



BANCROFT

TENANT MANAGEMENT CO-OPERATIVE

OUR HOMES OUR COMMUNITY

7 July 2026

Dear Member,

WE WANT TO UPDATE OUR RULES

Our rules are registered with the Financial Services Authority, and we need members approval to change them *to ensure they reflect current legislation and are fit for purpose.*

The Confederation of Co-operative Housing (CCH) model rules have been used to review and update the new rules.

The new rules, apart from being more detailed are largely the same in substance as the current rules. The Management Committee has discussed these changes and recommend that members approve the proposed changes to our registered Rules at a General Meeting and the standing orders which govern the way we operate. This will demonstrate to both residents and the Council that BTMC is fairly and responsibly run for the benefit of all residents of the Estate.

Proposed changes:

Inclusion of Detail – the new rules cover the same issues and substance as the current ones in place but are more detailed therefore providing clarity and easy reference.

- **Reference to Co-operatives and Community Benefit Societies Act 2014** – throughout the new rules this Act is referred to making it evident that the rules comply with legislation.
- **Commitment to diversity, equality, and respect** – a specific clause has been added committing the co-operative to principles of diversity and equality.
- **Disputes** – the new rules direct disputes to the County Court.

Resolutions for members approval:

- **Committee Size** – reduced to between six and twelve members to reflect changes to minimum legal requirements and good practice.
- **Committee Member Election** – No change. Members to be elected at each Annual General Meeting (unopposed if there are fewer than or same as the number standing as the vacancies).
- **Committee Member Nominations** – to encourage members to take the process seriously requiring formal nominations process.
- **Removal of a Committee Member** – in certain serious circumstances, the new rules allow a committee member to be removed by a vote at a committee meeting rather than requiring a General Meeting decision.

- **Committee Quorum** – is one third of its total number (as before) subject to a minimum of three (therefore if the Committee has 9 or fewer members, the quorum is 3 or if the Committee has 10, 11 or 12 members – the quorum is 4).
- **Defined officer roles** – A co-operative is legally required to have a secretary and that role is defined in the new rules but is no longer legally required to have a Treasurer. If a co-operative has one – the role can be defined as required.
- **Special manager provisions** – the new rules allow for a special manager to manage the co-operative in the event of it having difficulties in getting enough volunteers to serve on the Management Committee. Where this happens, the special manager provisions allow for a six-month appointment period with a view to trying to reinvigorate the co-operative. This provision is intended to give a co-operative a chance to renew itself.

Please let us know what you think by filling in the survey or attending:

CONSULTATION MEETING

On: Wednesday 15 July 2026, 6.30pm

GENERAL MEETING

On: Thursday 23 July 2026, 6.30pm

BOTH MEETINGS WILL TAKE PLACE AT:

**TMC Meeting Room
34 Wickford Street, E1 5QN**

Only members can vote at the General Meeting.

Two people in every home on Bancroft Estate are eligible to become members of Bancroft TMC.

We are reviewing the membership list. Please complete and return the attached form with your up-to-date details.

A copy of the rules is available from the TMC office on request or on line at: www.bancrofttmc.org.uk

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MEMBERSHIP FORM

I would like to become a member of Bancroft Tenant Management Co-operative (BTMC). I confirm that I am a tenant/resident leaseholder/resident freeholder. The address given is my main home and I am over 18 years old.

A ten pence membership fee is payable at the Bancroft TMC Office. You will need to provide a copy of a utility bill (no more than 3 months old, mobile telephone bills are not accepted) and copy of your current year Council Tax bill. Your membership will be confirmed once your application, payment and proof of residency is received.

Please return your completed form to: Bancroft TMC, 4 Redclyf House, Cephas Street, London E1 4JD

NAME: _____

ADDRESS: _____

POSTCODE: _____

TEL: _____ MOBILE: _____

EMAIL: _____

I wish to be a member of Bancroft TMC and hereby pay 10p for my membership.

SIGNATURE: _____ DATE: ____/____/____

FOR OFFICIAL USE ONLY

Registration number of Shareholder: _____

Approved by: _____ Date: _____

WHY BECOME A MEMBER OF THE TMC?

It 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 as business skills, bookkeeping, computing, and staff management skills to name a few.

What is a TMC?

Your estate is managed by 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 provide by the council.

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

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

A TMC has members who adopt a set of rules by which they must abide. Tenants and leaseholder can become a member of the TMC. Members elect the Management Committee at the Annual General Meeting 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.

The Management 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 these policies. Committee members receive training and support to make sure they are up to date with current legislation and good housing management practice.

BTMC was set up by residents to serve the interests and address the concerns of residents on the estate. BTMC 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 BTMC will need to carry out these services, and this is paid 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
- Repairs to lifts
- Gas servicing, central heating, and hot water
- Collecting the rent
- Taking legal action on resident in breach of their tenancy.