second for an accident to happen. So, staying alert and connected to your child whilst he or she plays is all we need from you so that we guarantee a safe environment for all.

We have stocked up with diverse play equipment and toys, which in return can create a totally different play atmosphere to the one at home. Healthy snacks such as fruit will be provided at each session; healthy habits are already created at early years. Parents are advised not to bring any nuts as nut allergy has become relatively common and can be deadly.

The first session will commence on **18th March**. If you have any questions, please ring Eva Christmas on **07983 584 767**. Otherwise, we will see you at Roupell Park Community centre, 145 Brixton Hill SW2, 1HZ.

SOCIAL GAMES EVENING

Wednesday evenings are reserved for social games which run as a drop-in session at our community centre. Games such as: monopoly, trivial pursuit, dominos or cards are favourites! Some games are great for memory and others are better for problem solving. Most of all, there is plenty of chat and banter over cups of tea. The social games group is supported and run by a group of resident volunteers. More residents of all age groups are encouraged to join the group!

To find out more, call Eva on **07983 584 767**.

EDUCATION FOR ADULTS AVAILABLE ON THE ESTATE

A series of courses have already started on the estate, all in partnership with community learning department from Morley College. We are in the middle of delivering a 10-week course in: ESOL on Mondays from 9.30am until 11.30am, Computer Course on Thursdays from 10am – 12pm as well as a course in 'Crochet & Knitting' on Mondays from 1 – 3pm with a brilliant tutor, Natalie. It might be too late for you to join this term but, if you are interested in any of the above, please come forward and if there is enough interest, we might be able to run the same courses in the future.

In order to test the demand for Literacy and Maths, we will hold an **Open Day** on **Wednesday 20th March** from 10am until 12.30pm; we will run two separate courses in Maths and Literacy in the spring term, providing that we have enough applicants for each. If you are interested, it is important that you come in and register on the day to secure your place.

All courses run from our Community Centre with the exception of ESOL, which this term takes place in the Treehouse Nursery (5 min away), and are all FREE of charge to you. For more info about the course, or if you need child care in order to attend, please call Eva Christmas on **07983 584 767**.



FRIDAY FOOTBALL WITH FULHAM FC

The ever-popular Fulham FC football sessions take place every Friday from 5 – 7.00pm at our five-a-side football pitch and 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. In addition to Fridays, Fulham FC run **Wednesday Multi-sport** sessions from 5 – 6pm, so another opportunity for you or your child to enjoy outdoor play in a safe and supervised environment.

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 have recently introduced DWP agency who are here to support you with accessing claims for benefit, especially if you are living with a health condition, diagnosed or undiagnosed, or if you feel you need help. They are here to discuss your individual circumstances 121 and to provide support tailor made to your needs. This also includes form filling and pointing out the right person/department and who to contact. The next workshop/drop-in will be held on **Monday 11th March** from 10am – 12pm at our RPCC. If you'd like to make an appointment please call Eva on **07983 584 767** or just pop in to our Roupell Park Community Centre on the day.

AFTER SCHOOL CLUB STUDY SUPPORT

Free tuition in Numeracy, Literacy and Science, for those 7-12 years of age, is taking place every week on Wednesdays and Thursdays from 5 – 7.00pm at our Roupell Park Community Centre. These ever so popular sessions help children in boosting their overall academic performance as well as improving their life and social skills. Statistics show that learning within a team creates team players who tend to be more confident, resilient and more employable as adults, and it makes it easier to make and keep **good friends**. There are very few places available. If you want your child to apply and for more information, please contact Navlet Williamson on **07984 337812**.

CHAIR YOGA FOR SENIORS EVERY FRIDAY 10.30 – 11.30AM

This gentle yet affective exercise, can help you reduce pain and improve overall health. An hourly session consists of a series of breathing and stretching moves in which you never leave your chair. The moves are easy to follow and you will be guided by an experienced tutor. **Yoga** is an excellent way to loosen and stretch painful muscles, and to improve circulation. It protects joints and builds strength and balance. It also reduces anxiety, helps lower blood pressure and reduces stress.

Please note that all sessions are held at our Roupell Park Community Centre and are FREE of charge to you. For more info, call Gurpreet on **07791 640914**.



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 • Website: www.rouPELL.co.uk

Twitter: [@rouPELLpark](https://twitter.com/rouPELLpark) • Facebook: [RouPELLPark](https://www.facebook.com/RouPELLPark)