

FIZZ BOOM READ

<p>Webber and Quentin TRA AGM</p> <ul style="list-style-type: none"> • TRA business and election of committee • Presentation on possible TMO office location • Vote for TRA to become sub-committee of TMO 	<p>Wednesday 15 June @ 7pm TRA meeting room in basement of Quentin House</p>
<p>Consultation on TMO office and services</p> <ul style="list-style-type: none"> • Courtyard event • Door knock 	<p>Saturday 9 July W&Q courtyard</p>
<p>W&Q TMO AGM</p> <ul style="list-style-type: none"> • Elect TMO Board members • Appoint Auditor • Update on TMO office 	<p>Saturday 17 September</p>
<p>Final Competency Assessment</p> <ul style="list-style-type: none"> * Approved Assessor meets with TMO group * Assessor talks to Southwark Council 	<p>Wednesday 21 September TRA meeting room in basement of Quentin House</p>
<p>TMO Board Meeting Elect officers Finalise TMO ballot arrangements</p>	<p>Wednesday 28 September TRA meeting room in basement of Quentin House</p>
<p>Formal Consultation Southwark council sends out offer document to all residents. This sets out the services the TMO would deliver and how the TMO will work. Residents can respond directly to the council to feedback their views. Changes can be made to the offer depending on resident feedback.</p>	<p>20 October–17 November 28 day consultation process</p>
	<p>Friday 25 November - Friday 9 December Ballot lasts for two weeks</p>

Webber and Quentin - your home, your voice



We passed initial TMO competency test...

Great news. Our TMO group passed the initial Right to Manage competency assessment! The assessment was undertaken by the government assessor and included a workshop with the group. The assessor's report stated we have a good level of skills and competence and a clear, shared vision for the TMO.



Everyone has worked really hard, attending Saturday training sessions once a month. Now we are moving towards the last phase of the development plan and you will find a detailed timetable of events on the back page of the newsletter.

SPECIAL TRA AGM

This is a very special AGM on 15th June. We are proposing that the TRA becomes a sub-committee of the new TMO. We will explain how this will work and there will be a vote at the AGM. Come along and tell us what you think.

Our architects, a3 Associates, who we appointed to look at where we could locate our new TMO office, will be giving a presentation on possible sites around the Webber and Quentin estates. Their findings are really interesting, so don't miss this chance to have your say!

Come and find out how the TMO development is progressing and get your questions answered!

Webber and Quentin TRA Annual General Meeting

**Wednesday 15th June
7pm to 9pm
TRA meeting hall
Basement of Quentin House**

There will be a vote to make the TRA a sub-committee of the tenant management organisation.

Don't miss it!



Our new TMO office

Following a robust tendering process, Webber and Quentin appointed Ian Hossack, the lead architect with a3 Associates, to undertake an options appraisal to determine the best site to locate our new TMO office. Ian has calculated the minimum floor space needed and assessed legal requirements, such as health and safety. He has assessed the viability of various sites across Webber Row and Quentin House as well as potential design and build options. He will present his findings to the annual general meeting on Wednesday 15 June.

