



NEWSLETTER

Wenlock Barn TMO



Winter 2015

Seasons Greetings

to all our Wenlock Barn
TMO Residents

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Welcome to our Winter 2015 issue of the Wenlock Barn TMO Newsletter. This issue will update you with all the changes we have had recently and outline the newest information and improvements on the estate and within the community.

Foreword

from the TMO's Chairperson



I am very pleased to inform you that following our last AGM (Annual General Meeting) held on 19th September I was re-elected along with other officers to serve you on the board for another term.

Our guest speaker Nick Walker from Hackney Homes presented the Hackney Investment Programme (HIP) which is replacing Decent Homes. The new programme will include investigating and tackling damp, kitchen and bathrooms, electrical work, door entry systems, smoke alarms, windows, roofs, boiler replacement, lifts, installing new communal heating, water and drainage. Over the coming months, residents who come under the 'confirmed' 2015/16 programme will receive notification of which type of work will be undertaken in their block.

Stairs and Painting Programme

We consulted with you and received your approval at our Annual General Meeting last year to explore opportunities for funding and have the stair cases of all blocks at Wenlock Barn and Windsor Terrace Estates painted to improve their appearance and also make them easier to clean.

After receiving your mandate, we engaged in negotiations and meaningful dialogue with Hackney Homes which has resulted in an agreement to have this work which is valued around £235,000 undertaken at no cost to the TMO. Furthermore, we have been successful in getting Hackney Homes to agree to have the stair cases repainted in a rolling

programme every 8 years.

The initial pilot blocks have been successfully completed and it is expected that roll-out to the rest of the estates will happen soon. All residents will be notified prior to work starting in their block.

Continuation Ballot

Our Continuation Ballot which is held every 5 years is due next year during the summer of 2016. The TMO has appointed Open Communities to lead us through this process. Information regarding the ballot will be sent to all residents during the early part of next year so please look out for this communication.

Thanks and appreciation

I would like to sincerely extend thanks and appreciation from the Wenlock Barn TMO board to all Residents for your continuous support.

Thank you,

Kingsley Akano

Seal and Paint



Following a consultation with Residents, both Tenants and Leaseholders, at our 2014 Annual General Meeting and Leaseholders meeting early this year, the TMO received approval to have the stairs in all blocks at Wenlock Barn and Windsor Terrace Estates painted.

The purpose of this project is to brighten up and bring some life back to our staircases and to also make cleaning them much easier for our cleaners. A pilot on the project was conducted on two

blocks on the estate which has been a success and the feedback from residents have been positive. As a result the programme is in the process of being rolled out across all blocks over the coming months.

Wenlock Barn TMO has negotiated and secured this program for residents. And in this partnering arrangement has secured that agreement that Hackney Homes who will be carrying out the work is committed to delivering good quality and good standard of workmanship, address any defect issues before leaving site, and an

eight year rolling cycle programme for repainting and refresh the stairs.

For more information regarding the Seal and Paint programme please contact your respective Property Officer:

Sarah Blackman on 0208 356 4685

David Kelly on 0208 356 4732.

Rent Telephone Surgery

We will continue to offer support and information during our telephone rent surgeries which run on the third Monday of every month, up until 21st March 2016. These days will fall on:

- **21st December 2015**
- **18th January 2015**
- **15th February 2016**
- **21st March 2016**

If you have any queries or concerns about your rent, you can also get in touch with one of our Officers on the numbers below, weekdays between 5pm—8.30pm.

There are a number of ways that you can pay your rent:

- Paris payment by calling us on any one of these numbers 020 8356 6005 / 020 8356 4744 / 020 8356 4048.
- Direct Debit or standing order — you can set this up with your bank
- Pay in person with cash or a cheque at the Town Hall Cashier
- Bank transfer
- At a Pay Point in local shops offering this service
- At the Post Office.



From the Hoxton West Neighbourhood Police Team



METROPOLITAN
POLICE

TOTAL POLICING

Since March, burglaries in Hoxton West have fallen by over 85%!

However, we must not become complacent. You must still stick to the basics of crime prevention.

Before you leave home:

- Lock all windows and doors.
- Don't leave valuables on display.
- Consider leaving a light on or investing in a timer switch to give the illusion that a property is occupied when you are out for the night.

When walking on the street:

- Keep your phone out of sight. If you must use it, hold it close with both hands and be aware of what's happening around you!

