



## Message from your TMO Chair **Gilbert Webster:**

Thank you for taking the time to read this newsletter. YOUR TMO Board is continuing to work - completely unpaid – on trying to set up a TMO that will provide an improved housing service to our 33 blocks (see next page for a reminder about which 33).

Our Business Plan is nearly there and we are starting to have some initial discussion with the Council about the ballot – in which tenants & leaseholders only will ultimately decide whether or not a TMO will Go-Live or not. Common sense will decide what will be considered an acceptable ballot response rate, and simple democracy will prevail – i.e. the majority view will dictate.

**Vanessa Lewis**, our Project Worker, will be continuing to carry out door-knocking over the coming months to offer you the chance to buy a share in YOUR TMO for 10 pence. The share will never make you a profit though, as Bedminster TMO is not-for-profit. Tenants buying shares means that tenants, and only tenants, can OWN the organisation. Please look out for Vanessa while she's out door-knocking.

Please feel free to contact me on 373 6271 or e-mail me at [bedminstertmo@yahoo.co.uk](mailto:bedminstertmo@yahoo.co.uk)

Thanks again, Gilbert.



## YOUR TMO Footprint - a reminder

IF YOUR TMO Board is declared “competent to manage housing” by central Government, and IF the majority of tenants vote in favour, YOUR TMO will be responsible for the housing service to the following 33 blocks:

### Redcliffe:

#### 14 Blocks in total.

Patterson LOW RISE  
Proctor LOW RISE  
Spencer LOW RISE  
Yeamans HIGH RISE  
Francombe HIGH RISE  
Waring HIGH RISE  
Underdown HIGH RISE  
Broughton HIGH RISE  
Canayge LOW RISE  
Aston LOW RISE  
Plimsoll LOW RISE  
Chatterton LOW RISE  
Freeling LOW RISE  
Norton LOW RISE

### Bedminster:

#### 19 Blocks in total.

Mawdeley HIGH RISE  
Berchel HIGH RISE  
Berrycroft LOW RISE  
Northfield HIGH RISE  
Gaywood HIGH RISE  
Polden HIGH RISE  
Holroyd HIGH RISE  
Littlecross HIGH RISE  
Chalcroft HIGH RISE  
Brandon HIGH RISE  
St Peters HIGH RISE  
Southbow HIGH RISE  
Winterstoke HIGH RISE  
Whitemead HIGH RISE

Hillsborough LOW RISE  
Carrick LOW RISE  
Clifton Vale LOW RISE  
Hollidge Gardens LOW RISE  
Gladstone Street LOW RISE

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

## A GENERAL UPDATE: 4 things:

- 1) We are continuing to liaise with the Council about our BUSINESS PLAN. We are on draft 3! As soon as our Business Plan has been agreed, we will put it on our website – so please look out for it. We are also trying to negotiate some funding that will allow us to post a Summary of it to every flat within our 33 blocks.
- 2) We have recently undergone another assessment – which found that our strengths are as follows:- increased Board membership; Board Members having a range of relevant skills and experiences; a committed and experienced Chair; training and development; and outreach work.
- 3) We will be undertaking our very final Assessment in July 2011. This Assessment will determine whether or not Bedminster TMO is “Competent to Manage Housing”. Rest assured, as soon as we know, we will let you know the result.
- 4) You can now buy a share in YOUR TMO – for 10 pence. The share will never make you a profit though – as Bedminster TMO is not-for-profit. Tenants buying shares means that tenants, and only tenants, can OWN the organisation. **Please call us on 373 6271 if we've missed you when we've been door-knocking & you want to buy a share.**



## CALLING ALL ELDERLY TENANTS!

We want you to know that over time, we intend to make the service we provide more focussed on the needs of elderly tenants. Basically we want to simplify how you contact us when you want to find something out, or get something done about something. Our local office will be open and staffed from 9 to 5 Monday to Friday, and from 9.30 to 12.30 on Saturday. We will also have a Bristol telephone number for you to contact us & we won't be passing you from pillar to post – you will make one telephone call & your enquiry will be dealt with by the person that answers the phone to you. Simple!

## Tenant Management Organisation's (TMO) – just the facts!

- A TMO will not be set up without ALL tenants & leaseholders having the opportunity to vote in favour or against a TMO. This will be a formal vote called the 'Ballot', and it will be paid for by the Council, carried out by an independent ballot specialist, and overseen by central Government. 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. Simple!
- Any tenant or leaseholder can join YOUR TMO Board. No Board Member is paid for their time – ever! Catch-up training can be easily arranged.
- 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, via a one-off 10 pence lifetime Share. We are currently door-knocking to give you the chance to buy a share, but if we've missed you and you want one, please call 373 6271 or e-mail [bedminstertmo@yahoo.co.uk](mailto:bedminstertmo@yahoo.co.uk)
- TMO's directly employ professionally qualified staff/Contractors. A key way that TMO's become efficient, is to employ staff/Contractors that are accountable to the TMO Board of tenants/leaseholders only and operate from a local office.
- The Council must support the TMO process and also has a scrutinising role to play.
- Under a TMO, tenants & leaseholders do not actually do the work, they just form a Board that oversees paid housing professionals to do the work.
- The money comes from the Council – which must BY LAW give an annual Management Allowance to the TMO proportional to the number of properties managed by the TMO.