



NEWSLETTER

Wenlock
BarnTMO

Ballot Edition 2026

Continuation Ballot



INSIDE:

WhyVote 'Yes!'
p3

Benefits of being
a Wenlock Barn
TMO resident p4-6

Free Community
Events p8-9

Foreword

from the TMO's chair



Dear Residents,

Welcome to our continuation ballot newsletter.

The years since our last ballot have certainly brought challenges. Together, we navigated the COVID-19 pandemic and the rising cost of living, successfully ensuring that these major events did not impact the vital services we deliver to you. Throughout this time, we have also actively engaged in ongoing discussions with the Council to secure a more sustainable allowance that truly reflects the current cost of delivering services.

Every five years, TMOs are required to ballot their residents to decide if they want the TMO to continue managing and delivering services. Our next ballot will take place from 17th July to 21st August 2026. The ballot process will be independently managed and delivered by Open Community, an agency specialising in community voting. While Open Community will encourage everyone to exercise their right to vote and will ensure the process is administered correctly, they cannot tell you how to vote.

We would like to ask for your continued backing, just as you gave us at the last ballot. By **"Voting YES,"** you ensure that your services remain protected,

are delivered locally, and that you retain the direct power to hold us accountable. A "YES" vote also means safeguarding our popular community events, such as our summer fun days and seaside trips.

This year our fun day would be on Saturday 18th July and our Seaside trip will be on Saturday 15th August.

We are incredibly proud to be an award-winning TMO. Last year, following a comprehensive assessment, we were awarded the **Kitemark for Good Governance and a Well Run TMO**. This is in addition to a number of accolades we have won over the years. To learn more about our achievements, please visit: wenlockbarntmo.org.uk/awards

Beyond our day-to-day services, some of our key community achievements include:

- Successfully lobbying for the reopening of the Murray Grove Post Office in 2010.
- Supporting vital community groups, including our Youth, 50 Plus, and Growing Kitchen initiatives.
- Working collaboratively with the Council to deliver the Wimbourne Street development.
- Securing the funding required to completely refurbish our Community Hall, which had been run down for many years.
- Garden project – we clear vulnerable residents gardens.
- Better security for ground floor properties - by providing metal gated railings.
- Communal and stairwell painting – painting worse communal arrears of blocks.

We are determined to achieve even more for our residents in the future. To make voting more accessible, you will be able to vote **via ballot boxes, post, online, or by text**. We encourage everyone to participate and **Vote YES for Wenlock Barn TMO**.

Officers from Open Community will be visiting the estate as part of the ballot process.

They'll be knocking on doors to speak with you directly, answer any questions you may have, and make sure everyone has the information they need.



Denise Barnes



Murselin Islam



Gina Bradley

Finally, we want to increase our TMO membership. If you are not yet a member but would like to join, please complete the application form at the back of this newsletter and return it to the neighbourhood office. Lifetime membership is a one-off payment of just 10p.

I thank all of our residents for your continued support, which is always deeply appreciated.

Yours sincerely,

Kingsley Akano

Vote 'YES' to keep Wenlock Barn TMO

It is a simple choice: you can vote YES for the continuation of your TMO if you feel we are doing a good job and value the local service we provide. Or you can vote NO if you would prefer Hackney Council to take over the delivery of all your housing services, including repairs to your property.

Over the past five years, we believe we have delivered more than we are contracted to do, and that the service you receive from your TMO is stronger than what you would receive directly from Hackney Council.

Since services were transferred from the Council to the TMO in 2006, we have progressively improved both performance and delivery. We work closely with partners on projects and schemes to improve your homes. We provide annual garden clearance for elderly and vulnerable residents, and we organise community events such as fun days and seaside trips. With your support, we aim to bring many more benefits to residents in the coming years.

Wenlock Barn TMO makes things happen, and a look back over the years shows just some of what has been achieved.

We are an Award Winning TMO

2025 Kitemark for Good Governance and a Well Run TMO

2023 Board member of the year award

2019 Kite Mark - Good Governance and a Well Run TMO

2018 Outstanding Housing Management Performance & Supporting the Community and going the Extra Mile

2017 Outstanding Housing Management Performance

2016 TMO Resident Involvement Award Runner Up

2015 Wenlock Barn TMO Youth Forum (Project of the Year Award)

2014 Involving the Community



values. They visit places of interest across the capital and meet monthly for tea and coffee mornings. For further information, contact **Grace** on **07502399503**.

