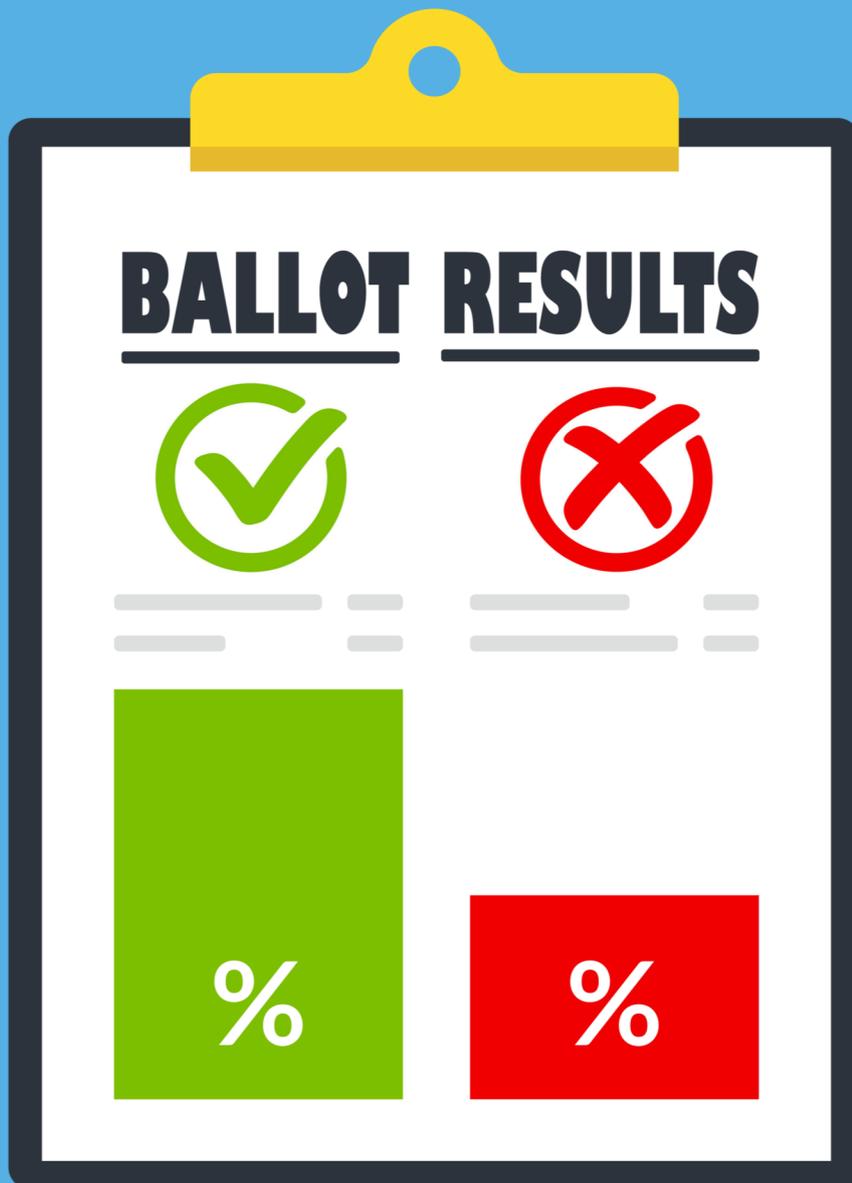




NEWSLETTER

# Wenlock Barn TMO

Spring Edition 2022



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# Foreword from the TMO's Chair



On behalf of the board of Wenlock Barn TMO, welcome to the spring edition newsletter 2022.

Last year, the TMO conducted a ballot under the terms of our management agreement to allow residents to decide if they want the TMO to continue delivering services: repairs, housing management, cleaning, and grounds maintenance. This ballot is held every five years

I am happy to report that 82% of residents who voted wanted the TMO to continue, whilst 18% did not vote in favour of the TMO.

Although delighted with the outcome of the ballot, we will take steps to find out why 18% of residents who voted were not happy for the TMO to continue, so that we can learn lessons and find ways to improve services and satisfaction for everyone. I would like to extend a big thank you to all those who took part in the ballot.

The TMO is in the process of signing the management agreement for the refurbished Wenlock Barn TMO community hall on Cropley Street. The hand over is scheduled to take effect from 1st April 2022. We will announce at the right time when the hall will be ready for hiring to the public.

The last couple of years have been a challenge for everyone due to the covid19 pandemic. With the easing of the covid19 restrictions, we are working towards the full opening of the local office. Updates will be made available on notice boards and the Wenlock Barn TMO website.

We are aware that a few our residents have been severely affected by the impact of the covid19 pandemic and would need help managing their affairs or accessing services. We have therefore provided the telephone numbers of our officers in this newsletter so that you may be able to contact them for assistance, and being sign posted or referred to a specific service.

May I take this opportunity to thank all our residents for your continued support of the TMO.

Yours sincerely,

*Kingsley Akano*

# Wenlock Barn TMO Continuation Ballot Results

Your TMO has recently completed its 5 year continuation ballot. The rules of the TMO state that it must test the opinion of the wider community on its views on how the TMO is working and whether you would like to see the TMO continue to deliver services for another five years.

