



## ESTATE BALLOT—YOUR VOTE IS VITAL

**USE YOUR  
VOTE  
MAKE IT  
COUNT**

In October, tenants & leaseholders will have a vote to decide on whether the Co-Operative continues to manage the Patmore estate and deliver services to our residents. We have to do this every 7 years under the management agreement which we have with Wandsworth Council

The ballot will be conducted by Civica (formerly known as Electoral Reform Services). For the first time, you will be able to vote not just by post but also electronically by phone or online.

At our last ballot in 2014, over 80% of the votes were in favour of the Co-Op. This was a great mandate for keeping control in our community. Another result like that will strengthen our position to obtain further resources for the estate. This newsletter gives further information about the Co-Op and looks at what we have achieved over the past 7 years and more importantly looks forward to what we aim to do over the next few years if we are successful in the ballot.

The ballot paper will contain 2 questions:-

1. Has the Co-Op been an effective manager of the estate over the past 7 years?
2. Do you want the Co-Op to continue to manage the Patmore estate?



If the vote goes against us, the estate will return to management by Wandsworth Council

**KEEP THE CO-OP—VOTE YES IN THE BALLOT IN OCTOBER**

**Our Homes, Our Vision for the Future...Our Patmore**

## About Patmore Co-Op

In 1994, Patmore residents voted to take over the running of the estate from the Council through a Tenant Management Co-op. After the 'yes' vote, the Patmore office was opened with a dedicated team of staff for the estate. The Co-op Management Committee which is made up exclusively of Patmore residents elected at the Annual



General Meetings, meets regularly and oversees the work of the staff. You can see members of the Committee meeting in this photo

The Co-Op has a legal agreement with Wandsworth Council and the Council pays the Co-Op to manage and maintain the estate which includes day to day repairs, cleaning, grounds maintenance, CCTV cameras and dealing with noise and nuisance complaints.

In 2000 ,2007 and 2014, residents voted for the Co-Op to carry on managing the estate and we now have to seek the approval of tenants and leaseholders to continue for a further 7 years.

**If you would like to join the Co-Op or become involved in its work, please contact the estate office at Drury House**

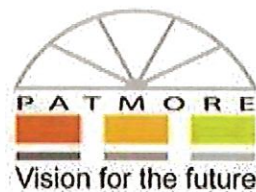
## Views from the Management Committee

**John Osbaldeston** has been a Committee member for a number of years including as Vice Chair and Secretary. He says: *"The Patmore Co-Operative has managed the estate for over two decades: fighting for and with the residents who run it. The Coop knows who the residents are, and the residents know they have a local office and staff who care about them personally. Never was this more important than during Covid when the Coop drew praise for its quick response to ensure residents got help and advice when needed. As we continue to face an uncertain future, it's never been more important to keep the estate managed locally by and for the people of Patmore. Vote yes to keep the Coop!"*

**Baigaisa Faal** is a new Committee member and he says that: *"Since Covid 19 started, online requests for services have taken over but it will be vital to protect the Co-operative in order to continue to walk to the office and have the staff team to deliver services to our community."*

## Why you should keep the Co-Op

The Co-Operative is run by the residents. Key decisions about priorities and how money is spent on the estate are made at General Meetings of residents and by a Committee made up of and elected by residents.



The team of staff is based on the estate and are responsible just for Patmore. They are employed and accountable to the Co-Operative. We aim to provide a personal service. The staff know the residents by name and the residents know the staff. Being on site means that we can respond more quickly to problems.

Convenience and added value that a local office brings. It's easy to make contact in person or by phone or by e-mail.

We have our own local contractors which means that you get to know them and trust them. We also do a lot of smaller repair jobs around the home and estate which might not get done if there is no Co-Op.

The Co-Operative is a voice in the local neighbourhood - we speak up for the estate at meetings with the police, the Council, local and national politicians. Without this voice, there would be no one to speak up exclusively for the Patmore.

## WANT TO FIND OUT MORE?

**WE ARE HOLDING A MEETING ON WEDNESDAY 29TH SEPTEMBER BEGINNING AT 6.30PM AT THE COMMITTEE ROOMS AT TREVITHICK HOUSE**

The Chair of our Committee, Jennifer Henriques and our Manager, Chris Laytham will be available to discuss the ballot and any other issues which residents want to raise.

The pandemic has led us to think of different ways that we can involve residents. Many people have work and family commitments that can make it difficult for them to attend meetings in person.

If you can't come along why not use the Zoom link below to join the meeting

<https://us02web.zoom.us/j/82203382088>

## What we have done

- ✓ After our bid for funding to the Council in 2013, the whole estate has had new roofs fitted which are watertight and better insulated. The final phase of this programme is now on site with completion in early 2022.
- ✓ We used a report which we commissioned from the Building Research establishment to put the case for major works to the windows. This programme has now started and will involve either replacements or major re-furbishments by the mid 2020s
- ✓ We put the case for boilers to be upgraded and these were replaced in 2017



- ✓ We have re-furbished 203 kitchens and 115 bathrooms
- ✓ We started improvements to the playgrounds with new gym equipment installed in 2018 and new equipment installed at Beattie House in 2019

- ✓ We upgraded the CCTV network in 2018
- ✓ We planted 22 new trees on the estate

## What we want to do

We will continue with the programme of kitchen and bathroom renewals with the aim of completing the whole estate before the next ballot.

We have agreed with the Council a programme of external decorations repairing and refreshing the buildings by the mid 2020s

We have agreed a programme with the Council to have all of the communal water tanks replaced by 2023

3 playgrounds will be refurbished later this year with new equipment to provide exciting areas for residents.

We will retender the cleaning and gardening maintenance to ensure that new contractors care for our beautiful gardens and greens and clean the newly decorated buildings to the standard you want. We will find ways to stop rubbish being dumped on the estate by non residents.

We will work with partners such as Urban Canopy to improve outdoor spaces with projects such as the sundial and forest garden projects.

We will look at ways to provide employment and business opportunities for residents on the estate.

