NEWSLETTER

Autumn 2026

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



Help to Save



Help to Save is a type of savings account that helps some people in receipt of Universal Credit. Under this scheme If people save for four years they will get a bonus 50p for every pound they save. The scheme is backed by the government so all savings are secure. The scheme works by people saving between £1 and £50 each month, though you don't have to pay in every month.

The bonus is paid in the second and fourth year of saving based on how much has been saved. After four years the account is closed and the money in it is paid into your bank account. You can close your account at any time but if you close it before the second and fourth years you will lose the bonus payments. You are only allowed to open one account once.

To check eligibility or sign up to the scheme go the Gov.uk website and search get-help-savings-low-income.

Subletting – we need you!



Recently we were forced to carry out an eviction due to rent arrears. It was discovered that the property had been sublet and the tenant was not living there. The tenant was charging the subletter twice the rent that the Coop was charging them and had ruined a kitchen that had only been provided a year before. While we will pursue the former tenant for the money that is owed to the cooperative, we need you to tell us if a property is not being lived in by the tenant as we can only take tenancy action while the subletting is going on not after the event. Subletting is a criminal offence under the Prevention of Social Housing Fraud Act 2013.

Dolly Partons Imagination Library



Lewisham have joined Dolly Partons Imagination Library – this is a charity set up by Dolly in 1995 to encourage children to love reading. The library provides free books for children under the age of five every month from birth until their fifth birthday.

The project is supported by funding from the People's postcode lottery and the Dollywood Foundation. The books are all published by Penguin Random House UK and selected by a panel of experts in early childhood development and reading. Each title is allocated to a specific age group to ensure they are age appropriate. The selection is refreshed regularly so if you have more than one child registered with the programme you will receive new books to enjoy.

The programme is open to all children living in Lewisham, if you have more than one child under five then each child can participate. For more information visit;

imagination.library@lewisham.gov.uk

Management Committee

The Management Committee is reformed every year at the AGM, and we can have up to 15 Management Committee members under our rules. We currently have 12 elected Committee Members so if you are interested in joining there are still opportunities to do so. If you would like to know more about what is involved, please contact Michaela at the office and she will happily talk you through what is involved. We provide an induction pack for new committee members and can provide training.



We're Here to Help: Accessing Lewisham Foodbanks

We want to remind all tenants that foodbanks across Lewisham are completely free for anyone who needs support. If you feel you may benefit from using a foodbank, please come to the office first so we can provide a referral and make sure you're connected to the right service. We're here to help, and all conversations are handled with care and confidentiality.



Caribbean Memories of Brockley

Hold quarterly meetings at the Arthouse, Lewisham Way. The project aims to mark the history and contributions of Brockley's historic Caribbean community.

For more information contact caribbeanmemories@brockleysociety.org.uk



SELCE – Energy Advice

This year we were fortunate to have Austin from South East London Community Energy (SELCE) at our AGM, he had such a good time he wants to come back next year. For those who didn't have a chance to speak to or book a visit with Austin you can still benefit from the service.

SELCE works with people to reduce energy use, make homes warmer and safer. They can carry out home visits and have lots of practical suggestions to how you can save money and remain warm. To find out more or book a home visit don't wait till the next AGM contact info@selce.org.uk or call 020 8269 4882

From the Archives- From BTC Newsletter April 1982

"All members are invited to the handover, from the council to us, of 18-26 Friendly Street at 1.00 pm on Mon. 22nd March. This will be a celebration of the acquisition of the co-ops first newly built property and refreshments will be available."

Support for unpaid carer's

Whoever you are caring for, a neighbour, friend or family member Lewisham's Carer's Hub is there to help and support you.

Drop in to the Atrium of Glass Mill Leisure Centre at Loampit Vale between 9am and 4.30 pm on Monday, Wednesday or Thursday to connect with others, find friendly advice and discover practical support.

You can also call Monday to Friday on
0300 373 5769 or email ucwellbeing@imago.community

carershub LEWISHAM



Cyber Crime

Scams and fraud are on the rise with criminals developing new ways to defraud us all the time. Making a few small changes to online behaviour can reduce your chances of becoming a victim of cybercrime. There are a few steps you can take to reduce the risk of cybercrime;

- When creating a password use three unrelated words, e.g. fishbooktable, use different passwords for each account.
- Never give personal or sensitive details online or over email.
- Make sure to install anti-virus software and remember to regularly update them.
- Only download direct from legal trusted websites, don't use links in adverts to websites.
- Only open emails and attachments from known and trusted sources.
- Only use websites that start with https://
- Avoid using public WiFi hotspots that are not secure, use your mobile data instead,
- Control your social media accounts by checking your privacy settings.
- Be cautious of internet chats and online dating - there is no guarantee you're speaking to who you think.
- Be extremely cautious if you are asked for money, if this appears to be a message from a friend or relative – try to contact them on a different medium to verify that it is them you are speaking to.

If an on line offer looks to good to be true, it probably is.
Never pay by bank transfer. Legitimate sites will accept payment via usual methods such as bank card and PayPal.

If you are unfortunate to become a victim of fraud, **contact Action Fraud 0300 123 2040.**





From the Archives- From BTC Newsletter November 1982

"The old photocopier has finally clapped out and a new one is under consideration at a modest cost of approx. £1,500"

Health and Safety Inspections

We are required by the fire regulations to ensure that nothing is being stored in the communal areas because not only does this provide fuel for fires, but the corridor is also the main means of escape in the event of a fire. In potentially thick smoke and under emergency lighting you need to know your escape is clear and does not have any obstacles to prevent you exiting your property. We carry out regular inspections of the communal areas in our owned and managed properties to check that the communal areas are kept clear, that fire notices are in place and that the fire doors are working and are not damaged.



Fire Brigade Campaign on e-bikes and e-scooter safety

Between 2019 and 2025, 2,000 fires have been started by e-bikes, e-scooters or their batteries.18 people have died and 700 people injured in these fires (source BBC). The London Fire Brigade has launched a new campaign, #ChargeSafe, to reduce and prevent e-bike and e-scooter fires.

Fires involving e-scooters and e-bikes present a significant risk to residents across London. Converted and second-hand bikes are most prone to battery or charger failure. The Fire Brigade recommend the following fire safety advice.

- Never store or charge e-bikes, e-scooters or their batteries in hallways, stairwells or any other escape route.
- Ensure your smoke alarm is working and regularly tested.
- Always use the charger supplied by the manufacturer, or a suitable replacement recommended by them.
- Avoid modifying e-bikes, e-scooters, batteries or chargers.



Be careful when purchasing second hand devices or batteries.

Want to Improve your Maths?

The National Numeracy Challenge is a free and easy to use website you can use to improve your confidence with numbers. You can access the Challenge from your phone, tablet or computer. You can save your progress as you go and dip in and out in your own time. The Challenge is designed to boost your confidence and everyday maths skills – there is no algebra or geometry. Visit www.nationalnumeracy.org.uk





Lewisham plus Bromley credit union - offers saving plans and low cost loans to members.
Tel: 020 8878 4738 www.pluscu.co.uk