



Angell Town RMO NEWS



Spring Colour at Angell Town

What's in it for you ...

PAGE 2 Office Contacts, Committee Members, Useful Numbers **PAGE 3** Welcome, RMO Contacts **PAGE 4&5** Housing Management - Changes Of Circumstances, Pets, Gardens, Health & Safety, Home Contents Insurance, Paying Your Rent & Service Charge **PAGE 6&7** New Outdoor Gym Equipment **PAGE 8** Update On Old Boiler House, Block Representatives **PAGE 9** Christmas Party, Coach Trips **PAGE 10** Parking, Marquee Hire **PAGE 11** Website, Space Available To Hire **PAGE 12** Who Was Dora Boatemah?

Office Contacts

WHO TO CONTACT:

REPAIRS:

Adebayo Ogunbiyi

020 7926 1577

agunbiyi1@lambeth.gov.uk

HOUSING ISSUES:

Aldevina Gomes

020 7926 8825

agomes@lambeth.gov.uk

GARDENING & RUBBISH:

Pinnacle Group

020 7017 2000

bob.cummings@pinnaclepsg.co.uk

Committee Members

Mr Johnson Uk-Wade, Chair

Ms Celestina Ecebima-Johnson, Secretary

Ms Patience Nwodu, Treasurer

Mr Joseph Ajala, Vice Chair

Mr Abdul Rogers

Ms Folashade Alao

Mr Eustace McKenzie

Ms Agnes Bongay-Caulker

Mr Will Deledicq

Mr Gerald Ross

Mr Stephen Bates, Co-optee

Ms Esmeralda Ahmetaj, Co-optee

Ms Mary Dunne

USEFUL NUMBERS

Transco Gas Safety 24hr (for gas leaks):
0800 111 999

UK Power Networks (for power cut):
0800 028 0247
(0333 202 2022 from mobile)

Thames Water: 0800 714 614 to
report a leak

Lambeth Council:
020 7926 1000

Police: Dial 999 - emergencies only
Non-emergency: 101 to report a crime
Anti-Terrorist Hotline: 0800 789 321

Clapham Town Safer Neighbourhood
Team: 020 8721 2825

NHS (non-life threatening
emergencies): 111

Angell Town RMO Housing Office:
020 7926 8820

Lambeth Events:
<https://www.lambeth.gov.uk/node/4450>



Message from ...

Johnson Uk-Wade

MCIM, MSC

Chair, Angell Town RMO

Welcome

A Professional Board member who obtained National Federation of Housing Tenant Management Organisation Certification Levels 1, 2 and 3 in 2003/2004. Additionally, holds master's degree from University of Wales in Marketing Management, and Post graduate of the Chartered Institute of Marketing United Kingdom. Served on Board of Threshold housing and Open-door Housing London for over ten years.

I have been a committed member for the re-development of the Angell Town Estate right from on-set in 1995 to completion in 2007, functioning as a steering group member responsible for commissioning and monitoring works, and undertook travels to Merseyside and other Greater London Borough's to view, ascertain and approve favourable developments for the benefits of the Angell Town Communities, working in Partnerships with Lambeth Borough, RSL's, Contractors, Architects, Private Bodies, Consultants, Councillor's, MP's and Central Government.

I was present at the conclusion of the project in 2007, and received reports on way forward for the Estate, including the agreement for Lambeth Council for the underspent nine hundred and fifty thousand pounds proposal to be committed to a final development of the Boiler House area for a Construction of Large Hall for Social and Economic resourcing, to be built as a shared resources for the benefit of the Angel Town Estate communities. This development has only just started, as the Boiler house has just been demolished few months ago. The financial commitment from the Council at the stage is unclear and receiving constructive discussion from an Established Angell Town stakeholder's Forum.

A member of the Angell Town Estate Management Board from Inception, being a Board member of Angell Town RMO from 1993, to the present. Was a treasurer in 2016, and elected as Chair of Board in 2018. Had the opportunity previously, to work as an Executive Director of Agency funded by the Economic Regeneration of the Hammersmith and Fulham Council and the Department of Environment (Central Government), tasked with implementation of employments, training and business initiatives within the community.

Tenants would have noticed improved receptionist and customer services at the ATRMO. Additionally, we are working towards improving resident's satisfaction, and make Angell Town Estate a better place where residents will be proud to live in (safe, clean and tidy environment). To ensure this is captured with a true reflection, customer satisfaction surveys will be sent out and request a completion and return to the ATRMO thus enabling our responses to your views and enhanced services delivery.

We are hosting your summer events this year and will ensure continuity in the future.

I am committed to a progressive outlook within the Angell Town Community, with the continued support of a Unified Board Management, and dedicated employees.

