

Cottingham Close
RMO
Every voice counts

COTTINGTON CLOSE NEWSLETTER



Communal Garden Barbeque



Cottington Close RMO are always looking for volunteers to help our Board Members to maintain the communal garden and other green areas on the estate. Please call the RMO for further information.

Barbeques are the ideal way to enjoy the coming warmer days and nights with friends and family. Here are our handy barbeque safety tips to stay safe and have fun this summer.

- Always barbeque on a flat surface and never leave a lit barbecue unattended.
- Barbeque a safe distance from your home, children, pets, sheds or trees.
- Keep a bucket of water or sand nearby - just in case!
- Don't use a barbeque on a balcony. Barbeques aren't allowed on balconies as sparks can float down to your downstairs neighbour and cause fire.
- Remember if barbequing in shared spaces to be considerate of your neighbours.
- Keep all uncooked food out of the sun.
- Enjoy!

Cottington Close have a barbeque area in our beautiful communal garden which has three barbeque grills. The residents of the estate can use this facility to host small family functions.

If you are interested in using this outside space to hold your small family event

Please contact the RMO to request an application form.

This area is for use with permission from the RMO Board as terms & conditions apply.

Bookings will be made on a first come first served basis.

You will be expected to clean up after your function and failure to do so could result in you or your household not being able to use this area again.

Community Events

Thank you

We would like to take this opportunity to thank all the residents and their families who supported us by attending this years Easter Egg Hunt and Fun Day, and for making these events such a success.

Your support is much appreciated.

Cottington Close RMO are always looking for volunteers to help us to organise our events.

We also require help to assist us with the setting up for events and cleaning away.

If you would like to volunteer to help with our events or you have ideas for what you would like to see happening on the estate, please call the RMO office.

Join our board

Cottington Close RMO is managed by residents, *just like you*, if you are interested in joining our committed Board members, please call the RMO office for details on how you can get involved, and have your say on how your estate is managed.



Events



Southend on the 17th August, this trip is now full. If you haven't paid your deposit by 12th July, you may lose your place.



Our Halloween Event.

Details and date to be confirmed.

Please look out for the flyer

**A
CHRISTMAS
CAROL**



A pantomime trip (residents only) this year will be for the over 8's only.

We will be going to the Old Vic on the Saturday 30th November.

More details to follow.

Dates also to be confirmed for Christmas events, such as decorating our estate Christmas Trees, Carol singing, and much more.

Look out for the flyers!

Community Health & Safety

Overgrown Gardens



It is your responsibility to maintain your gardens and by failing to do so, you are in breach of tenancy or lease conditions.

You are responsible for cutting your grass and for cutting back any overgrown bushes, hedges or shrubs.

Rubbish which has been left piled up in gardens is also cause for concern and could attract things like rats, mice and other pests to the estate and possibly into properties as well, obviously, this then creates a health hazard.

If your neighbour's garden is overgrown speak to your neighbour about the problem - It may be that they do not realise how it affects you or your property. You and your neighbour can come to some compromise about the height of hedges.

If you have spoken to your neighbour about their overgrown garden and you are unable to solve this problem with them, you can contact the RMO for assistance.

If you fail to maintain your garden, and your actions cause damage to either yours or your neighbour's fence, it will be your responsibility to replace these fences or to pay for any other damage your negligence could cause.

Fire Risk Assessments FRA's

Lambeth Council have a legal obligation to undertake Fire Risk Assessments (FRAs) in all the buildings they own (with the exception of individual homes). FRAs aim to identify risks and hazards. All FRAs are undertaken in partnership with the RMO.

The FRA sets out what is needed to be done to ensure fire safety, along with a plan for how we should make that happen and a review to make sure it has been done. Along with having FRAs, we:

- ◆ Ensure escape routes are kept clear, such as all communal areas
- ◆ We will remove anything found to be blocking a fire escape route
- ◆ Carry out safety checks such as gas safety, emergency lighting, communal electrical checks
- ◆ We have a no smoking policy in all our blocks and buildings
- ◆ We display fire action notices in communal areas to provide information about what to do in the event of a fire
- ◆ Install fire-rated front doors to tenants' flats if they enter onto a communal area.

We have noticed a number of residents and visitors to the blocks smoking in communal areas, including communal balconies, when going up and down the stairs and while on the communal walkways.

It is a criminal offence to smoke in any communal areas and if you, your family members or your visitors are smoking in communal areas, please immediately refrain from participating in this illegal behaviour.

Please work with the RMO to ensure your safety and the safety of others.

Recycle your unwanted items

Your junk could be another person treasure, so don't dump your unwanted belongings on the estate - donate them to charity!

