

Autumn Newsletter

October 2025

249 Lewisham Way
SE4 1XF
0208 691 5898
www.brockley-tenants-co-op.co.uk

Stanstead Lodge Senior Club and Bookable Venue

Stanstead Lodge situated at 260 Stanstead Road SE23 1DD offers membership for those over 55 years old at approximately £20 a year although you don't need to be a member to attend their activities and classes or to rent the venue for an event.

The club offers discounted classes to members as well as other events and activities. They offer a wide range of activities during the daytime such as Chair Yoga, Line dancing, French group, Choir, Tai Chi, Art group, Zumba, Ukelele class, quizzes, craft class among others. the classes cost between £2 to £10 with discounts for members. The venue is a lovely space to rent at affordable rates if you are having a party or family event. Interested? Contact them at standsteadlodge.org email: info@stansteadlodge.org or telephone them on 020 8291 1164 for more information



BTC Contribution to the Neighbourhood

One of the questions asked in our recent Satisfaction Survey was about the Coops contribution to the neighbourhood. Satisfaction with this metric has fallen from 75% in our last survey to 67% in the latest one with 26% of respondents not knowing what contribution Brockley Tenants Cooperative is making to the neighbourhood.

One contribution is the provision of affordable homes within Brockley that has become gentrified over the years. Market rents for privately rented properties have become unaffordable for many residents who have had to leave the area.

With the average cost of a private rented studio flat starting at around £1,200 per month, a one-bedroom flat from £1,550 per month, and two-bedroom flats generally from £1,800 to £2,250+ per month. Larger properties like five-bedroom houses can exceed £4,750 per month. Compare this to BTC average rents of studio flats costing £350 a month, one beds £490 a month, two beds costing £530 a month, three beds £570, four beds £640- and a five-bedroom house £710 a month.

Other contributions to the neighbourhood are the Mural on Algernon Road painted to commemorate our fiftieth birthday that brightens up the area for many other neighbours than Brockley Tenants alone. The street trees we have purchased that help the environment generally as well as improving the look of streets. The funding of first aid courses also has a community benefit.



The fire brigade carry out free home safety visits, if you would like to arrange this with them, they can be contacted by calling 0800 028 4428, emailing smokealarms@london-fire-gov.uk or text SMS 07860 021319

Free Digital Training with Catbytes

Catbytes runs digital drop ins in Lewisham. These are sociable events where people can come to learn internet skills. They operate across a range of venues.
Their drop-ins:

- Are open to everyone.
- Can be visited without pre-booking
- Are free of charge.

·They also arrange one on one buddying sessions for people in their own homes. As there is a lot of demand for these, they only provide them to people who are unable to leave home.

Alongside digital drop-ins, Catbytes provide courses on specific topics. Such as, Microsoft Office tools, including Excel, Word and PowerPoint, WordPress a content management System, for building websites and Canva, an excellent resource for designing flyers and online graphics, which has a free version.

Catbytes' device loaning scheme enables their clients to use technology free of charge. It depends entirely on donations from the public and corporations.

They take donations of laptops, desktops, smartphones and tables from the public and corporations. They will completely wipe clean used devices and reset them.

To find out more about them visit https://catbytes.community/about-us

Catbytes Digital Community



Winter Fuel Allowance Scam!

You do not need to apply for the winter fuel allowance – people who are eligible for the money receive it automatically. If you receive a contact claiming to be from the Department of Work and Pensions advising you to click on any link to make a claim for winter fuel allowance, please ignore it and do not click the link – this is a well-designed scam to gain your bank and other personal details. If you would like more information about the winter fuel allowance you can find it on the official government website GOV.UK. if you receive a message asking you to make a claim delete the message and report it to Action Fraud online or by calling them on 0300 123 2040.



Are you struggling to make ends meet with the rise in food costs? Help is at hand....
There is no need for a referral from the Co-operative St Peters Social Supermarket- Is open to those in need who can join the group, pay £3 a week and once a week on Wednesday between 12 and 1 pm members can choose a weeks' worth of food. To join the supermarket, click the link on St Peters website stpetersbrockley.org.uk/foodbank St Peters Social Supermarket-

Damp and Mould



We hold a register of all properties suffering damp and mould and will try to alleviate this problem wherever possible. Please let us know if you have any concerns about damp and mould in your property. We can help with advice about how to limit the production of moisture leading to black mould or provide additional venting or insulation.

