



# Bancroft TMC (BTMC) Newsletter

Dear Residents,

## **Bancroft Tenant Management Cooperative (BTMC) Continuation Ballot 2019**

You will shortly receive in the post a ballot paper from the electoral reform services along with a leaflet giving various reasons as to why the TMC should continue. Every 5 years, the TMC seeks a mandate to continue with providing an estate-based service led by the Residents and we are seeking your support to continue. You can support the TMC by placing a tick in the **yes box** and sending back your vote in the pre-paid envelopes or alternatively there will be a facility to vote on line.



**Please vote 'YES' to BTMC**

BTMC continuation ballot starts on 6 September 2019 and will be running for 2 weeks. The choice is yours, to decide who manages the estate and housing management services for the next 5 years. You can either choose BTMC and retain local control and accountability over housing management, maintenance and estate services or you can choose to go back to Tower Hamlets Council who will delegate services to Tower Hamlets Homes (THH). As you know THH operate from a call centre and do not have a local office where you can go and speak to your housing officer. The day to day repairs that you get done within a short time of reporting will take longer for them to carry out and where emergency repairs are done within a few hours of reporting this will take up to 24 hours.

**The choice is yours.  
Please use your vote wisely.  
The ballot closes on 23 September 2019**

### **What is a Ballot?**

Every 5 years we are required to hold an independent ballot to ask if residents would like BTMC to continue managing your homes and communal areas.

You will receive the ballot paper in the post in a single sheet containing two questions. The first question asks if you wish BTMC to continue to manage your property on behalf of the Council. You will have the option to answer YES or NO. The second question asks if you think BTMC does a satisfactory job as a manager of your property with the option of YES and NO answer.

The ballot papers are anonymous and the result is calculated on the response to the first question only with the majority answers from tenants who voted being the deciding factor.

**If the majority vote YES**, BTMC will continue managing your homes and services for a further 5 years. This will mean a continuation of your local housing office, services being provided by staff members you know, local decisions made by local residents and BTMC continuing to championing issues such as the forthcoming Mantus Road and Wickford Street developments on your behalf.

**If the majority vote NO**, we will then hold a second ballot within three months. If you vote NO we will have to make arrangements to hand over management of your home to THH as our management agreement, a legally binding contract for managing the estate will come to an end. This will mean big changes for you as you will have to report repairs to Tower Hamlets Homes via their call centre, you will no longer have the local housing office. If you vote 'NO' BTMC will cease to exist and you will no longer be able to have the benefit of our regular surpluses to plough back into improving Bancroft Estate and the community as goodwill gestures.

Your vote is important so please make every effort to use your vote and choose BTMC, it's Board and staff members to remain your preferred managing agents.

We have posted some frequently asked questions on our website. have any queries regarding the ballot please do not hesitate to contact us. Tel: 0207 265 8343, email: [enquiries@bancrofttmc.org.uk](mailto:enquiries@bancrofttmc.org.uk), website [www.bancrofttmc.org.uk](http://www.bancrofttmc.org.uk).

# What has BTMC done in the last five years ?

Just a reminder of some of BTMC's achievements during the last five years:

- ◆ We improved lighting on the estate (new lamp posts & flood lights) to ensure residents feel safe and to reduce ASB.
- ◆ We have designed out ASB by installing gates to close off alley ways and replaced walls with bollards to stop youth loitering/ASB
- ◆ We have installed gallows gates to stop vehicles entering the estate and causing nuisance and ASB.
- ◆ We have made the estate a more pleasant place for you live.
- ◆ We have improved the cleaning service without increasing costs. Today the cost of cleaning service is similar to that of 7 years ago.
- ◆ We upgraded and improved the communal areas in blocks.
- ◆ We renewed the estate maps and road markings which makes the estate look cleaner.
- ◆ We did a programme of moss removal work to bring back the colour to our brick walls.
- ◆ We painted the wooden gates outside all ground floor flats.
- ◆ We did a programme of works where we cleaned blocks and balconies and installed spikes to address the nuisance caused by pigeons.
- ◆ We have improved refuse management and recycling facilities. We have also provided new wheelie bins for street properties.
- ◆ We will continue to repaint communal areas and improve the appearance of the estate.
- ◆ We have installed 6 bike shelters for residents to store bikes as part of our on going attempts to ensure communal areas are free from obstruction.
- ◆ We have campaigned to keep the CCTV on the estate which is now working. We are one of a few estates to have retained CCTV coverage.
- ◆ We successfully challenged planning applications which were not in our residents interest for a takeaway shop under Rickman House and the additional development of 105 Globe Road.
- ◆ We also challenged the encroachments by Globe Road shops to the rear of Rickman House which we pursued and the extensions are now being removed.
- ◆ We campaigned for over two years and got THH/Keep Moat to return and renew around 100 fans which were installed incorrectly during the Decent Homes works.
- ◆ We secured fibre optics on the estate so that our residents have better internet access.
- ◆ We have developed a website which provides residents a range of information. We continue to work on the website to improve it further.
- ◆ We developed a community garden where residents have been successfully growing vegetables for the past 3 years.
- ◆ We secured external funding and subsidise a variety of day trips for our residents.
- ◆ We have consistently achieved surplus every year and have ploughed this back into improving the estate offering value for money.

## What are we currently doing?

- ◆ We are looking to work alongside a local football club to provide football sessions for our younger residents following the success during the summer holidays .
- ◆ We are in discussion with LBTH and Tower Hamlets Community Housing (THCH) regarding the Mantus Road Development. Our aim is to ensure residents are not adversely affected and resources are made available to improve our estate. Please see separate newsletter.
- ◆ We are in negotiation with LBTH to upgrade our CCTV
- ◆ We are looking into bring back estate parking in house
- ◆ We have secured external funding to turn disused areas of the estate into science garden for local school children.