2. Murray Grove Youth Forum

The Youth Forum brings together young people in the community aged 10 to 19, with the aim of engaging, inspiring, and motivating them to take an active role in positive change.

The forum gives young people opportunities to challenge the services available to them, develop their own ideas, and take part in projects that reflect their interests. It encourages them to get involved in issues that matter to them and to become active citizens within their community. If you are a parent and would like to find out more about the Youth Forum, please email **ignitepeers@hotmail.com** or call **Michael** on **07960610045**.



If you would like to join any of the groups, set up a new group, or have a project aimed at supporting the wellbeing of residents on Wenlock Barn and Windsor Estates, please contact the TMO on 0208 356 6759.

Engagement with the Community

These groups were established with residents in mind, as a way to create new communities, empower people to take ownership of their activities, and bring neighbours together. They are funded and supported by the TMO, and we will continue to help them grow and flourish. We would also like to thank these groups for their commitment and dedication in promoting community cohesion.

1. The 50 Plus Group

Established in 2014, the Over 50s Club is made up of residents aged 50 and over who share a commitment to community unity. Members support one another, discuss any issues they may be facing, and work together to find solutions based on shared

Benefits of Being A Wenlock Barn TMO Resident



Your Local Team, Right on Your Door Step

At Wenlock Barn TMO, we believe great service starts with being close to home. With our Neighbourhood Office based right here on the estate, getting the support you need is quick and easy. Whether you prefer to drop by for a chat or arrange a home visit, our team is flexible and ready to help.

Because we are run by residents, for residents, your voice matters. Our board and community members regularly review our performance to keep us on track. If we ever fall short, we use your feedback to learn, improve, and deliver the high standard of service you deserve.

Garden Clearing Project

Every summer since 2014, Wenlock Barn TMO has allocated funding to clear overgrown gardens for elderly and vulnerable residents, helping them enjoy their outdoor spaces again. The project also supports those who may struggle with garden work and helps maintain the overall appearance of the estate.

If you need assistance with your garden, please contact your Property Officer on 0208 356 4732 or 0208 356 4685.



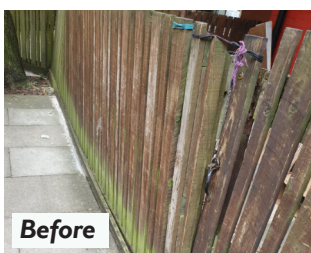
Before



After

Better Security for Ground Floor Flats

To improve security and privacy for all ground-floor residents, the TMO has replaced the old, dilapidated wooden fencing with new secure, gated metal fences.



Before

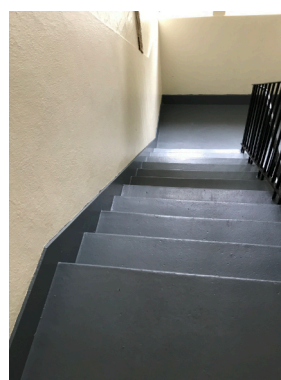


After

Communal Painting

Due to the Council's extensive delays in delivering the external painting programme, the TMO carries out a number of communal painting projects each year to improve the appearance of our blocks. The worst-affected blocks are identified annually for repainting, and this work will continue until all blocks have benefited.

The TMO continues to press the Council to make the necessary investment in the estate, and we will update residents as soon as there is a positive outcome.



Refurbished Community Hall

The TMO Board secured substantial funding to refurbish the community hall since the last ballot - at no cost to the TMO.

The hall has already hosted a range of community events and now offers modern facilities, a lift, full Disability Discrimination Act (DDA) compliance, and fully accessible space for wheelchair users. Residents and local groups can hire the hall for parties, meetings, classes, and other activities.

For more details about the hall, including more photos of the hall, scan the QR code.