**29% of all tenants and leaseholders cast their vote in the ballot.**

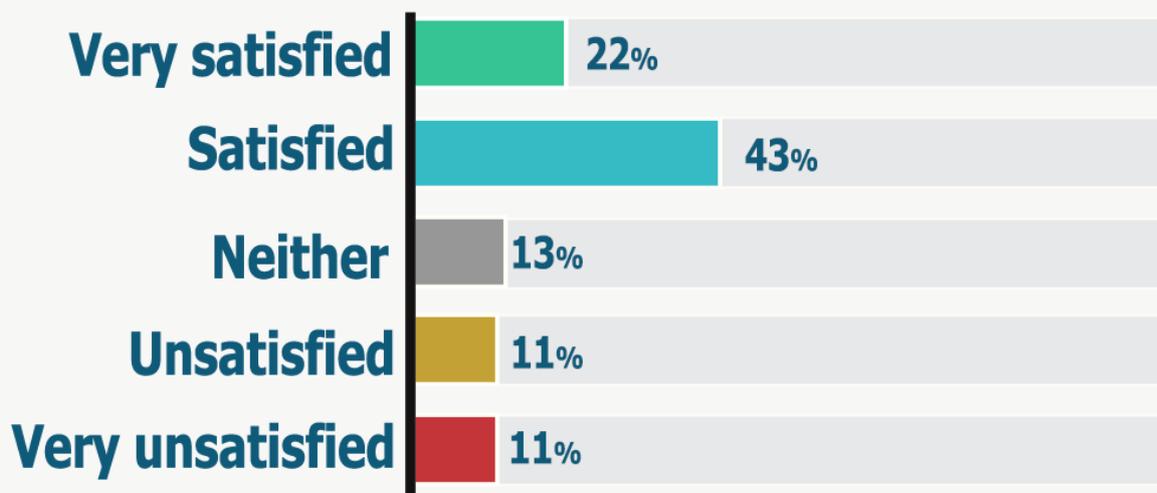


# 82%

of votes received are in favour of Wenlock Barn TMO continuing to provide services to Wenlock Barn and Windsor Terrace Estates.

## Satisfaction:

How satisfied are you with the effectiveness of Wenlock Barn TMO as managers of Wenlock Barn and Windsor Terrace Estates?



**Thank you to everyone who voted.**



# Special General Meeting

Monday, 28th March 2022

## Main business:

- ◆ To agree the Audited Accounts for 2022/2023

This meeting will be held on Zoom.

To register and receive the link, please contact Angela Gresham, the Finance and Administration Manager:  
- 07787 291 799  
- [agresham.wenlock@btconnect.com](mailto:agresham.wenlock@btconnect.com)



**Zoom video conference meeting 7pm**



# PLATINUM JUBLIEE STREET PARTY

SUNDAY 5TH JUNE 2022



# Big Lunch & Fun Day

28th August 2021 saw the return of our annual 'Fun Day' on the estate, following several lockdowns and restrictions on our everyday living. We were happy to see so many of our residents in attendance, looking happy and excited. Indeed, fun was had by all.



We'd like to thank Hackney Council Resident Participation Team, for their 'Big Lunch' funding (that contributed to the event) and their presence at the event. The TMO were happy to work with the council and are open to other joint ventures.



A big thanks to the local shop owners for their continued support, with raffle prizes, refreshments and the catering of our events. Where possible, we at Wenlock Barn TMO strive to keep our business local and support the whole community.

I hope to see you at our next event.

*Angela Gresham*

Wenlock Barn TMO



# Community Hall Opening



**Wenlock Barn TMO community hall had a grand opening on Saturday, 18th September 2021. Philip Glanville, Mayor of Hackney was the guest of honour who cut the ribbon with a golden pair of scissors marking the official opening of the hall.**

In attendance were the Chair of the TMO Kingsley Akano, board

members, TMO staff and residents. From the council were Cllr Carol Williams, Cllr Yvonne Maxwell and Cllr Kam Adams and Cllr Clayeon McKenzie.

Kingsley Akano Chair of Wenlock Barn TMO welcomed the Mayor, and they both gave speeches highlighting the joint cooperation between the TMO and the Council that brought the refurbishment of the Community

Hall to fruition.

Following an inspection of the hall, there was music and dancing as well as food and drink for everyone in attendance to enjoy. The TMO will be handed over the community hall on 1st April 2022, and will announce in due course when it will become available to the public to hire.

## New Starters

**We are happy to introduce our two new Property Officers: Francis Okoli and Priyani Saravan-Butler. They bring their diverse backgrounds in Customer Services experience to helping our residents with Housing Management and Repair matters.**



"I am really looking forward to engaging with residents who may have had difficulties accessing our

services and have outstanding issues. It will be my role in ensuring that I do all I can to have these issues resolved."

**Francis Okoli**



"I am thrilled to be working alongside an incredibly diverse group of dedicated individuals at Wenlock Barn TMO. As we slowly

make our way out of what has been a difficult couple of years, I hope to learn and engage more with the local community and help continue to develop the service to our tenants."

