



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 लगाएँ। हम जल्द से जल्द आपकी भाषा में इसका अनुवाद कराने का प्रबंध करेंगे।
- Urdu**
 اس خط میں لکھی 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 ولديك إمكانية الاتصال بمن يستطيع ترجمتها لك، ترحو أن تقوم بوضع إشارة بالقرب من اللغة المناسبة لك حيث سنحاول القيام بترجمتها لك بأسرع وقت ممكن.
- Bengali**
 আপনি যদি এই পত্রের বিষয়বস্তু না বুকে থাকেন এবং এর অনুবাদ করতে পারে এমন কোনো সাহায্য না পেয়ে থাকেন, তাহলে আপনার জন্য প্রয়োজ্য 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 સુવમતા ન હોય તો, કૃપા કરી તમારી યોગ્ય ભાષાની બોક્સની બાજુમાં નિશાની કરો અને અમે શક્ય હશે તેટલી જલદીથી તેનો તરજૂમો કરવાનો પ્રયત્ન કરીશું."
- Punjabi**
 ਜੇ ਇਸ ਪਤਰ ਵਿਚ ਲਿਖੀਆਂ ਗੱਲਾਂ ਸਮਝਣ ਵਿਚ ਤੁਹਾਨੂੰ ਮੁਸ਼ਕਿਲ ਆ ਰਹੀ ਹੈ ਅਤੇ ਤੁਹਾਡੇ ਆਸ ਪਾਸ ਕੋਈ ਅਜਿਹਾ ਵਿਅਕਤੀ ਨਹੀਂ ਜੋ ਇਹਦਾ ਤਰਜੁਮਾ ਤੁਹਾਡੇ ਲਈ ਕਰ ਸਕੇ, ਤਾਂ ਤੁਸੀਂ ਜਿਸ ਭਾਸ਼ਾ ਵਿਚ ਇਹਦਾ ਤਰਜੁਮਾ ਕਰਵਾਉਣਾ ਚਾਹੁੰਦੇ ਹੋ ਉਹਦੇ ਸਾਹਮਣੇ ਵਾਲੇ ਖਾਨੇ ਵਿਚ ਸਹੀ ਦਾ ਨਿਸ਼ਾਨ ਲਾ ਕੇ ਸਾਨੂੰ ਦੱਸੋ। ਅਸੀਂ ਜਿੰਨੀ ਵੀ ਫੇਜ਼ੀ ਹੋ ਸਕੇ, ਇਹਦਾ ਤਰਜੁਮਾ 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.

Join us!

As we said in our last newsletter, we're not interested in this election versus selection nonsense - your Committee is open to any Bedminster tenant or leaseholder. If you're interested in either coming along to see what its all about, or joining us now and being a Committee Member actively participating at our monthly meetings, please contact your Chair - Gilbert Webster - 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, please contact us.

Want to know more?:

For more detailed information about any of the information presented in this newsletter, please contact;
Mark Hibbard of Open Communities on Freephone 0800 073 1051, or Chair (Gilbert Webster) during office hours on 0784 367 7297.

WELCOME TO THE NEXT BEDMINSTER TENANT MANAGEMENT NEWSLETTER.



UPDATE

Our investigation into whether a Tenant Management Organisation (TMO) might be the best way to improve the housing management service for Bedminster tenants & leaseholders is progressing well.

We have had our first Approved Assessment and are continuing to work in partnership with the City Council in order for your Committee to carry out some detailed training.

We are also busy trying to work out how best to consult with everybody and communicate our aims and objectives to our 3112 tenants & leaseholders.

We are also trying to combat the inaccurate information being circulated in Redcliff about TMO's being linked to privatisation, stock transfer, ALMO's, housing associations and the like.

Our Committee is also developing well and we now have all the appropriate Officers in place & have opened up a bank account with the Abbey in Bedminster to allow us to receive funds from government to pay for newsletters, training, TMO Site Visits, Open Meetings etc. We are always looking to develop our Committee further though, so if you are interested please get in touch with us.

