

1st September 2026

Dear Resident



Your Vote Matters

Please Vote YES in the Leathermarket JMB Continuation Ballot

For the past 30 years, Leathermarket JMB has delivered locally based housing services on behalf of Southwark Council. We believe that keeping services local provides important benefits for residents and our community.

We are therefore asking you to vote YES for Leathermarket JMB to continue managing your housing services.

Please see on the 2nd Page regarding the timings, and how to vote.



Why Vote YES?

By voting YES, you will help to retain:

- A local and personal housing service, delivered by staff who know your estate, neighbourhood and community.
- Dedicated Housing Officers, caretakers, gardeners and repairs staff who are based locally and work across your estates.
- An accessible local office, where residents can speak to staff in person rather than relying solely on a remote contact centre.
- A resident-led organisation, where local people can help shape decisions about their homes and neighbourhoods.
- Greater local accountability, with staff available to listen and respond to residents' concerns.
- Additional services for the community, including resident events, activities and free bulky waste collections.
- Greater local influence over how housing services are delivered and how rent and service charge income is used.

Leathermarket JMB is committed to listening to residents, improving its services and providing a visible, responsive and community-focused housing service.

What is the ballot?

Leathermarket JMB is required under its constitution to hold a ballot of residents every five years. The ballot gives residents the opportunity to decide whether their homes and estates should continue to be managed locally by Leathermarket JMB or whether responsibility for managing housing services should return to Southwark Council.

What happens next:

1. Voting packs will be sent on **Friday 11 September 2026** from Civica, our external independent company are managing the ballot for us.
2. You will be able to vote from Monday 14 September 2026.
3. The ballot box at the JMB office will be collected at 5pm on Friday 9 October 2026.
4. The ballot will formally close at **10am on Monday 12 October 2026**, with the result due to be declared later that day.

Please vote as early as possible to make sure your vote is received and counted.

How to vote:

Your voting pack will explain how to cast your vote. You will be able to vote in one of the following ways:

- **Online**, at www.cesvotes.com/leathermarketjmb2026 following instructions provided in your voting pack.
- **By post**, by completing and returning the ballot form to the address provided in your voting pack.
- **In person**, by bringing your completed ballot form to the Leathermarket JMB office and placing it in the secure ballot box in reception.

The ballot box at the JMB office will be collected at **5pm on Friday 9 October 2026**.

Any issues or concerns

If you: do not receive your voting pack; are unsure how to vote; need help understanding the voting instructions; or have any other questions or concerns about the ballot, please contact your Housing Officer, who will be happy to assist you or direct you to the appropriate support.

You can contact Leathermarket JMB by:

- Visiting: 26 Leathermarket Street, London SE1 3HN
- Calling: 0207 450 8000
- Emailing: enquiries@leathermarketjmb.org.uk
- Visiting our website: www.leathermarketjmb.org.uk

Every vote matters. Please use your vote and help us keep housing services local, accountable and resident led.

