



# BedminsterNews

BEDMINSTER TMO NEWSLETTER

FEBRUARY 2010

If you cannot understand the contents of this letter and do not have access to anyone who can translate it for you, please tick the box next to the language appropriate for yourself and we will try to interpret it for you as soon as possible.

**Hindi**  
 इस पत्र में लिखी गई बात यदि आपको समझ में न आए और अगर आप किसी ऐसे व्यक्ति को नहीं जानते/जानती जो आपके लिये इसका अनुवाद कर सके तो कृपया अपनी भाषा के खाने में टिक का निशान लगाए। हम जल्द से जल्द आपकी भाषा में इसका अनुवाद कराने का प्रबंध करेंगे।

**Urdu**  
 اس خط میں کئی گئی بات اگر آپ کو سمجھ میں نہ آئے اور اگر آپ کسی ایسے شخص کو نہیں جانتے/جانتیں جو آپ کے لیے اس کا ترجمہ کر سکے تو براہ مہربانی زبان کے خانے میں ٹک کا نشان لگائیں۔ ہم جلد از جلد اس کا ترجمہ آپ کی زبان میں کرانے کا بندوبست کریں گے۔

**Arabic**  
 إذا لا تتمكن من فهم محتويات هذه الرسالة ولبن لديك إمكانية الاتصال بمن يستطيع ترجمتها لك، نرجو أن تقوم بوضع إشارة بالقرب من اللغة المناسبة لك حيث سنحاول القيام بترجمتها لك بأسرع وقت ممكن.

**Bengali**  
 আপনি যদি এই পত্রের বিষয়বস্তু না বুঝে থাকেন এবং এর অনুবাদ করতে পারে এমন কারো সাহায্য না পেয়ে থাকেন, তাহলে আপনার জন্য প্রয়োজন্য ভাষার পাশের বক্সে টিক দিন। আমরা যত তাড়াতাড়ি সম্ভব এটা আপনার জন্য অনুবাদ করে পাঠাবো।

**Gujarati**  
 "જો તમે આ પત્રની વિષય- વસ્તુ સમજી ન શકો અને તમારા માટે તેનો કોઈ તરજૂમો કરી શકે તેવી સુગમતા ન હોય તો, કૃપા કરી તમારી યોગ્ય ભાષાની ઓકસની બાજુમાં નિશાની કરો અને અમે શક્ય હશે તેટલી જલદીથી તેનો તરજૂમો કરવાનો પ્રયત્ન કરીશું."

**Punjabi**  
 ਜੇ ਇਸ ਖ਼ਤ ਵਿਚ ਲਿਖੀਆਂ ਗੱਲਾਂ ਸਮਝਣ ਵਿਚ ਤੁਹਾਨੂੰ ਮੁਸ਼ਕਿਲ ਆ ਰਹੀ ਹੈ ਅਤੇ ਤੁਹਾਡੇ ਆਸ ਪਾਸ ਕੋਈ ਅਜਿਹਾ ਵਿਅਕਤੀ ਨਹੀਂ ਜੋ ਇਹਦਾ ਤਰਜਮਾ ਤੁਹਾਡੇ ਲਈ ਕਰ ਸਕੇ, ਤਾਂ ਤੁਸੀਂ ਜਿਸ ਭਾਸ਼ਾ ਵਿਚ ਇਹਦਾ ਤਰਜਮਾ ਕਰਵਾਉਣਾ ਚਾਹੁੰਦੇ ਹੋ ਉਹਦੇ ਸਾਹਮਣੇ ਵਾਲੇ ਖ਼ਾਨੇ ਵਿਚ ਸਹੀ ਦਾ ਨਿਸ਼ਾਨ ਲਾ ਕੇ ਸਾਨੂੰ ਦੱਸੋ। ਅਸੀਂ ਜਿੰਨੀ ਵੀ ਛੇਤੀ ਹੋ ਸਕੇ, ਇਹਦਾ ਤਰਜਮਾ ਤੁਹਾਡੇ ਲਈ ਕਰਵਾ ਦਿਆਂਗੇ।

**Somali**  
 Hadii aadan fahmaynin waxa warqada ku qoran, aadna haysanin cid kuu turjunta. Fadlan buuxi ama qalinka ku qor meesha dhahayso ma u baahan tahay in lagu turjumo. Sidaa darteed anaga ayaa kuu raadinayna cid kuu turjunta sida ugu dhaqsaha badan.

**Polish**  
 Je eli wy nie mo ecie rozumie zawarto tego listu i nie ma dost p wszelki kto mo e tłumaczy to dla was, sprawia przyjemno tykaj skrzynek nast pny do j zyk stosowny dla siebie i my b dzie próbowa interpretowa to dla was jak najszybciej.

*Please tick relevant box and return to; OPEN COMMUNITIES, FREEPOST, Elite House, 70 Warwick Street, Birmingham B12 0NL*

## Further Information

For more detailed information about any of the information presented in this newsletter, please contact Open Communities on Freephone 0800 073 1051, or email enquiries@opencommunities.org

**If you'd like to join us, please tell us your name and address below and send it FREE of charge to: Open Communities, FREEPOST, Elite House, 70 Warwick Street, Birmingham B12 0NL.**

Name.....

Address.....

### Incorporation Update.

Bedminster TMO would like to set up a not-for-profit Company to allow it to 'trade' with Consultants, training providers, printers etc., and to allow it to gain valuable Finance experience. This is known as 'Incorporation' which you will hopefully recognise from the flyers we have posted to everyone. We have tried to communicate with tenants & leaseholders about this process via General Meetings, but so far have only managed to engage 40 or so people. The Board will make a decision based on the overall majority view of those that have engaged with us, but if you would like to let us know your view – contact us!