Johnson Uk-Wade

Angell Town RMO

at the

**Angell Town
Housing Office**

Langport House

Overton Road

London

SW9 7HN

020 7926 8820

**EMERGENCY
CONTACT
NUMBERS**

020 7926 6000 or

020 7926 6666

Housing Management -

CHANGE OF CIRCUMSTANCES

You are advised to kindly inform the housing office and Lambeth Council if your circumstances change because this can affect your benefits, tenancy and residency information for both tenants and leaseholders. Please note that you are responsible for making the claim for housing benefit and informing the Housing Benefit section of any changes in your circumstances, such as changes to the people living in your home.



PETS

You can have domestic pets in your property if you get written permission from the Housing Office. Your pets must not cause damage to the property, or cause nuisance, danger or harm to any other person.

You must not let any domestic pets foul the inside of your property or any shared areas. We will charge you the costs if we have to clean up after a pet or repair any damage caused by your pet, which is owned by you, a member of your household, visitor or lodger.



GARDENS

If you have a garden, you must keep it reasonably tidy. If you fail to keep it tidy, we can do the work for you and charge you for it. You must not cut down or prune any tree in your garden or anywhere else on the estate land unless we have given our written permission.

HEALTH AND SAFETY

To help keep you, your neighbours and the local community safe, you must:

- dispose of all rubbish and recycling properly in the bins provided. Large items should be put in the designated bin chambers on the estate.
- always keep communal areas clear of prams, bicycles, furniture and all belongings.



Housing Management -

HOME CONTENTS INSURANCE

Your Housing Office is responsible for repairing and this means that if there is a fire, flood, storm damage, accident or burglary, you will be responsible for replacing anything that is damaged or missing such as carpets, furniture, clothing, curtains, electrical appliances, beddings and your personal belongings. And don't forget your jewellery, pictures and ornaments.

WHAT DOES HOMES CONTENTS INSURANCE COVER?

- Fire damage
- Theft
- Storm and flood damage
- Damage caused by water or oil leaks



OTHER THINGS COVERED AS STANDARD:

- Lost or stolen keys
- The contents of your freezer if it broke down
- The damage caused by a leaking washing machine or a burst pipe
- The contents of sheds and garages are included
- Students possessions living away from home
- Tenants responsibility
- Optional extensions are available

Limits and exclusions apply, a full policy wording is available on request. For further information telephone Crystal Insurance Scheme on 0345 450 7286 or visit: www.crystal-insurance.co.uk

PAYING YOUR RENT AND SERVICE CHARGES

You must pay your rent a week in advance and it is due every Monday. If you are in arrears, you must contact the housing office to make arrangements to pay the arrears. If you are concerned about your arrears, you must contact the housing office without any delay for advice.

You can pay by:

- Direct Debit
- Standing Order
- By phone using your debit card



Get Fit This Spring - New Outdoor Gym



Johnson Uk-Wade, chairman of the RMO, said: *“The beauty of this gym is that it will help everybody, young and old, keep fit and healthy. The Standard has made a massive difference because now our children have places to go after school and positive things to do. It helps them chill out and de-stress.”*



****Mind into Muscle ****
SOULFIIT SESSIONS
Circuit & Hiit Workouts
Saturdays: 10:00-11:00
Sundays: 10:30-11:30
Venue: The Marquee behind Newbury House
Contact: celeste.lewis01@mail.com

Weekly Running Group

Meet every Tuesday at 6pm in front of the
Angell Town Housing Office on Overton Road.

Contact Laverne:
07947 817 733

Equipment



The gym was co-ordinated by Jedidah Onchere, a community development officer for Big Local, a Big Lottery initiative, and took two years of consultation to bring to fruition. The Dispossessed Fund was the biggest single backer with £8,450, housing associations Peabody, Notting Hill Genesis and L&Q each contributed around £5,000, Angell Town RMO (resident management organisation) put in £7,500 and Big Local made up the balance. The gym comprises 12 exercise stations, including a squat machine, chest press and abductor machine. More than 70 residents later attended a barbecue to celebrate the opening.

"Fabulous! Amazing! Superb!"

was the response of Reverend Rosemarie Mallet as she laid eyes on the new outdoor gym on the Angell Town estate in Brixton for the first time, before cutting the ribbon to declare it ***"officially open"***.



"Today Angell Town feels like a different place. The level of fear has subsided and there is more hope"

Reverend Rosemarie Mallet

Update on Old Boiler House



The old boiler house in Angell Town has been demolished. Lambeth Council is consulting the local community about how best to use the site on a temporary basis. Have your say now.

Take part in the consultation about making positive use for the community of the old boiler house site in Angell Town.

Following on from the demolition of the old Boiler House in Angell Town, Lambeth Council would like the community to make maximum use of the space, whilst the long-term use is decided upon.



