



## CONTINUATION BALLOT NEWS

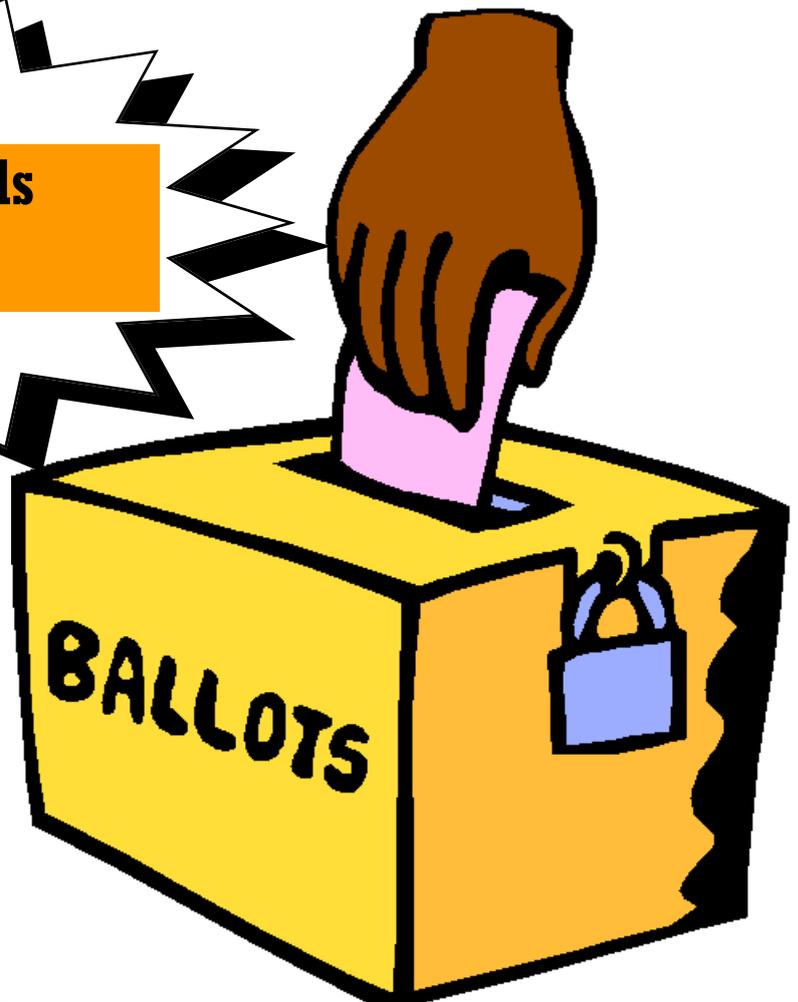
February 2019

The CCRMO continuation ballot starts on **Monday 4th March 2019** and **YOU** can decide who you want to manage your home and estate for the next 5 years.

The choice is simple, you can choose Cottington Close RMO which delivers a local estate office, local services and staff who know the local community and the estate and who are answerable to you, the residents. Or you can choose Lambeth Council which means centralised services, anonymous call centres, staff who may change frequently, and no local accountability. If you're unsure, take a look around Lambeth estates managed by the Council - it will convince you that CCRMO offers a far better standard than the Council can hope to achieve. So please vote YES to CCRMO continuing to manage our estate.

## The ballot closes on 18th March 2019

**Your RMO needs  
Your VOTE**



Every five years Cottington Close RMO asks you, the people we represent, to vote on whether you want CCRMO to continue managing Cottington Close Estate. We will also ask you whether you think we have done a good job so far.

**This is a SECRET BALLOT. You will not be asked to give your name or address and there is no way that anyone can identify how you have voted.**

**IT IS VITAL THAT YOU USE YOUR VOTE AND GIVE YOUR RMO A VOTE OF SUPPORT ...** otherwise everything we have been striving to achieve over the past years will have been in vain and things may change for good.

**What happens next....**

We will write to you on or before the ballot starts on Monday 4th March enclosing a ballot paper for each tenant named on the tenancy agreement and each leaseholder named on the lease.

The ballot paper contains two questions. The first question asks if you wish CCRMO to continue to manage Cottington Close estate. This has a "Yes" and "No" answer.

The second question asks how good you think CCRMO is at managing the estate., The answers ranging from "not satisfied" to "very satisfied".