A reminder about what a Tenant Management Organisation (TMO) is:

A TMO is a non profit making company which is set up and managed BY tenants & leaseholders FOR tenants & leaseholders.

The TMO takes responsibility for some or all of the housing management functions - e.g. employment of repair contractors, anti-social behaviour, allocating properties, grounds maintenance, caretaking & cleaning, the concierge service etc.

Tenants & leaseholders do not actually do the work, they oversee paid housing professional to do the work. The money comes from the Council who must give an annual Allowance to the TMO proportional to the number of properties managed by the TMO.

IN THIS ISSUE:

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If you require this in alternative formats such as larger print, braille or audio tape please contact us.

About our Approved Assessment:

In order for us to set up a TMO for Bedminster, we must demonstrate to the Council and to central government that we are Competent. A detailed Assessment will be carried out three times over the next year or so.

We have had our first assessment and it was very thorough. It concentrated on Committee governance, consultation, financial planning & training needs assessment. As a result, we will now be busy ensuring that we operate more efficiently and effectively as a Committee.

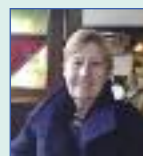
There is a lot of work to be done, but this is because setting up a TMO is a complicated business. At the end of the day, the Committee of tenants & leaseholders will be directly involved in providing a housing management service across Bedminster, and this requires skills and experience that does not come overnight.

About your Committee:

Your Committee is made up of:



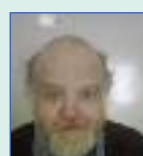
Gilbert Webster - Chair



Joan Worlock - Secretary



Rose Archer - Treasurer



Ron Preddy - Equal Opps Officer

Our non-Officer Members are; Irene Mays, Marina Davis, Gemma Hunt and Paul Noel.



What's next?

Our priorities over the next year or so before the TMO 'goes live' will be:

- To undertake detailed training that will enable your Committee to oversee paid housing professionals and Contractors in designing & delivering the housing management service to Bedminster tenants & leaseholders.
- To occupy a local office somewhere central in Bedminster so tenants can pop in and get further information, and so that we can employ a local Admin Worker to help us communicate with tenants & leaseholders.
- To consult with tenants & leaseholders about the future of housing management in Bedminster.

Would a TMO affect my Tenancy Rights?

NO.

A TMO would mean absolutely no change whatsoever to Tenancy Rights, rents, and the Right To Buy. TMO's are about providing a local housing management service from a local office to local tenants & leaseholders only. There's no hidden agenda here - this is Bedminster tenants & leaseholders overseeing a housing management service to Bedminster tenants & leaseholders.

A reminder about the benefits of a TMO?

A TMO for Bedminster will lead to an improved housing management service being delivered. Independent research shows that TMO's provide a better housing management service than the Councils they take over responsibility from. We also want a stronger sense of community in Bedminster, and we want housing staff, repairs staff etc. based in Bedminster and only providing a service to Bedminster tenants & leaseholders. It's as simple as that really!



Clarifying some facts about TMO's;

- Nothing will happen without ALL tenants & leaseholders having opportunities to vote in favour or against a TMO. There will be an informal vote called a 'Test of Opinion' carried out in the Summer. There will also be a formal vote called the 'Ballot' (overseen by the Council and by central Government) carried out in 2010. If the majority of voters are in favour then a TMO will be set up; if the majority of voters are against then a TMO won't be set up.
- Any tenant or leaseholder can apply to join the Committee. No Committee Member is paid for their time.
- Under a TMO, there's no privatisation nor stock transfer. There's no private company going to take over our homes. A not-for-profit TMO company will be set up that is owned 100% by tenants & leaseholders only.
- TMO's can hire & fire. A key way that TMO's become efficient, is to employ staff and contractors that are accountable to tenants & leaseholders directly.
- Exactly what housing management functions a TMO in Bedminster might take over is yet to be decided. This won't be decided for another year or so.
- The Council is fully supporting and carefully scrutinising, the TMO process.