To hire, call **07496 856414** or email **wenlockhall@gmail.com**

Scan me



Community Events

Each year, the TMO organises a variety of events for residents, including seaside trips, parties, and family fun days that bring neighbours together. We have also delivered youth summer programmes, giving young people opportunities to learn and socialise.



Reasons To Vote YES for the TMO

Wenlock Barn TMO provides local services to our residents

1 Local Access & Support

- ✓ Friendly staff
- ✓ Local office
- ✓ Easy contact and access to services
- ✓ Prompt, reliable services
- ✓ Local accountability
- ✓ Support for elderly and vulnerable residents

3 Resident Voice & Representation

- ✓ Volunteer board members (a voice for residents)
- ✓ Board representation focused on the best outcomes for residents
- ✓ Partnerships that deliver added value to residents

2 Quality & Housing Services

- ✓ Award-winning TMO
- ✓ Efficient local repair service
- ✓ Housing services
- ✓ Leasehold service charges
- ✓ Managed grounds maintenance & cleaning services

4 Community Events

- ✓ Seaside trips, fun days, street parties
- ✓ New community hall for residents'

All of these benefits listed above are provided through the services currently delivered by Wenlock Barn TMO. Vote YES to keep.

The TMO'S Plans For The Future

1

Continue to represent the interest of residents.

2

Deliver on your 5-year business plan.

3

Deliver Estate Improvements by consulting with residents.

4

Will conduct a survey to seek your views on services and how we can improve them.

5

Continue to work with our partners to deliver enhanced value to services and projects for Wenlock Barn & Windsor Terrace Estates residents.

FUTURE



Wenlock
BarnTMO

CELEBRATING
20 YEARS

Family FUN DAY

**SATURDAY
18TH JULY**
12PM TILL 6PM

**ON
CROPLEY
STREET**

FREE FOOD AND DRINK FOR TENANTS

FIRST COME FIRST SERVED

STEELPAN WORKSHOP & PERFORMANCE

SPACE THEMED ARTS & CRAFTS

LIVE ENTERTAINMENT

GAMES & RIDES

COMPETITIONS

TABLE TENNIS

STALLS

AND MUCH MORE!

RAFFLE



Chigwell
Construction
PART OF THE CHIGWELL GROUP PLC





Wenlock
BarnTMO

SEASIDE TRIP BOURNEMOUTH

15 AUGUST | SATURDAY

PICK UP 8 AM

ON CROPLEY STREET

**REGISTER WITH £5 PER SEAT AT OUR FAMILY FUN
DAY ON SATURDAY 18TH JULY OR
AT THE SHOREDITCH NEIGHBOURHOOD OFFICE FROM
MONDAY 20TH JULY**

PARTLY SPONSORED BY  Hackney



20 Years Strong!

A look back at some of our street parties from the past decade.





2021



2022



2023



2023



2025



2025



2023



2023



2023



2022



2023

Celebrating 10 Years of Partnership: Chigwell Group & Wenlock Barn TMO Community Fun Day 2026



On Saturday 18th July 2026, residents, staff, and partners will come together to celebrate a remarkable milestone - 10 years of partnership between Chigwell Group and Wenlock Barn TMO at a special community Fun Day event.

As part of the celebrations, Chigwell Group will host a dedicated stall where residents can book repairs, ask questions, speak directly with the team, and pick up some free goodies throughout the day.

Over the past decade, Chigwell Group has proudly delivered reliable repairs and

maintenance services to the Wenlock Barn community. This has included responding to thousands of day-to-day repairs quickly and efficiently, helping keep homes safe, warm, and well maintained, and carrying out electrical, plumbing, decorating, roofing, and general maintenance works across the estates.



The partnership has always been about more than just maintenance. Chigwell Group has built strong relationships with residents, caretakers, and office staff while supporting vulnerable residents with care, patience, and professionalism. From emergency call-outs to planned works, the team has remained on hand when needed most, helping improve communal areas and shared spaces and working closely with the TMO team to provide dependable, responsive services.

Chigwell Group believes great service is about more than repairs; it's about people. Over the years, every conversation, challenge, and opportunity to help has strengthened its connection with the Wenlock Barn community.

As we celebrate this 10-year partnership, we look forward to continuing to provide dependable repairs and maintenance services for many more years to come.

