

10 Good Reasons for Perronet House & Princess St to join a Tenant Management Organisation.



PerronetHouse.com/Residents

You will soon be surveyed on your understanding about being part of a TMO. Later in the year you will be given a vote to join one. Here's a handy guide to the improvements we can expect by joining a not-for-profit TMO.

1. More Satisfied Residents

Tenant and leaseholders in homes managed by a TMO have a better quality of service, repairs and tenancy care compared with direct control by Southwark Council. Council surveys repeatedly report this TMO advantage.

2. The Council Encourage TMOs

Southwark Council is keen to encourage more of their residents to live within TMO managed properties, because they know it works better for residents. But they need our vote for it to happen.

3. Council Rents Stay The Same

Rent setting for council tenants remains the role of the council. A TMO cannot put up or reduce council rent independently. Southwark Council remain our landlord and freeholder.

4. Your Neighbours Are Keen

Your dedicated neighbours who volunteer as the Residents Association Committee are recommending we join the Leathermarket JMB TMO having explored all the options for improving the management of our homes.

5. More Dedicated Service

Residents can expect a more dedicated service from our housing manager. Unlike the council's housing department who serve all of Southwark the TMO is focused to serving a small number of local residents across just 5 resident associations (6 if we join).

6. More Personal Service

The TMO provides both a local counter service at Leathermarket St with no appointment necessary (unlike the council) and our housing manager will be present for 'surgery' drop in meetings regularly at Perronet House.

7. Resident Have A Stronger Voice

The TMO management answers to an elected board of volunteer residents. This means we have a greater say over management including major works projects that are currently imposed on us with virtually no consultation. All our rent and service charges stay within the TMO instead of being used by the council to cover costs elsewhere.

8. Better Quality Repairs

The Leathermarket JMB TMO knew better than Southwark Council how bad our heating engineers were because they employed an independent surveyor to check the quality of workmanship that T Brown were carrying out. They saved money and hassle.

9. Experienced Friendly Management

The Leathermarket JMB TMO is a 20-year-old highly regarded local organisation run by an experienced team who are keen to meet you.

10. Escape Some Council Cutbacks

Southwark Council's current housing service is to face cutbacks this year and our area will be hit hard by staff reduction - we have been told this by the council. A vote to stay under council management will submit us to a declining standard of service.

Find out more: Attend a Residents Meeting on 5 July 7pm Room 93 & talk to Richard 07980 295317