Repair feedback

If you have had a repair done you will see that we have a system for getting feedback from tenants about responsive repairs. Tenants receive a feedback form with the repair order- when the job is complete please send it back to the office. Your feedback is very important- it helps BTC manage our contractors to give you the best possible service. - your voice is heard.



Contents Insurance

Make sure you have contents insurance; many people think they don't really need this but its important to have contents insurance. BTC and Hexagon are not responsible for the contents of your home, so if you are unlucky enough to have an event like a burglary, fire or flood, you would be responsible for replacing any stolen or damaged possessions yourself. Contents Insurance can help cover the costs of this should the worst happen. The National Federation of Housing has linked with insurance companies to produce an affordable policy tailored for social housing tenants. Contact us for more details.



Better Off Lewisham

Research has shown that there are over £23 billion of unclaimed benefits every year. To check that you are not missing out you could use a new tool called Better Off Lewisham that helps you to work out the benefits you are entitled to and shows how to apply for them online.

You can also use Better Off to help appeal benefit decisions, search for jobs and volunteering opportunities. You can get advice on a range of topics such as debt advice or how to find childcare. There is also a budgeting tool to help you manage your money. lewisham.betteroff.org.uk

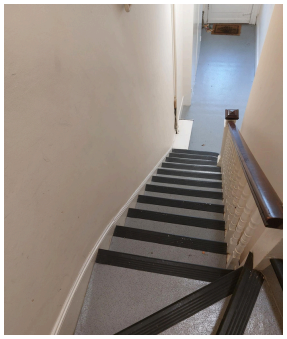
better off Lewisham

Find Energy Saving Top Tips on the Energy Saving Trust website – they offer some really good advice on how to keep warm and save money on fuel costs.
www.energysavingtrust.co.uk

Communal areas

Keep them Clear! All residents are reminded the communal area is not an extension of your home to store items. Please ensure bikes, prams, household rubbish and any other items are not left within the communal area and the communal intake cupboard. Primarily this is to ensure a clear escape route in the event of a fire for anyone living or visiting your property. We appreciate that you may think a few items stored in your communal area may not appear to pose a risk. However, in a smoke-filled area, any items could help fire to spread and also cause a hazard which prevents a safe escape. You can help keep everyone safe by making sure nothing is left in your communal area at any time. We inspect all communal areas to ensure that they are completely clear. Please work with us on this matter as it is for your own and other resident' safety.





Rent Increase



Rent Increase Notice:

We would like to remind Members of annual rent adjustments. For Brockley Tenants Co-op, this takes place in July, while some of the Hexagon properties see rent increases either in July and October.

Upon receiving your Rent Increase letter, please update your standing order or payment method to reflect the new amount, whether you pay weekly, fortnightly, or monthly.

If you are receiving Universal Credit or Housing Benefit, please log into your portal to make the necessary updates. You may be required to upload the rent increase letter to facilitate these changes.

If you need assistance, please contact the BTC office to schedule an appointment for support with updating your claim.

Garden Maintenance

If your garden requires attention, we encourage you to take proactive steps to improve and maintain its condition, reflecting good neighbourly conduct. For residents living in houses or flats with private gardens, it is your responsibility to ensure regular lawn cutting and overall tidiness, and to refrain from disposing of household rubbish or bulk items within your garden.

Lenesa, your Housing Officer, will take appropriate action if garden maintenance is neglected without valid reason. Such actions may include formal warnings or the Co-operative arranging for necessary remedial work, with the costs charged to you. Additionally, an unkempt garden can attract pests such as rats and mice, which may seek food and shelter in these areas. BTC encourages all tenants to take pride in their surroundings and to maintain a clean and attractive environment. Thank you to those tenants who are successfully managing their gardens.





If things don't feel right, they usually aren't right. if you need to talk to someone you can call the national domestic abuse helpline 0808 2000 247 or call the Samaritans (24/7) 116 123.