The iPhone 6s is now on sale and is very much in demand by both shoppers... and criminals. Phone snatches by bike-riding thieves is a common crime around Shoreditch.

Let's try and reduce the rate even further!



Making the neighbourhood safer

Following the tragic death of Marcel Addai on Hoxton West, there has been a concerted effort across the borough of Hackney to reduce the youth violence that blights so many communities. There have been many sweeps of estates to try and take weapons off the streets and the figures were released today.

In September alone there were 33 recorded sweeps resulting in 11 knives, 3 firearms, 6 rounds of ammunition and 11 other weapons being found and taken off the street.

The ward team, headed up by Sgt Emily Burbeck, met with the Wenlock Barn Elderly Residents Association.

The meeting was held at the TMO Resource Centre on Murray Grove and the team gave out crime prevention advice, as well as indulged in some Christmas treats!

A big thank you to Olori Grace Alli-Tijani for organising the event!

Date and venue of the next panel meeting will be confirmed early in the new year.

This will be publicised on all notice boards.

It's your chance to tell us your concerns, and what we should be doing to make Hoxton West a better place to live!



The 50+ Lunch Club

Come and join us!

The 50+ Lunch Club is a Wenlock Barn TMO Community Group and consists of residents, 50 years of age and above who share the same values of community cohesion; we celebrate each other and meet to discuss issues of concern. We also visit strategic places in UK, as this year we were invited to Hackney Town Hall for tea with the Speaker of Hackney. It was a memorable event for all of us.

In November 2015 we organised a Crime Prevention Seminar and invited London Metropolitan Police Safer Neighbourhood Officers to advise on Personal Safety.

This month on Saturday 19 December 2015 we will be hosting a Christmas Event at Napier Hall.



The group regularly meets once a month at 24 Murray Grove N1 7FB. If you wish to join us or share some information, please contact **Olori Grace** by phone **07502399503** or email: gracealli@hotmail.co.uk

Who's the scariest of them all...?



They all are! On Saturday 31 October 2015 the TMO hosted a Halloween Party for the children on the estate. The day was filled with lots of food, sweets and fun. The DJ kept the tunes pumping and the children were entertained with party games such as musical statues, balloon modelling and a magician.

The fancy dress competition boasted 4 winners from three age groups:
 0-3 years old: Faye
 4-7 years old: Archie and Terry
 8-11 years old: Nathaniel

All were judged on their creativity, design and presentation and scored top marks.

Congratulations to everyone who made the effort and turned up in fancy dress. You all looked great!

Thanks also to all those who attended. The feedback received was very good from parents and children alike.



THE ANNUAL STREET FESTIVAL

FESTIVAL Saturday, 18th July, 2015

The annual Street Festival took place on Saturday 18 July.

It was a well attended event and many residents who came to join us, were treated to free food, drinks and a variety of entertainment.

A free raffle was drawn with many prizes donated by our local shops including the Post Office, Kosmick Hair Salon, Crystal kebab, Mandalay and others, and Chigwell Construction who donated the first prize (a 32" LED TV).

The TMO thank them all for their generosity and community spirit.

With the continuous help and support from residents and the local community, we look forward to many more events.







The Growing Kitchen

Most of you may already know about the 'Growing Kitchen', a resident lead gardening project on Wenlock Barn Estate. We are situated opposite the Thomas Fairchild School and lies between Napier Grove and Shaftesbury St. We currently have 35 micro allotments, a raised seated herb space, wild area with pond, foraging area, bread oven and barbeque where we cook and come together. We also plant and manage Wenlock Orchard situated on the corner of Cropley St and Wenlock St.

Now in our 7th year our aim is to bring people together, enjoy the garden and improve the environment on our estate. We are a truly diverse community group and through organised monthly meetings we ensure that everyone has an equal say and stake in the garden and its future.

2015 has been another great year. We've organised several pizza events, an open day and workshop. Increased our membership, promoted the garden and raised funds. We also planted some new varieties and harvested some old favourites (our raspberries, red currants and plums were particularly good this year!) Moving forward we are planning to work with 'Hackney Herbal' and plant an area for growing and making herbal teas.

Would you like to join us? (No previous gardening experience is required) and you will receive a very warm welcome.

