



# Bancroft TMC

## Newsletter

February 2019

**Dear Residents,**

The start to 2019 has been busy for the TMC and once again it is our aim to make Bancroft a more pleasant place to live.

### Estate lighting

We are delighted to let you know that the TMC, with valued support from our Cllrs, has successfully secured estate curtilage funding to upgrade 30 lamp posts tops whilst an additional 5 new lamp posts will be installed as part of this program. Once completed, we believe this upgrade will make a huge difference to our external lighting and enhance CCTV coverage making our estate a brighter and safer place to live.

### Yellow Lines & Parking

On 11<sup>th</sup> March 2019, a program of yellow line marking on the streets will take place throughout the estate and we would be grateful for your cooperation as vehicles may be moved if found in areas that are to be painted.

### Mantus Road

Tower Hamlets Community Housing has indicated that Contractors will shortly be seen on site preparing the ground for the development to begin. The TMC has secured a promise of funding towards a play area upgrade and help towards costs for a fun day this summer.

### ASB

We continue to witness drug dealing on the fringes of our estate, not least in the area around Malcolm Road. We have arranged for extra patrols by Park Guards but it is vital that residents who do witness this type of behaviour call the Police on 101 or email [BethnalGreen.SNT@met.police.uk](mailto:BethnalGreen.SNT@met.police.uk)

### Wickford Street Development update

LBTH previously held consultation events on the 12th & 14th October 2017. The designs have been revised and the Council would like to invite you to a further consultation event to seek your views.



The proposed new homes will be built by the Council with 50% let at social rent levels and 50% at the Tower Hamlets Living rent level, as recommended in the Mayor's 2016 Affordability Commission report. The allocations of the new homes will be on the basis of assessed housing need to households currently on the Council's Common Housing Register.

The Council also aims to make sure that some of the new homes will be available for local residents in housing need. The Council is keen to engage with residents at an early stage and obtain feedback which will be used to inform the design and layout of the new development and the environmental improvements in the local area.

A drop-in session has been organised with Council officers and architects who will be available to answer any questions you may have.

The consultation events will be held on:

**Wednesday 6th March 2019 between (2pm -7pm)**  
**&**

**Saturday 9th March 2019 between (10am – 1pm) at**  
**Bancroft TMO Hall, 12 Wickford Street, London E1 5QN**

If you have any questions about the proposed development in the meantime, please contact Sabaj Uddin on 0207 364 2534 or email at [abad.uddin@towerhamlets.gov.uk](mailto:abad.uddin@towerhamlets.gov.uk)

Bancroft TMC has signed a new Management Modular Agreement with Tower Hamlets Homes. What this means is that Bancroft and Tower Hamlets Homes have defined roles and responsibility.

What we do:

- Plumbing: plumbed fittings including baths, sinks, basins, WC suites, tap and waste fittings
- Electrical services
- Kitchen, bathroom and toilet doors and locks
- Windows and glazing
- Roofing & Aerials
- Aids and adaptation repairs (excluding stair lift)
- Over-ground pipe works
- Guttering
- Communal lights

Bancroft TMC: 020 7265 8343



Repairs you are responsible for:

- Keeping your home and any fixtures and fittings provided clean and in good condition and decorative order
- Repairing or replacing of internal doors and internal door furniture (excluding fire doors and kitchen doors)
- Clearing of blockages to sinks, baths and basins where blockage is caused by resident
- Repairing or replacing of draught excluders
- Repairing or replacing of internal glazing (except to make safe in which case you will be recharged)
- Repairing or replacing of wall tiles (except splash backs)
- Repairing or replacing of gates, garden paths and fences (except those leading to the property or adjacent to public walkways or play area)
- Repairing or replacing of kitchen furniture (except damaged worktops as a result of normal wear and tear)
- Repairing or replacing of faulty external door furniture not fitted by the landlord (except Yale locks or night latch locks)
- Renewal of any lock required as a result of lost or damaged keys
- Repairing or replacing of plugs and chains for sanitary ware

We carry out all repairs for tenants over 60 and for tenants who are disabled (for example, in receipt of Disability Working Allowance, Disability Living Allowance, Severe Disability Allowance or Incapacity Benefit).

What Tower Hamlets Homes do:

- Lifts,
- All Gas functions
- All Boiler functions and Heating, Hot water
- Entry door and Entry Phone (Handsets),
- All underground works, including drains
- Major works
- Decent Homes
- Aids and adaptation
- CCTV
- Structural Repairs

Tower Hamlets Homes:  
020 7364 7070  
0800 376 1637



If you see or experience Anti-Social Behaviour report it in confidence!



24/7 ASB reporting line  
**020 7364 5015**

- Groups causing a nuisance
- Littering
- Loud rowdy behaviour
- Nuisance in stairwells
- Loud music in a parked car
- Drugs related activities in and around your estate

THH.ASB@towerhamlets.gov.uk



Police non-emergency  
**101**

The number to call to contact your local Police.

- Harassment & abuse
- Vandalism
- Hate Crime
- Drug dealing & drug use
- Speeding cars
- Threats to an individual

Call 999 if you suspect a serious crime has taken place. For less serious crimes, call the Police non-emergency 101 number.