If you would like a copy of this newsletter in large print or another language, please contact us. If you would like to know more about any of the information presented in this newsletter, please contact us. You can contact us on 373 6271 or by email at bedminstertmo@yahoo.co.uk



## Your TMO now has Government funding!

Following our successful Stage 1 Assessment, Bedminster TMO is now in receipt of Government funding to allow us to undertake extensive training, occupy an office, employ a Project Worker, pay for specialist advice and support etc.

The Government has committed to grant-fund our TMO investigation to a maximum of £213,223.44. 75% of this will come from central government, 25% will come from Bristol City Council. If anyone would like a copy of the full and itemised funding Application submitted to and approved by the Government, please contact the Board and we will arrange for this to happen.

By way of a reminder, we will not be providing the housing management service (repairs, grounds maintenance, caretaking & cleaning etc.) with this funding – this funding is to allow us to become a professional Board, consult with tenants & leaseholders, and receive training etc.

- In this issue**
- We now have funding!
  - Incorporation update
  - A General Update
  - Calling all Redcliffe tenants & leaseholders!
  - Wanted – new Board Members
  - Bedminster TMO – the facts
  - We want your views
  - Further information or translations
  - Cut-off slip to join us

Bedminster TMO will not be responsible for the housing management service until we 'go-live', and this will only happen if the majority of tenants vote in favour of this happening.

So hopefully you can see we are making real progress. We're not interested in politics, gossip and misinformation – we're going to work hard over the next year or so, to become a professional Board and consult with as many tenants & leaseholders as possible, in order to set up a Tenant Management Organisation for Bedminster. We've seen them produce the goods in other parts of the country, and we want genuine tenant control in our area.

**This is NOT a Council newsletter. This is a newsletter produced FOR Bedminster tenants & leaseholders BY Bedminster tenants & leaseholders.**

## Message from your TMO Chair –

### Gilbert Webster:

I just wanted to thank all those that have supported the TMO investigation so far, and assure everyone that the only reason why we're doing all this, is to increase tenant's control over the housing service provided in Bedminster. Also to remind you, that we don't get a penny for the time and effort we are putting in.

We are taking our training very seriously indeed. In fact to be honest, there are times when we feel like we are being trained to death! We realise though, that it is necessary if we are to oversee a professional, efficient and high-performing TMO.

The training we are receiving is also great for our CV's – so if you're interested, please contact us!

Thanks again, Gilbert.



## A general update.

Having successfully passed our Stage 1 independent Assessment, we are getting stuck in to the extensive training we need to undertake.

We are also spending a lot of time on Governance issues – i.e. ensuring that we have all the right policies and procedures in place to allow us to function as a professional, credible, efficient and effective Board.

We also have an office now! Please feel free to contact us about anything during office hours;;

BEDMINSTER TMO, SUITE 106, CITYPOINT,  
TEMPLE GATE, BRISTOL BS1 6PL.

Tel. 373 6271

E-mail [bedminstertmo@yahoo.co.uk](mailto:bedminstertmo@yahoo.co.uk)

This is an important development for us, because it will give us somewhere official to plan and carry out our investigation from.

Importantly, it will also allow us to employ an Admin/Project Worker to help us co-ordinate a programme of detailed consultation with you.

We are continuing to work in partnership with the Council, and continuing to work with central Government to ensure that we work in complete accordance with the rules and regulations that guide any TMO investigation – The Housing (Right To Manage) (England) Regulations 2008.

## Bedminster TMO - The facts.

We are aware of the inaccurate information being circulated about TMO's being linked to privatisation, stock transfer, ALMO's, housing associations etc. All we ask, is tenants & leaseholders make up their own mind about TMO's based on FACTS.

We have visited several TMO's across the country, and know first hand that they work. A TMO is a non-profit making company which is set up, managed and owned BY tenants & leaseholders FOR tenants & leaseholders. Tenants & leaseholders do not actually do the work, they directly oversee paid housing professionals to do the work.

The Council remains the landlord, and there's no stock transfer or ALMO.

A TMO will not be set up without ALL tenants & leaseholders having the opportunity to vote in favour or against.

This vote will be a formal voting process called the 'Ballot' (overseen by the Council and by central Government), and all tenants & leaseholders will receive plenty of information about it in writing, on official documentation.

Any tenant or leaseholder can apply to join the

TMO Board, and no Board Member is ever paid for their time.

Exactly what housing management functions the proposed Bedminster TMO might take over is yet to be decided. Tenants & leaseholders will be consulted much more about this over the coming months.

And finally, the Council is fully supporting and carefully scrutinizing the process.

If you think anything above is untrue or inaccurate, please feel free to check up on what we're saying with either central or local government.

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**or by email at**

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### Calling all Redcliffe tenants & leaseholders!

We are aware of the recent test of opinion carried out in Waring, Underdown and Francombe House. The turnout was 25%. We will be considering this development as a Board and deciding on how best to move forward. The last thing we want to do, is set up a TMO against the majority view. We are only interested in making decisions based on what the majority of tenants & leaseholders think.

We would particularly like to hear the views of Redcliffe tenants & leaseholders, and would be particularly interested in getting a couple more Board Members from Redcliffe. Please contact us and let us know what you think.

### Wanted – Board Members!

**Join Us! If you're interested in coming along to see what a TMO is all about, or maybe becoming a Board Member and actively participating in our monthly meetings, please contact Gilbert Webster (your TMO Chair) during office hours on 0784 367 7297. We meet monthly on the second Thursday of each month at 10.30am in the meeting room in Bedminster Library on East Street. If you can spare a few hours a month and think you might be interested in shaping the future of the housing management service in Bedminster, contact us!**