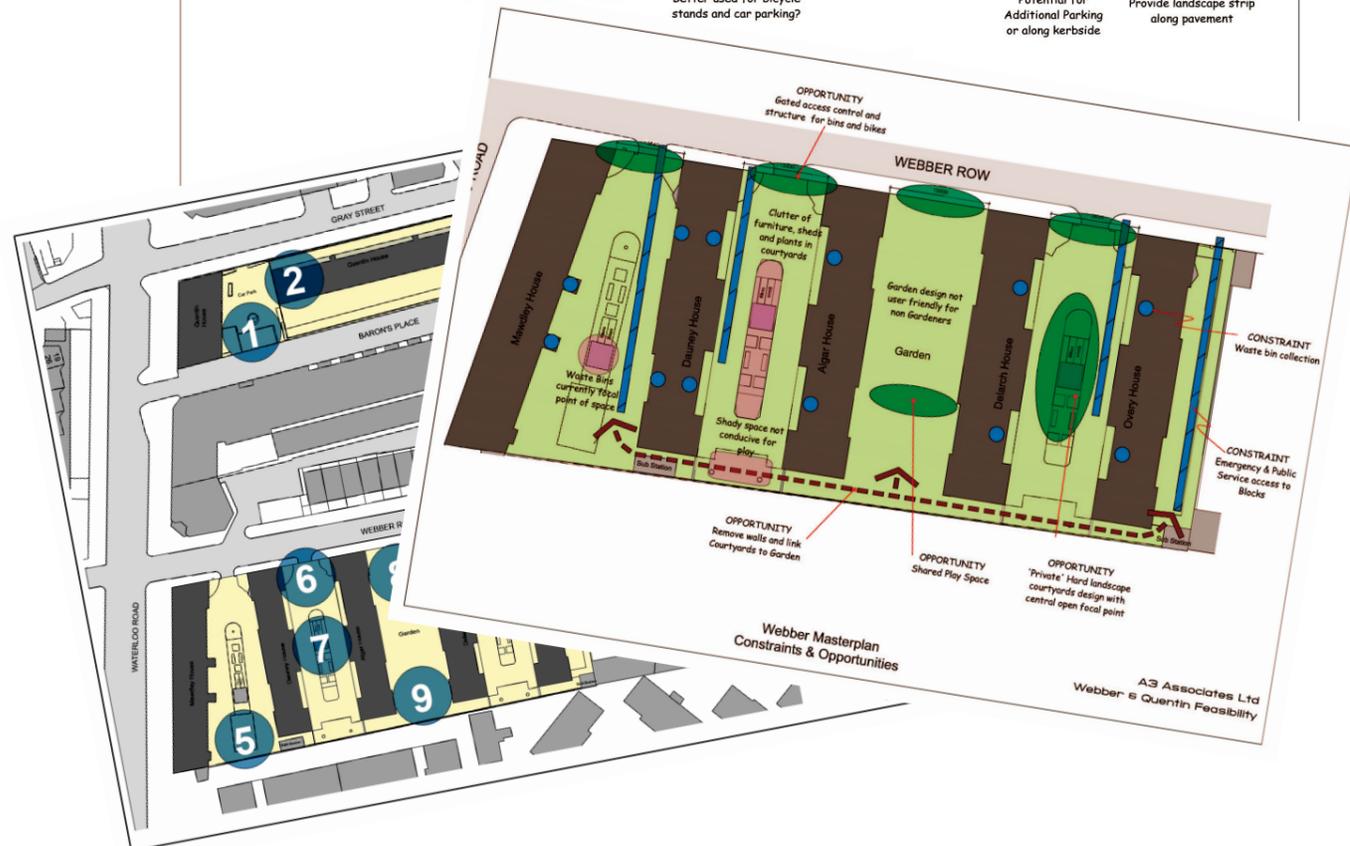


Provide paving / planting as barrier between community space and flats

OPPORTUNITY Better used for bicycle stands and car parking?

OPPORTUNITY Potential for Additional Parking or along kerbside

OPPORTUNITY Provide landscape strip along pavement



What do we need to know?

Offer to residents

1. On 20 October, Southwark council will send out an offer document to all residents. This will set out the services the TMO would manage and how the TMO will work. It will include the TMO business plan.
2. A copy of the offer will be delivered to every household in Webber Row and in Quentin House.
3. You have 28 days to respond to the council with any comments on the offer and the way services will be managed by the TMO.
4. The timetable for the consultation and the TMO ballot are set out in details on the back page of this newsletter.

TMO ballot

1. There will be a secret ballot of all eligible residents to vote on setting up a TMO.
2. The ballot will be run by the electoral reform services.
3. To be eligible you must be a secure tenant or leaseholder whose name is on the tenancy agreement or lease.
4. There can only be a TMO if over 50% of residents who take part in the ballot vote **yes**.
5. You will be able to vote by post, text, phone or email.
6. Everyone will have a special code so you can only vote once!



Delivering the service

Overview

If residents say yes to the TMO we will employ our own full-time TMO manager and a full time cleaner /caretaker who will be based in the new office on our estate.

SERVICES

Service managed by the TMO locally

We will deliver the following services:

- ◆ Day to repairs service
- ◆ Gas contract
- ◆ Tenancy management
- ◆ Gardening & grounds maintenance
- ◆ Cleaning of estate and blocks
- ◆ Window cleaning
- ◆ Rent collection and arrears control

Services still managed by the council

The council will continue to be responsible for the following items:

- ◆ Door entry system
- ◆ Leasehold service charge bills
- ◆ Major works
- ◆ Roofs
- ◆ All trees
- ◆ Buildings insurance

How the money works

- ◆ The council will give W&Q TMO an annual allowance of £170,000 to manage the services which we deliver
- ◆ The TMO will agree an annual budget
- ◆ The TMO finance sub-committee will monitor income and expenditure
- ◆ The AGM will appoint an Auditor
- ◆ The council will monitor the TMO
- ◆ We are committed to getting value for money services for residents