



NEWSLETTER

Wenlock Barn TMO

Ballot Edition 2021

Continuation Ballot



INSIDE:

Why Vote 'Yes!'
p3

**Benefits of
being a resident**
p4-5

Welcome to our
Special Edition
Continuation Ballot
Newsletter.

In this issue, we look
at the reasons why
you should Vote Yes
to keep the TMO for
another 5 years.

Foreword from the TMO's Chair



This year has been particularly challenging, following the onset of the covid19 pandemic. Some of us would have lost loved ones, and we are aware of some of our residents who have lost their lives from the Pandemic. We hope that the coming year may be more uplifting.

On behalf of the board, our hearts go out to everyone who has suffered loss of a loved one or have themselves suffered any illness during the pandemic period. As a gesture, the TMO provided face masks and donated £20 voucher to all our 1,474 residents both tenants and leaseholders during the peak of the pandemic. We also partnered with our contractor Chigwell Group to deliver food packs and provide coffee mornings for our residents.

Last year and this year, the TMO has not been able to offer residents the usual summer street party and seaside trip. However, I can give you our commitment that as soon as it is safe to meet up and social distancing restrictions are lifted, we will provide these activities again.

The full refurbishment of the Wenlock Barn community hall which was secured by the TMO board has been completed. It is DDA compliant and has a lift installed to allow wheelchair access. The opening has been delayed due to the pandemic. However, we will update you as soon as a new date is confirmed.

To ensure that services were not adversely affected by the pandemic, the TMO put measures in place in line with government guidelines to protect staff and residents. The office has been closed temporarily to the public, and staff work from home and office on a rota basis. This measure is under

constant review, and we will update you once the office can be reopened to the public.

Every 5 Years TMOs are required to ballot the residents on their estates to decide if they want their TMO to continue delivering services. The next Wenlock Barn TMO continuation ballot will take place over three weeks from 16th August to 6th September 2021.

The Ballot process will be managed and delivered by Open Communities, an independent training and advisory agency which specialises in delivering ballots. Open Communities will be encouraging residents to exercise their votes. But cannot say how you should vote. It is their role to maximise turnout and make sure the ballot



process is administered correctly.

Ray Coyle

Murselin Islam

The Board of your TMO works diligently to ensure you receive a service that is good value for money. They are all volunteers who live in the community and care about the quality of services we provide.

We want you to give us your backing, as you did 5 years ago – So 'Vote YES' at the ballot to ensure that your services are protected, delivered for you locally, and easier for you to hold us directly accountable.

Voting methods during the ballot would be as follows: Ballot Boxes, by Post, Online and by text. We would like everyone to come out and Vote Yes for Wenlock Barn TMO.

We would like to increase the TMO's membership and invite all residents who are not yet members but would like to be one, can complete the application form at the back of this Newsletter. The lifetime membership fee is only a one-off payment of 10 pence.

May I take this opportunity to thank all our residents for your continued support which is very much appreciated.

Yours sincerely,

Kingsley Akano

Vote 'YES' to keep Wenlock Barn TMO

It is a simple choice - either you vote YES for the continuation of your TMO (if you think we are doing a good job and would like a local service), or you vote NO if you would like Hackney Council to take over the delivery of all your housing services including repairs to your property. We think that, over the past five years, we have delivered over and above what we are contracted to do, and we strongly believe that you receive a better service from your TMO than you would directly from Hackney Council.

Since the delivery of services were taken over by the TMO from the Council in 2006, we have progressively improved services and performance. We work closely with partners to provide other projects and schemes to improve your homes, we deliver garden clearance every year for elderly and vulnerable residents, and community events such as fun days and seaside trips to mention but a few. With your support we aim to deliver much more benefits for our residents in the coming years.

Wenlock Barn TMO makes things happen and a brief look back over the years shows just some of the things your TMO has achieved.

We are an Award Winning TMO

2019 Kite Mark - Good Governance and a Well Run TMO

2018 Outstanding Housing Management Performance & Supporting the Community and going the Extra Mile.

2017 Outstanding Housing Management Performance

2016 TMO Resident Involvement Award Runner Up

2015 Wenlock Barn TMO Youth Forum (Project of the Year Award)

2014 Involving the Community

Engagement with the Community

The following groups were all established with the residents in mind, as a way of creating new communities, empowering residents to take control of their own activities and literally bringing people together. These groups are funded and supported by the TMO for the community and we will ensure that we continue to support them to flourish. The TMO would like to thank these groups for their commitment and dedication in promoting community cohesion.

Growing Kitchen Group

Is an award-winning resident's lead gardening project situated opposite the Thomas Fairchild School and lied between Napier Grove and Shaftesbury Street.

Established in 2010, the group has 35 micro allotments, herb spaces, wild area with a pond, a bread oven, a barbeque, a place for people to meet and get together and connect with each other and share food and drink in an open green space.

