

What is a TMC?

Your estate is managed by a Tenant Management Co-operative (TMC). This is an organisation that is set up and run by the residents. Since 1994 Council tenants across England and Wales have had the legal right to take over all or some of the housing services provided by the council.

All over the country other residents have set up their own organisations to manage other estates, because they wanted to have more control over how their rent was spent on their estate.

The council still owns the properties and all your rights as a council tenant remain the same, but responsibility for managing services on the estate is passed to the TMC.

Residents can choose to take over;

- Repairs and Maintenance
- Lettings and Transfers
- Employment of Staff
- Rent collection and arrears control

The TMC is similar to a social club or society. It has members who adopt a set of rules that they must abide by. Each year a Management Committee is elected from the membership. The committee makes sure that the TMC is run smoothly; however, any large or important decisions must be agreed by the rest of the membership.

BANCROFT

TENANT MANAGEMENT CO-OPERATIVE



Membership Form

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enquiries@bancrofttmc.org.uk

AN INFORMATION LEAFLET FOR THE
RESIDENTS

BANCROFT ESTATE RUN FOR RESIDENTS, BY RESIDENTS

Bancroft TMC was set up by the residents to serve the interests and address the concerns of residents on the estate.

Every tenant and leaseholder can become a member of the TMC. Many tenants have already got involved in the TMC, some by helping to organise the day trips and social events on the estate, some by joining the committee and helping to oversee the management of the estate, while other may help with writing the newsletters, and campaigning for more resources.

Every year at the Annual General Meeting the members elect a Management Committee of residents.

This Committee is like a board of directors; it has ultimate responsibility for the running of the TMC. The Committee decides on what the TMC wants to achieve and decides on the policies and plans to make it work. The Committee employs the housing staff to implement those policies.

Very few people who join the committee have previous experience of housing. But residents must feel that their estate is in safe hands and the Committee is competent to manage. Training and support is available for all committee members to make sure they are up to date with current legislation and good housing management practice.

WHAT IS THE TMC RESPONSIBLE FOR?

Bancroft TMC has a legally binding agreement called a Management Agreement with London Borough of Tower Hamlets to run some of the services for the council. The Council assesses how much money the TMC will need to carry out these services, and this is paid to the TMC in the form of an allowance'.



The TMC is responsible for:

- Day to day repairs
- Tenancy management
- Staff employment
- Caretaking and estate maintenance

The Council has responsibility for:

- Allocating empty homes on BANCROFT TMC
- Repairs to the lift
- Gas servicing , central heating and hot water
- Collecting the rent
- Taking legal action on resident in breach of their tenancy

WHY YOU SHOULD BECOME A MEMBER

This is your home and your neighbourhood. Often you will know better than anyone the problems and solutions.

As a member you can benefit from the social event that the TMC organises. You are also able to vote on the important issues that affect the way the estate is managed.

Some members go on to get more involved in the running of the TMC by joining the Management Committee or sub committee. They may already have some skills that the TMC could benefit from, but many members learn new skills, such business skills, book keeping , computing, desk top publishing, and staff management skills to name a few.

To become a member, please complete the form below.

NAME: _____

ADDRESS: _____

TEL: _____

MOBILE: _____

SIGN: _____ DATE: ____ / ____ / ____

PLEASE RETURN YOUR COMPLETED FORM TO:
BANCROFT TMC, 12 WICKFORD STREET, STEPNEY, LONDON E1 5QN