



Autumn 2026 *Newsletter*

Clear updates for residents

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Issue: Autumn 2026

Waltham Estate resident update

Welcome

Welcome to the Autumn 2026 edition of the Waltham Estate community newsletter. This issue brings together updates on estate life, repairs and planned works, damp and energy advice, safety, and considerate use of our shared spaces.

Thank you for reading and for helping to keep Waltham Estate welcoming, respectful and secure for everyone.

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Important reminders

- Report issues or seek advice on 020 7926 9083.
- Only admit visitors you know or are expecting.
- Keep balconies clear of clutter and combustible items.
- Observe the permitted DIY hours.
- Place household waste inside the correct domestic and recycling bins.

Rent Payment plans

Please contact the Housing Office on 020 7926 9083 to discuss a payment plan. Contacting us early can help you discuss affordable options before court action is considered.

For advice or to report an issue, contact the Waltham Estate RMO on 020 7926 9083.

Estate life and activities

DIY times

Please keep DIY within the following hours:

Day	Permitted DIY times
Monday to Friday	8am to 6pm

Saturday	8am to 1pm
Sunday and bank holidays	No DIY

Eid celebration



The Waltham Estate held its annual Eid celebration. It was well attended, and we look forward to holding the event again in 2027.

Clacton-on-Sea trip



The Waltham Estate organised a seaside trip to Clacton. Residents who attended enjoyed the trip.

The Housing Office would like to know where residents would like to go next year. Please let a member of staff know your preferred seaside location for summer 2027. The decision will be based on the majority vote.

Thank you to residents who take part in estate activities and help make shared spaces welcoming.

Repairs and planned works

Current repair issues

Over the past year, significant faults have affected the door-entry and gate-control systems across the estate. Lambeth Council, the authority responsible for

maintaining the system, is investigating the recurring failures and has commissioned a specialist contractor to assess the existing installation.

The report will help Lambeth Council understand the underlying issues and identify the most appropriate long-term solution. After the report has been received and reviewed, Lambeth Council will determine the necessary remedial work and next steps.

Further update

We appreciate the frustration and inconvenience these faults have caused. A further update will be provided once the contractor's report has been received and Lambeth Council has confirmed the proposed course of action.

Planned capital investment works

The following information is indicative and subject to change.

Project	Current update
Lift modernisation programme	Lambeth Council has identified the lifts at Colwall House, Burford House, Gofton House and Waltham House for modernisation. Colwall House is the priority block, with works expected to commence around April 2027. Works are anticipated to take 6 to 8 months per block.
Begbie House roof refurbishment	Roof refurbishment works to 1–20 Begbie House are currently scheduled

	within Lambeth Council's 2029/30 Capital Programme.
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What residents should expect next

We will continue to provide updates as more information becomes available about timescales, contractors and resident arrangements.

Damp, mould, condensation, energy and heating

Stains or white tidemarks



Can you see a stain or white tidemark on the wall or ceiling?
The likely cause is water from a leaking pipe, a leaking roof or a defective damp course.

The white mark is due to salt deposits in the water.

Please tell us as soon as possible

If you spot these signs, let us know so that we can organise a surveyor to check your property and sort out the problem.

Mould and condensation



Mould on the ceiling or wall, especially in corners or behind a wardrobe, is often caused by condensation. Condensation happens when warm, moist air meets a colder surface, such as a window or wall, and turns into water.

Energy saving and heating advice

For advice on energy saving and managing your heating bills, contact our energy advice team:

- energyadvice@www.lambeth.gov.uk
- www.lambeth.gov.uk/energy

As a council tenant, you are responsible for keeping condensation down. We will do what we can to advise you and fit extractor fans and vents where possible. For more information and useful links, contact our office on 020 7926 9083.

Safety and security

Intercom reminder: don't let strangers in

For the safety and security of all residents, please only admit visitors you know or are expecting.

If someone contacts you through the intercom and you do not know who they are, do not grant access. End the call and do not feel pressured into letting them in.

Remember

Working together helps keep our estate safe and secure for everyone.

Balconies and fire hazards

- **Keep balconies clear** — Fire safety advice states that balconies should be kept clear of general clutter and privacy screens to provide unfettered access to the property in the event of a fire.

- **Remove fire hazards** — Balconies must be free from combustible items, substances, materials and anything else that could contribute to the spread of flames and smoke.
- **Where action is needed** — Residents storing personal and combustible items on a balcony may be referred to the Legal Team for appropriate action, which may incur a charge where applicable and in line with the relevant policy. Please remove bags, personal belongings, combustible items and anything else that may constitute a fire hazard.