To find out more, please pop by to the garden or email them at gkresidentgroup@googlemail.com



The 50 Plus Group

Established in 2014, the over 50's club consists of residents who are 50 years and over who share the same value of community unity. They celebrate each other and discuss any issues they may have and find solutions through shared values. They visit places of interest across the capital, meet monthly for tea and coffee mornings. For further information, contact **Grace on 07502399503.**



Murray Grove Youth Forum

The youth forum brings together young people of the community between age 10 – 19. To engage, inspire and motivate them to take an active role in positive

transformation.

The aim of the youth forum is: To give young people opportunities to challenge the current services offered to them.

Inspire and motivate young people.

Support young people to become actively involved with a local area and develop projects that young people identify with.

To engage and encourage young people to become involved with issues that concern them and so become active citizens in their communities.

If you are a parent and would like to find out more about the youth Forum, please contact us on **Michael on 07960610045 or email ignitepeers@hotmail.com**



If you would like to join any of the groups, would like to set up a new group, or have a project aimed at benefiting the wellbeing of the residents on the Wenlock Barn and Windsor Terrace Estates, then please contact the **TMO on 0207 253 2371.**

Benefits of Being A Wenlock Barn Resident

Local Service

At Wenlock Barn TMO residents receive a local service. With the Neighbourhood Office being situated on the estate, residents can access services locally and swiftly. Officers are flexible and can be contacted quickly at the office or for a home visit. Our services are scrutinised by residents and the board who are also residents. They also hold us accountable for any failures, so that we learn and improve.

Garden Clearing Project

Every summer since 2014, Wenlock Barn TMO allocates funding to have overgrown gardens of elderly and vulnerable residents cleared so they can enjoy the open space in the back gardens. If you have a garden and need assistance with clearing it out, please let your property officer know by contacting them on 0208 356 4732 or 0208 356 4685.



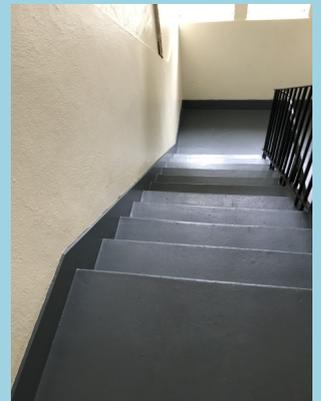
Better Security for Ground Floor Flats

To provide better security and privacy to all residents of ground floor properties, the TMO has embarked on a programme to install gated metal railings to every ground floor property across the estate. The purpose is to carry out new installations, and to replace wooden fences that are not safe. Most ground floor properties have had their new fencing, and the rest will be completed as soon as possible.



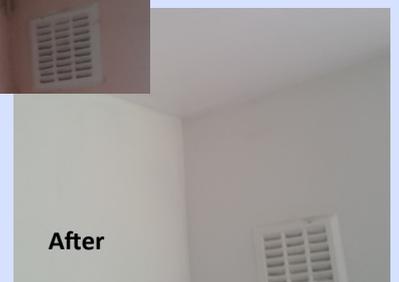
Communal Painting

Due to the Council's extensive delay in carrying out the external painting programme, the TMO each year carries out few communal paintings to improve the appearance of blocks. The worst blocks are identified each year for painting. This project continues until all blocks have benefited. The TMO continues to make a case for the Council to make the needed investment on the estate. We will let you know as soon as there is a positive outcome.



Treating Condensation

Condensation is a serious problem which could affect the health of vulnerable residents. To address the most serious condensation issues, each year, the TMO provides additional funding to get them treated. If your property has serious condensation issue and you would like this inspected, contact us on 0208 356 356 6372.



Refurbished Community Hall

The TMO board secured substantial funding commitment and negotiated successfully to have the Council refurbish our community hall at no cost to the TMO. The hand over of the community hall has been delayed due to the pandemic but we hope that it would happen before the end of this year. The community hall has a lift installed, therefore allows wheelchair access. Residents and local groups can hire the hall for various activities such as parties, meeting, and other functions.



Community Events

Each year the TMO organises events for residents, which include – seaside trips, Halloween Fun Parties and Family Fun Days. We have also organised youth summer programmes. Due to the Covid19 pandemic, these events could not take place last year. However, we are monitoring government advice closely and as soon as social distancing restrictions are lifted, we will be able to deliver these popular activities again.



Bin and Chamber Bin Clearing

To improve hygiene on the estate, particularly over the summer periods, the TMO ensures that all communal block bins and bin chamber are steam washed and sanitised once every year.



Before



After

Memories

Wellbeing and Family Fun Day 2019



Due to Covid-19, no community events have taken place for 2 years, but we look forward to when restrictions are lifted. Please Stay Safe!