Temporary use

We now want to start consulting with key stakeholders and residents/businesses of Angell Town estate about ideas for temporary use for the site. This is to prevent the site from being left disused.

Community benefit

It is suggested that temporary use should be inter-generational and benefit all members of the community. At present, there are no plans to put up any building for temporary use. The council has a one-off budget to support temporary use. There is no further budget for ongoing maintenance of the site.

Longer-term plans

No decisions or plans have yet been made about the permanent future use of the site. Feasible ideas from the community will be considered in line with budgets and timescales for the site. We look forward to hearing what innovative and exciting ideas you have that the whole community can benefit from.

Have your say?

Complete the online consultation (<https://love.lambeth.gov.uk/boiler-house-consultation/>)
Results will be published on the consultations web page

Any questions?

If you have any questions, please get in touch with Rohini Anand-Pal from the Consultation and Engagement team on Tel: 020 7926 3168 / 07720 829 021 and Email RAnand-Pal@lambeth.gov.uk

BLOCK REPRESENTATIVES

Please find contact details of Block Representatives in Angell Town who will be able to assist you with any information you need concerning the old boiler house project.

Maria Moran: mariayogacall@gmail.com / 07816 439 256

Catherine Valentine: catherineannvalentine@ive.co.uk / 07816 034 378

Daphne Shepherd: daffyshephard

Christmas Party

Big thanks to all who helped
- and everyone who came.



Coach Trips

We are pleased to announce that due to popularity we are bringing back the coach trips.

If you are interested in organising a trip - have any ideas of where to go, or would like to be involved, please call the Housing Office on 020 7926 8820.



PARKING



A number of residents have complained about the parking on the estate and we have looked at how other TMOs are managing control parking on their estates and in view of this we will be introducing similar measures to ensure:

- Residents are given priority parking
- Preventing the abuse of selling on parking permits
- Lengthen the parking restriction times

Residents will be notified of the full detail of these changes nearer to the effective date of 1st April 2020.

Marquee Hire



Celebrate your next event in the Marquee. Perfect for Childrens Birthday Parties, Christenings, Spring and Summer Balls, Anniversaries, New Year Celebrations, Christmas Parties, Engagement Parties, Wedding Receptions, Meetings and Events.

Prices start at only £25 per hour and there are special Wedding Packages from £1,200.

Contact Wesley Garber on 07867 352 177 / wgarber@lambeth.gov.uk



The Angell Town RMO is looking for any residents who are interested in updating / maintaining websites, please contact the Housing Office.

WORK / STORAGE / GALLERY SPACE AVAILABLE

400 sq. foot / 37 sq. metre
for £96.15 per week

Discounts for extra units

Angell Town, Newbury House undercroft

Contact: Mr Ernold Ramsay
020 7926 8820
eramsay@lambeth.gov.uk



Angell Town



Lambeth



Who was Dora Boatemah?

One of our Angell Town Awards is named after a resident, but few know who she was or what she achieved to improve living conditions at Angell Town.

The vision of Angell Town by Dora Boatemah Activist, Resident & Campaigner

“I want this to be housing, not social housing” ... Dora Boatemah

timeline ...

- 1957** Born Kumasi, Ghana
- 1959** Sent to English Boarding School
- 1974** Construction begins of Angell Town Estate
- 1977** Dora moves to Angell Town with her partner and son
- 1980** Angell Town completed, but described as ‘the ghetto’ with high rates of crime and abuse, considered a ‘no-go area’ for outsiders
- 1987** Tory government creates Housing Action Trusts (HATS) to run housing estates like Angell Town on behalf of the council
Dora starts her 10 year fight for tenant voting rights on the transfer of their homes
Dora, over 10 years, helps secure an initial £8 million to transform 200 unused garages into shops for the community
- 1993** Angell Town RMO is formed - for *Our neighbourhood. Our community. Our home*
Dora awarded MBE for Services to Angell Town Community
- 1996** Dora awarded Honorary Doctorate, Oxford Brookes University
- 1997** Radical rebuild over 9 years, championed by resident Dora, in which walkways were removed and garages converted to business units
Dora, called Difficult Dora, helps secure a further £60 million in grants to improve housing
- 2001** On 31st January Dora died, aged just 43, she is buried alongside her mother in Ghana. Her legacy of better housing lives on today.



“In the late 90’s there was a woman I knew called Dora Boatemah who was a little dynamo and she got a lot sorted in Angell Town.

She was tiny but a real fighter and even gangs of yout melted away when she fixed her steely gaze on them.”



“Dora fought for the new houses to be of a high quality.”
Architect



“She was a Community Campaigner who fought for council tenants rights.”