Thank you to all residents and staff for your continued trust and support.

Here's to the next chapter together!



Repairs Responsibilities

Wenlock Barn TMO and Hackney Council share repair responsibilities. Below, we've set out what the TMO covers, as knowing who to contact helps resolve issues faster. This way, you'll always know when to reach out to us so we can get things sorted for you quickly.

Wenlock Barn TMO	Hackney Council
• Architrave, skirting & internal joinery Staircases, balustrades & internal non-load-bearing partitions • Block shed, fences, enclosure walls & gates • Community facilities • Communal areas Communal staircases, landings, doors & windows • Cupboards & kitchen units • Doors, ironmongery & external windows Re-glazing of broken windows & window sills • Electrical services From the meter and to common areas • External walls & plastered finishes Includes internal surfaces of external walls • Floor & common finishes • Lighting for grounds, footpaths, car parks & non-adopted roads • Out-of-office-hours emergencies • Plumbing & plumbed fittings Includes plumbing beyond the main stopcock • Refuse chutes & chambers	• All asbestos materials • Annual services: heating & hot water systems All heating & hot water system responsibilities • Children's play areas • Damp and mould • Decent Homes works • Electrical service to the meter • Entry phone & CCTV • External structure of the building Repairs to roof structure, coverings, gutters, downpipes & all other roof repairs • Floors, including joists & floorboards • Garages • Gas mains to the meter • Internal redecoration of voids • Lifts • Non-adopted roads, footpaths, courtyards & parking areas • Pest control • Soil stacks & vent pipes • Surface & foul sewers • Water mains to stopcock & water tanks Water supply responsibilities.
 0208 500 4100	 0208 356 3691

Still unsure who to call? Contact the TMO and we'll point you in the right direction.

How to Get Involved



In 2006 we, the residents, claimed the legal right to manage our homes on Wenlock Barn Estate. Today, as a Tenant Management Organisation (TMO), we take responsibility for cleaning, grounds maintenance, and repairs.

Our work is overseen by a voluntary, elected board of residents who meet monthly to review progress, discuss funding, and plan for the future. These plans cover everything from crime prevention and new building developments to parking and community events.

Since 1 April 2014, the TMO has employed staff to handle day-to-day operations and finances, ensuring that our decisions, services, and policies are delivered effectively. We actively promote equal opportunities and encourage feedback and membership from all Wenlock Barn residents.

We hold the purse strings and must be consulted on anything that affects our area - empowering us to shape the place we call home.

We want to hear from you!

Tell us what activities your TMO should be doing. Scan the QR code or visit the Neighbourhood Office to complete a physical copy of the form.

If you would you like to take part in determining our future, here are the ways you can get involved:

Become a Member

For just a one-off fee of 10p, you'll have the right to vote and even stand for election to the board.

Become a Block Representative

We're a large estate, and each block faces its own unique challenges. We want to ensure every block is represented, so we, as a TMO, stay informed and address quickly and effectively.

Become a Board Member

This role requires real commitment and shouldn't be taken lightly. However, it's highly rewarding and will broaden your experience. You'll receive a full induction and training in areas such as collective governance, finance, management, computer skills, and equal opportunities.

If you are interested in any of these roles, please email Angela Gresham (Finance and Administration Manager):

 agresham.wenlock@btconnect.com



Membership Application Form



● Personal Details

Name: _____

Address: _____

Post code: _____

Phone Number: _____

Date of birth: _____

● Status

Delete as appropriate: Tenant / Leaseholder / Resident

● Consent & Signature

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

Signature: _____ **Date:** _____

FOR OFFICIAL USE ONLY

Approved by: _____

Registration number of Shareholder: _____

Date: _____

Contact Us

Wenlock Barn TMO, Shoreditch Neighbourhood Office, 1 Cropely Street, London, N1 7PT

T: 0208 356 4732 or 0208 356 4685

W: wenlockbarn.co.uk

E: enquiries.wenlock@hackneyhomes.org.uk

Repairs and Out of Hours

T: 0208 500 4100

Please note that our Out of Hours Repairs Service will be in operation throughout all holidays.

Cleaning

T: 07946 837 619