What You Will Lose Without the TMO

FRIENDLY LOCAL STAFF ✓	LOCAL OFFICE ✓	EASY CONTACT AND ACCESS TO SERVICES ✓
LOCAL AND PROMPT SERVICES ✓	AN AWARD-WINNING TMO ✓	LOCAL ACCOUNTABILITY ✓
SUPPORT FOR ELDERLY AND VULNERABLE GROUPS ✓	QUICK AND EFFICIENT LOCAL REPAIR SERVICE ✓	VOLUNTEER BOARD MEMBERS (A VOICE FOR RESIDENTS) ✓
BOARD REPRESENTATION TO ACHIEVE BEST OUTCOMES FOR WENLOCK BARN ✓	PARTNERSHIPS TO DELIVER MORE VALUE TO RESIDENTS ✓	LOCAL HOUSING SERVICE AND LOW LEASEHOLD SERVICE CHARGES ✓
COMMUNITY EVENTS: SEASIDE TRIPS, FUN DAYS, STREET PARTIES ✓	NEW COMMUNITY HALL. LOCALLY MANAGED FOR COMMUNITY BENEFIT ✓	LOCALLY MANAGED GROUNDS MAINTENANCE AND CLEANING SERVICES ✓

Remember, if you want to keep all the above benefits, then vote 'Yes' box with a tick for Wenlock Barn TMO to retain services.

The TMO'S Plans For The Future

1 Continue to represent the interest of residents.

2 Deliver on your 5-year business plan.

3 Deliver Estate Improvements by consulting with residents.

4 Will conduct a survey to seek your views on services and how we can improve them.

5 Continue to work with our partners to deliver enhanced value to services and projects for Wenlock Barn & Windsor Terrace Estates residents.

FUTURE

Repairs Responsibilities



0208 500 4100

- Plumbing beyond the main stopcock
- Plumbed fittings
- Electrical services from the meter
- Re-glazing of broken windows and window sills
- Doors and ironmongery
- Cupboards and kitchen units
- Architrave and skirting
- Staircases and balustrades
- Internal non-load bearing partitions
- External walls and plastered finishes
- Floor and common finishes
- Internal surfaces of external walls
- Internal redecoration of voids
- External windows and doors
- Communal staircases and landings
- Community facilities
- Refuse chutes and chambers
- Electrical services to common areas
- Communal doors and windows
- Internal non load bearing partitions
- Fences, enclosure walls and gates
- Block sheds
- Lighting for grounds, footpaths, car parks and non-adopted roads
- Out of office hours emergencies

Hackney Council

0208 356 3691

- Lifts
- Entry phone and CCTV
- External Structure of building
- Water mains to stopcock
- Water tanks
- Heating & hot water systems
- Annual servicing of heating & hot water system
- Gas mains to the meter
- Surface and foul sewers
- Floors, including joists and floorboards
- All asbestos materials
- Electrical service to the meter
- Roof structure and covering and all roof repairs
- Non adopted roads, footpaths, court-yards and parking areas
- Roofs – patch repairs
- Soil stacks and vent pipes
- Gutters and down pipes
- Garages
- Decent Homes works
- Pest control
- Children's play areas

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

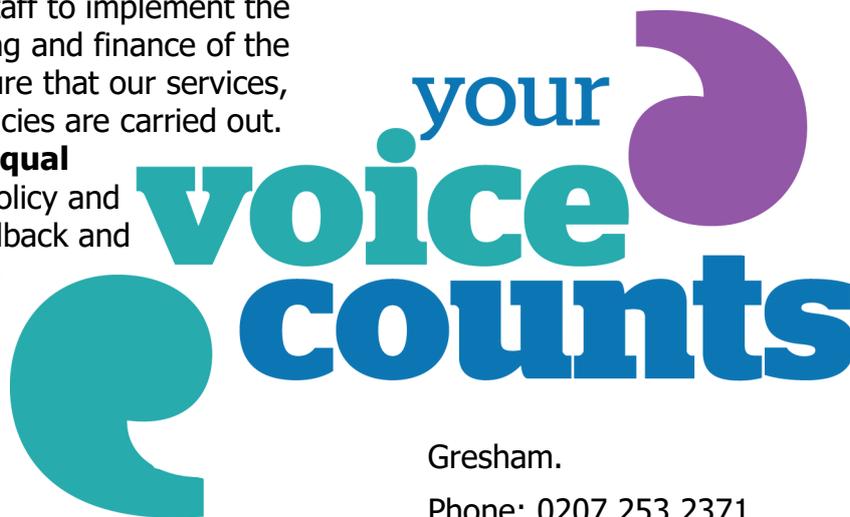
We're a large estate and every block has its own issues and problems. We want to make sure that every block has representation so as a TMO we are informed and issues can be acted on swiftly.

...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 OFFICIAL USE ONLY

Approved by: _____

Registration number of Shareholder: _____

Date: _____

Contact Us

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

T: 0208 356 4732 or 0208 356 4685

w: www.wenlockbarn.co.uk

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 though all holidays.

Cleaning

T: 07946 837619