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

FREE APP for your phone

They will be taken to a charity of your choice. ... Our aim is to re-channel 6% of the saleable clothing

and other items which currently end up in landfill. ... We've launched a fleet of Gone for Good vans in Central London



<https://www.traid.org.uk/clothes-donations/book-a-collection/>

TRAID offers free home collections picking up unwanted clothes direct from your door, direct to the charity. It's the ultimate in convenience as pick ups are scheduled to suit and it's perfect if you have lots of clothes to donate in one go. Our friendly drivers will collect donations from you at an agreed time which means you don't have to leave them outside. Plus, our vans are branded with TRAIID's charity livery so you know it's us. Fill in the booking form below or call 020 8733 2595

<https://www.icollectclothes.co.uk>

iCollectClothes is FREE service to help you to support others. Please choose any charity of your choice to donate to and we will arrange the collection of your clothing donation. Don't waste clothes, we will collect it! Donate Reuse Recycle

<https://www.bhf.org.uk/shop/donating-goods/free-collection-of-clothes-books-and-more>

Don't throw away your unwanted items. If you can't make it down to one of our charity shops to donate your things we can collect them from your home for free. Time saving for you, life saving for us.

Call to book your home collection today by calling [0808 250 0024](tel:08082500024).

Housing Fraud

London has a shortage of homes, especially affordable homes – there are thousands of people on the housing register in Lambeth.

In your tenancy agreement, it says: “You must live in your home as your only principal home. You must not sublet the whole of the Property. If you are going to be absent from your home (except in cases of emergency) for a continuous period of more than 8 weeks it is a good idea to notify us.” Despite this, we know that a number of people will try to make a profit from the homes they are renting from us by letting them out while they live in other places.

In one case, we discovered that the tenant had actually been living elsewhere and had a tenancy with another housing provider.

Cases such as this can be easier to spot than you might think, because people committing housing fraud often try to be careful and ensure they are good tenants in every other way – making sure to always pay their rent on time, for instance. We are, however, on the lookout for signs that fraud is taking place in the properties we manage. Housing fraud is wrong. In order to make a profit, the fraudster has to charge their tenants more than we are charging them – As well as breaking the tenancy agreement, social housing fraud is a criminal offence and could result in culprits being given a prison sentence.

What are the RMO doing? We have recovered 2 properties in the last 13 months that were being rented out by the people who had signed tenancy agreements with us, and we have a third court case pending. In 1 of those cases, the resident was not paying rent lawfully due, and we had to take the tenants to court to get an eviction order, while in the other case the keys were returned voluntarily after the investigation into this case resulted in a lot of evidence being gathered against the culprit.

We will continue to carry out occupancy checks to ensure the correct people are residing in our properties. By failing to provide us access into your property, you are in breach of terms and conditions of your tenancy agreement, and will take the appropriate action to gain access including going to court to obtain an injunction.

Fortunately most of our resident have nothing to hide and ob-

Are you worried about a neighbour?

Do you suspect that people may be taking advantage of an vulnerable neighbour?

Do you know of children who are regularly left alone in the home?

Are you worried that someone next door may be suffering from domestic abuse?

Do you have undesirables frequenting your block?

Please don't keep silent. When it comes to keeping people safe, no report is a waste of time. Call the police on 101 or dial 999 if it's an emergency. You can call crime stoppers on 0800 555 111.

If you smell Gas

The company that used to be called the National Grid is now Cadent. The number for gas emergencies still remains the same: If you smell gas, please call:

0800 111 999.



Due to the recent increase in drug taking and dealing within the estate, Princes Safer neighbourhood Team would like to remind residents of our contact details for reporting.

999 – Emergency

101 – Non Emergency

020 8721 2627 – Princes Ward telephone

@MPSPrinces – Princes Twitter

If you wish to remain anonymous



YOUR VOICE MATTERS TO US ; IF YOU HAVE ANY QUESTIONS, OPINIONS OR IDEAS ON HOW WE CAN IMPROVE THE SERVICES WE OFFER TO YOU, PLEASE CONTACT US:

Cottington Close RMO, 1, Opal Street, Kennington, SE11 4HZ.

Tel: 0207 926 8105 / 8108

Email: cottingtonclose@lambeth.gov.uk

Website: www.cottingtonclosermo.com

If you would like this information in large print, or in another format or language, please contact us on 020 7926 8105.

Español: Si desea esta información en otro idioma, rogamos nos llame al 020 7926 8105.

Français: Si vous souhaitez ces informations dans une autre langue veuillez nous contacter au 020 7926 8105.

Português: Se desejar esta informação noutra idioma é favor telefonar para 020 7926 8105.

Twi: Se wope saa nkaeboy yi wo kasa foforo mu a fre 020 7926 8105.

Yoruba: Tí ẹ ba fẹ ìmoràn yí, ní èdè Òmíràn, ẹjọ, ẹ kàn wà l'ágogo 0207 925 8105.