To find out more please pop by or email us on: gkresidentgroup@googlemail.com



Seaside trip to Clacton-on-Sea

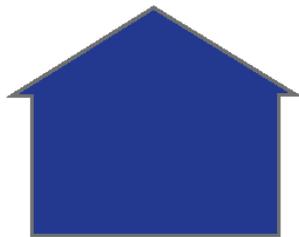


On Saturday 5 September 2015, several coaches filled with Wenlock Barn TMO residents travelled to Bournemouth for the day.

Although the weather was a little on the dull, everyone had a good time.

Next year the TMO will do their best to choose the most brightest day for our seaside trip.

Thank you to all the residents who attended.



The Blue Hut

49 Provost St, N1 7NZ

Come along any evening and join the fun for free

- Monday - 5:00pm - 7:00pm Club 1 Gym Session ages 14 - 25
- Tuesday - 5:00pm - 7:00pm Blue Hut Social ages 14 -19
MOVIES, STUDIO, IT, MULIT SPORTS, GYM, COOKING, SPORTS
- Wednesday - 4:00pm - 7:00pm SkyWay Futures ages 8 - 16
MOVIES, DRAMA, DANCE, MULTI SPORTS, ART & CRAFTS, COOKING
- Thursday - 5:00pm - 9:00pm Open Session ages 8 - 19
FUN ACTIVITIES & NEW EXPERIENCES

For more information contact Esther

Tel: 020 7729 6970 Mob: 07955 234 590 Email: esther@skyway.london

 www.skyway.london

 [@SkyWayCharity](https://twitter.com/SkyWayCharity)

 [/skyway.charity](https://www.facebook.com/skyway.charity)

Get Involved and Have Your Say!

In 2006 we, **the residents, claimed the legal right to manage our homes on Wenlock Barn Estate.** As a Tenant Management Organisation (TMO) we are in charge of cleaning, grounds maintenance (gardening) and repairs.

A voluntary elected board of residents meet every month to oversee the work, discuss and consult on funding and future plans for our estate from **crime prevention** and **new building developments**, to **parking** and **community social events.**

Since 1st April 2014, the TMO employs 24 members of staff to implement the day-to-day running and finance of the TMO, and to ensure that our services, decisions and policies are carried out. We promote an **equal opportunities** policy and actively seek feedback and membership from Wenlock Barn residents.

We hold the purse strings and have to be consulted on everything that affects our area, empowering us to take control of where we live.

Would you like to take part in determining our future?

There are several ways you can get involved.

...Become a Member

You have a vote and can stand for election on the board, for a one-off fee of just 10p.

...Become a Block Representative

We're a large estate and every block has its own issues and problems. We want to make sure that every block has representation so as a TMO we are informed and issues can be acted on swiftly.

...Become a Board Member

This takes a level of commitment and should not be viewed lightly. However, it is rewarding and will widen your experience. You will be inducted and receive training whether it is on collective governance,

finance, management, computer skills or equal opportunities.

If you are interested in any of these roles, please contact the TMO Officer, Angela



Gresham.

Phone: 0207 253 2371

E-mail:

agresham.wenlock@btconnect.com

Post: **Wenlock Barn TMO, 24 Murray Grove, Shoreditch, London N1 7FB.**





TMO Membership Application Form

Name: _____

Address: _____

Post code: _____

Phone number: _____

Status (delete as appropriate): Tenant / Leaseholder / Resident

Date of birth: _____

I wish to be a member and hereby pay 10p for my membership.

Signature: _____

Date: _____

FOR OFFICAL USE ONLY

Approved by: _____

Registration number of Shareholder: _____

Date: _____

Christmas and New Year Office Closures

Date	Office	Cleaning Staff
Friday, 25th December	CLOSED	OFF
Monday, 28th December	CLOSED	OFF
Tuesday, 29th December	CLOSED	IN
Wednesday, 30th December	CLOSED	IN
Thursday, 31st December	CLOSED	IN
Friday, 1st January	CLOSED	OFF
Monday, 4th January	OPEN	IN

Contact Us

Wenlock Barn TMO, Shoreditch Neighbourhood
Office, 1 Cropley Street, London N1 7PT

T: 0208 356 4732 or 0208 356 4685

E: enquiries.wenlockbarn@hackneyhomes.org.uk

Repairs and out of Hours

T: 0208 500 4100

Please note that our Out of Hours Repairs Service will be
operation all though the holidays.

Emergencies only

T: 07939 996 600

Cleaning

T: 07946 837619

Parking

Visitor and Yearly Permits will be available to purchase until
24th December 2015.