Estate gates and communal areas

- **Use gates and doors properly** — Gates were installed to ensure the safety and security of Waltham Estate residents. Please do not kick gates or security doors open, walk through vehicular access gates, climb over them or encourage others to do so. Help ensure that the gates remain securely locked and are not misused.
- **Keep shared entrances welcoming** — Everyone must be considerate and mindful of neighbours on communal doorsteps and in shared areas. Groups gathering in these spaces can feel intimidating. Where this behaviour continues, we may seek a dispersal order through the police, where applicable and in line with the relevant policy.
- **Landing doors** — At Addington House and Thornicroft House, please use the landing door to access your flat rather than repeatedly slamming the entrance door. Gently closing it helps maintain its integrity and longevity.

Vehicles, alarms and noise

- **Noise** — Please do not rev engines or sound horns. This creates noise and air pollution nuisance for residents and the wider estate. The same applies to loud music from flats and cars; guests are your responsibility.

- **Alarms and permits** — Car and moped alarms are noise nuisances. Repeat offenders may be identified and their parking permits may be revoked, where applicable and in line with the relevant policy.
 - **Speed limit** — The speed limit on the Waltham Estate is **5 mph**. Any vehicle owner caught revving an engine or honking a horn may have their vehicle permit revoked for six months, where applicable and in line with the relevant policy.
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Considerate use of shared spaces

Please help keep shared spaces safe and welcoming. Consider the safety, comfort and enjoyment of your neighbours. Activities that cause nuisance or anti-social behaviour may breach the Terms and Conditions of Tenancy or Leasehold Agreements.

Playgrounds and football pitch

- **Playground safety** — No dogs are allowed in the playground. Football is prohibited there and must be played within the football or basketball pitch.
- **Residents only** — The playground and football pitch is for Waltham residents only. Residents, adults and children, should not invite friends to damage or misuse the playground equipment. Money spent on repairs and replacement equipment could instead support further estate development.
- **Use the pitch** — Please use the football pitch for football and keep play away from green areas and car parks. Keeping the ball within the pitch helps protect children, pedestrians and moving vehicles. The football pitch is for Waltham Estate residents only.

- **Supervision** — Parents must monitor, control, supervise and guide their children, encouraging a community spirit. Residents' children can play, but they must use the playgrounds provided and must not cause nuisance on the estate.

Dog responsibilities

- **Leads and dog mess** — Dogs must be kept on leads, and owners must clear up dog mess.
- **Chipping and registration** — Dogs must be chipped and registered with the office.
- **One small dog** — Only one small dog is allowed per flat.
- **Barking** — Continual barking is a nuisance to neighbours and complaints will be dealt with appropriately by the office.
- **Safety and policy** — The Housing Office has a remit to protect residents from dog attacks. A new Dog Policy is in force on the estate and has already been distributed. Residents are responsible for preventing non-residents from entering the estate to cause nuisance or other anti-social behaviour.

Pigeons and waste

- **Pigeons** — Please do not feed pigeons. Pigeons may leave droppings on balconies and other areas, creating a public health concern. Breadcrumbs and other food also encourage pigeons, foxes and rats. Contact the Housing Office in the strictest confidence if you see a resident feeding them.
- **Household waste** — Place household waste inside the domestic and recycling bins, not beside them. Break down cardboard before putting it in recycling bins. If your usual bins are full, use another bin on the estate; any estate bin can be used.

Bikes, children and mopeds

- **Cycling** — Do not cycle on grass areas.
- **Children** — Parents should supervise young children riding on estate roads and ensure that they do not scratch vehicles.
- **Bike hanger hire** — Bike hanger hire is available to residents. Please contact the Housing Office for details.
- **Mopeds** — Only mopeds fully registered with the office are authorised to park on the Waltham Estate. Unregistered mopeds may receive a 7-day notice of removal and may be confiscated afterwards, where applicable and in line with the relevant policy.
- **Drying clothes** — Open a window when drying clothes inside your flat.

Report an issue and contact details

If you need advice or would like to report an issue, please contact the Waltham Estate RMO.

Waltham Estate RMO

Telephone: 020 7926 9083

Website: www.wermo.co.uk

Email: waltham@wermo.org.uk

Address: Waltham Estate RMO, Stockwell Lane, London SW9 9PT

Large-print translated and alternative-format copies may be available on request.
Please contact the Housing Office on 020 7926 9083 for assistance.

Thank you for helping to keep Waltham Estate safe, respectful and welcoming for everyone.

Waltham Estate RMO

Estate life and activities