**Priyani Saravan-Butler**

## Vulnerable Residents

The TMO is aware that a few of our residents may have been affected by the impact of the Covid-19 pandemic and would need help managing their affairs or accessing services.

**If you think a member of your family or a neighbour is vulnerable and may require assistance, please contact us on 0208 356 6718 for assistance, and be sign posted or referred to a specific service.**



FREE MENTAL HEALTH COURSE FOR WENLOCK BARN TMO RESIDENTS



**FREE FAA LEVEL 1 FIRST AID FOR  
MENTAL HEALTH (2 DATES) WORTH £100**

**LEARN HOW TO IDENTIFY & SUPPORT  
EMOTIONAL HEALTH IN THOSE CLOSE TO YOU**

**FRI 8TH APRIL 10AM - 2PM (ONLINE) OR  
SAT 9TH APRIL 12PM - 4PM (ONLINE)**

**Limited spaces**

This course is suitable for everyone  
as it provides learners with the knowledge to identify  
suspected mental health conditions as well as the skills  
to start a conversation and be able to signpost a person  
towards professional help.

**Certificates and accreditation available on request !**

Identify signs and/or symptoms for the following  
mental health conditions:



• Depression • Anxiety • Psychosis • Eating disorders •  
Suicide • Self-harm

# Wenlock Barn TMO numbers

Block	Property Officer	Income Officer
Alford Court (1-48)	0208 356 4685	0208 356 4744
Bletchley Court (1-49)	0208 356 4685	0208 356 4744
Bletchley Court (50-89), (90-109)	0208 356 4685	0208 356 4744
Bletchley Court (110-134)	0208 356 4685	0208 356 4744
Bracklyn Court (1-40), (41-120), (121-136), (137-172)	0208 356 4685	0208 356 4744
Buxton Court (1-80)	0208 356 4732	0208 356 6005
Catherwood Court (1-112), (113-136)	0208 356 4685	0208 356 4744
Cropley Court (1-24) (25-88) (133-196)	0208 356 4732	0208 356 6005
Cropley Court (89-132)	0208 356 4732	0208 356 6055
Evelyn Court (1-44)	0208 356 4685	0208 356 4744
Evelyn Court (45-104)	0208 356 4685	0208 356 4744
Linale House	0208 356 4685	0208 356 4744
Marie Lloyd House (1-42)	0208 356 4732	0208 356 6005
Micawber Court (1-52)	0208 356 4732	0208 356 6005
Nappier Court (1-69)	0208 356 4732	0208 356 6005
Parr Court (1-44)	0208 356 4732	0208 356 4744
Shaftesbury Court (1-94)	0208 356 4685	0208 356 6005
Sylvia Court (1-78), (79-100)	0208 356 4732	0208 356 6005
Wenlock Court (1-90)	0208 356 4732	0208 356 6005
Wimbourne Court (1-30)	0208 356 4732	0208 356 6005
Wimbourne Court (31-74)	0208 356 4732	0208 356 6005

Customer Service  
**0208 356 6718 / 6759**

TMO Repairs  
**0208 500 4100**

Hackney Repairs  
**0208 356 6391**

Cleaning & Grounds Maintenance  
**0794 6837 619**

# 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 1<sup>st</sup> 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**

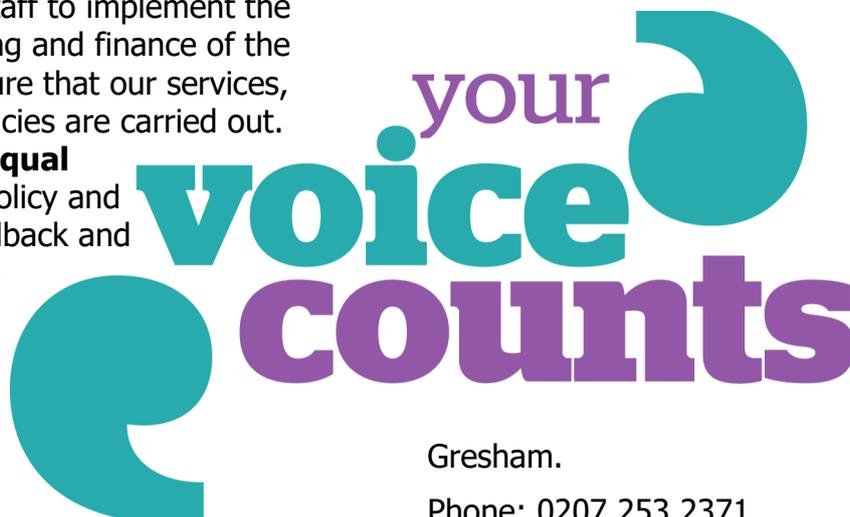
We're a large estate and every block has its own issues and problems. We want to make sure that every block has representation so as a TMO we are informed and issues can be acted on swiftly.

## **...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](mailto: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](http://www.wenlockbarn.co.uk)

E: [enquiries.wenlockbarn@hackneyhomes.org.uk](mailto: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 in operation though all holidays.

## Cleaning

T: 07946 837619