Please complete the ballot paper and post it in the sealed ballot box .

*It will be kept in the RMO office for the duration of the ballot.*

If you cannot get into the office during opening hours, please put the ballot paper in the envelope provided, seal it and post directly through the office letterbox. All ballot papers received through the office letter box will be transferred unopened by staff to the sealed ballot box.

Ballot papers must be returned by **5pm on 18th March.** The ballot box will be opened and votes counted at a Special General Meeting at **7pm on Monday 18th March in the Pedlars Acre Hall .**

**PLEASE GIVE CCRMO YOUR SUPPORT**

**Make sure you use your vote.**

**Make sure you use your vote.**

**Please don't rely on other residents to vote - they may be relying on you!**

**Watch out for the ballot paper coming soon**



**If you have any questions or want to know more about the ballot, please speak to Julian Miles the Estate Director at the RMO office on 020 7926 8105**



## Why vote 'YES' to Cottington Close RMO?



### Our achievements to date...

- We have developed a Business Plan which sets out our vision for our organisation and our community and how we plan to fulfil that vision. We will be consulting members later on in the year about potential upcoming improvements.
- We have set up a direct labour team (Dave, Alan, Laurence and Adam), which means that our repairs, maintenance, caretaking, cleaning and grounds maintenance are all carried out in-house. As a result, we carry out repairs swiftly and to a high standard; often in hours rather than in days. We also carry out cleaning and grounds maintenance to a high standard; residents attend our regular programmed estate inspections to ensure that standards are sustained.
- We are one of the highest achieving TMOs in Lambeth and many of our services are performing at upper quartile levels.
- We have created a surplus, which we plough back into funding improvements on our estate and community work.
- We have set up a website, which contains valuable information and enables you to report repairs.
- We work closely with the local neighbourhood policing team on numerous issues, ranging from antisocial behaviour to more complex issues; we also recently carried out a joint operation with them to improve security on the estate.
- The Community Gardeners have established a beautiful garden, which wins yearly awards.
- The RMO will continue to repaint and replant in communal areas to improve the appearance of the estate. Due to the lack of historical cyclical works by Lambeth Council, the results are becoming very noticeable.
- We are working with a Community Payback Team, who are painting the fences, railings, drainpipes etc. and helping with cleaning and grounds maintenance duties throughout the estate.
- The RMO will continue to manage parking and garages locally, providing a much better service than on other Lambeth managed estates. This also means that you continue to collect your permits from the local office and not the Lambeth Parking shop.
- We have built links with our local councillors, community groups and other stakeholders.
- We have recently resurfaced the car park at Fontenoy House.
- We have recently replaced the files at the foot of Dumain Court and Hamlet Court.
- We have recently installed a bicycle rack and purchased a bicycle storage hangar.
- We have installed estate C.C.T.V., financed from our surplus after prudent financial management and are currently updating our system to the latest digital quality.
- We have installed security locks on the main entrance doors at Isabella House and Fontenoy House, thereby improving the security of those blocks.
- We are in the process of updating all the signage on the estate.
- As well as the essential services we also like to do the fun stuff. We put on events such as coffee mornings, a barbecue and an Easter egg hunt in the spring, a Fun day in the summer, a Halloween party and a trip to the coast and a trip to the Panto. For the last couple of Christmases, we have also put together a hamper for our older tenants.

**SO PLEASE GIVE CCRMO  
THE THUMBS UP!**





### **Find out more...**

The ballot box will be sealed and kept in the CCRMO office at 1 Opal Street (2nd floor). If you have any questions please call the office on 020 7926 8105 and speak to Julian Miles, the Estate Director between 9am and 4.30 pm. For more info on CCRMO go to our website: [www.cottingtonclosermo.com](http://www.cottingtonclosermo.com).

## **OUR BIG DAY...**

**Come to a Special General Meeting on 18th March at 7pm in the Pedlars Acre Hall to witness our ballot count. Refreshments will be served.**



**This is your ONLY chance to make your voice heard. CCRMO is the ONLY option for you to have direct influence over the future services you receive. If you want it to continue, please make sure you 'VOTE YES'.**

**a YES vote and we can go on to achieve more and more**

*(with your help)*

**a NO vote starts the process of returning to Lambeth Council management**

*(and all that entails)*