

# **Dovecotes TMO**

## **Newsletter Spring 2020**

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## News from the Chair

As we enter into unparalleled and unprecedented times I wanted you to know that you are all in my thoughts. Coronavirus (COVID-19) is a huge concern for everyone, affecting the way we live our lives at home, work, with our families, friends and colleagues.

I want to reassure you that Dovecotes Tenant Management Organisation will continue to provide a service to you. Rest assured, we are monitoring the situation very closely and following the guidance provided by Government and Public Health England.

The advice from UK Government is for people to focus on personal hygiene, to self-isolate if you are showing any symptoms, to avoid unnecessary travel and contact with others and to work from home. Inevitably, this impacts on the service we deliver from our local office.

Stringent new measures for pregnant women, those aged over 70 and people with certain health conditions have also been put in place and individuals in this group are requested to stay at home for 12 weeks.

The health of you and our employees is our top priority as well as the need to continue to provide a service to you at this difficult time.

Our main aim is to continue to support tenants, without risking the health and safety of them and our employees. From Tuesday 24th March 2020 we will carry out emergency repairs only. Our office will remain closed for the foreseeable time.

Staff will be available on the telephone during normal office hours.

Rent and service charge payments remain payable as normal. Payments can be made;

Online – [www.wolverhampton.gov.uk/housing/pay-your-rent](http://www.wolverhampton.gov.uk/housing/pay-your-rent)

Direct Debit—[www.wolverhamptonhomes.org.uk/tenants/money-and-benefits/direct-debit](http://www.wolverhamptonhomes.org.uk/tenants/money-and-benefits/direct-debit)

Telephone City Pay 0800 1804464

In the coming days and weeks we will learn more about coronavirus and what we can do to prevent the spread. I speak on behalf of the board and staff that our thoughts are with you and your families during these uncertain times and, we all look forward to welcoming you back into our office once the situation improves.

In the meantime, stay safe, look after your families and loved ones and thank you for your continued support.

*Joan Curtis*

# Dovecotes TMO Estate Survey



Dovecotes TMO has been providing tenancy management services on the estate for almost 14 years, we want to hear from you! What are your opinions of the TMO? Are the services we provide accessible and appropriate for the estate?

Open Communities, a social housing organisation who work with community led organisations nationally have been appointed to carry out an estate wide survey on behalf of Dovecotes TMO.

We ask that you complete this survey and return it in the prepaid envelope provided by 30th April 2020. Your views will be kept confidential and will not be passed on to the council. If you don't understand any of the questions please contact Open Communities on freephone 0800 073 1051 or email enquiries@opencommunities.org

This survey has been sent to every household of the Dovecotes Estate. The information you provide will help to design and shape the future service's provided by Dovecotes TMO for the residents of the estate.

**Each survey returned will be entered into a free prize draw to win one of three cash prizes  
1st prize £75 2nd prize £50 3rd prize £25**

(If you do not want to divulge your details you will not be entered into the prize draw)

Name .....  
Address .....  
Contact No .....  
Email .....

How long have you lived at this address ..... years ..... months

I am a  council tenant  leaseholder  private/RSL tenant owner-occupier

Are you a member of the TMO?  Yes  No

Anyone living on the Dovecotes Estate can be a member of the TMO, if you are not a member and would like to join please complete the membership form located on the last page of this survey.

This year Dovecotes TMO commissioned an estate survey to be delivered to all residents living on the estate.

Unfortunately, due to the recent outbreak of coronavirus we have been forced to postpone our plans. We would however like to reassure our residents that this project will go ahead once it is deemed safe to do so.

We want your help in designing our services and where we should spend our surpluses in the future. Please keep a look out for your survey that will be posted through your door this summer

## Dovecotes Tenant Management Organisation Committee Member List

**Joan Curtis—Chair**

**Ann Webb—Secretary**

**Sarah Harrison—Treasurer**

**Andrew Slater**

**Bernard Curtis**

**Toni Nwenwu**

**Ryan Pitt-Woodcock**

**Liz Kerr**

**Rebecca Dutton**

**Clr Sue Roberts MBE**

**Natasha Curtis-Warner**



## Dovecotes Tenant Management Organisation COVID-19 Hardship Fund

Dovecotes TMO manages approximately 770 tenancies on behalf of the City of Wolverhampton Council. Nationally, we are facing unprecedented times as a result of the recent global pandemic of COVID-19 (coronavirus). Many of our tenants could find themselves on the frontline of the financial crisis, in precarious jobs in retail or hospitality industries experiencing a reduction or sudden loss of income.

A hardship fund is available to alleviate some of the problems associated with extreme indebtedness associated with the effects of COVID-19. A total £20,000 has been apportioned from TMO allowances to the fund. Access to the fund will be allocated on a need basis throughout the financial year 01/04/2020 – 31/03/2021 or until such time that the fund is exhausted.

### **Do I qualify?**

The fund is available to all tenants of Dovecotes Tenant Management Organisation. Members of the TMO who live in the private rented sector or hold a tenancy with a registered social landlord are not eligible for the fund.

Tenants who receive universal credit as an allowance to supplement their earnings are eligible to apply for this fund. The fund is available to tenants who experience a loss in earnings as a result of COVID-19.

### **How can I apply?**

Applications to the fund are available online and at the local housing office. The application must be completed by the tenant, if the tenant is unable to complete an application a nominated person who holds a 'power of attorney' may complete the form on their behalf. In instances where a tenant has been hospitalised for a period of time a retrospective application can be made.

### **How much can I claim?**

Tenants will be permitted to one application per household. Following the decision to award funding a maximum payment of 4 weeks rent will be paid direct to the rent account on the last working day of the month that the application was considered. No cash payments will be made and there is no right to appeal as the fund is a voluntary arrangement offered by Dovecotes TMO.



If you are concerned about rent or are in financial crisis please contact the TMO office on 01902 552780 for a confidential chat with one of our team.



# Board Member Focus Joan Curtis

Joan Curtis, Chair of Dovecotes TMO has lived on the estate since 1979. She began her activism in tenant involvement as one of the founding members of Pendeford Tenants and Residents Association in the 1990's.

'I suppose working together and being part of a group was something I was born into. I was one of 15 children living in a 2-up 2-down terrace house in Dublin. I recall my childhood very fondly, my sisters and I plaguing our brothers and the fun we had playing at our gran's farm. I would milk the cows and churn the butter for hours. When I returned home my mum would have cooked a stone of potatoes some vegetables and a bit of meat. I still don't know how she managed in that little kitchen with so many mouths to feed.

In 1975 I came to England and was living in a private rented property on the Cannock Road with my husband and two children. We received a letter from the council offering us a 3-bedroom house on the estate. Back in 1979 when we came to look at the house in Long Furrow, it was still being built but I instantly knew it was the right place for my family.

The estate in the 70's and 80's was very different to how it is now. At first there were no shops, over time as the estate grew in size, shops and stalls started to pop up.

I spent many evenings in the Dovecotes pub where I ran the lady's darts team. We had some fun. A women's team in a men's league! We sure showed those chaps that Dovecotes girls were not to be underestimated.

There was nothing on the estate for kids in the late 80's. Having two young children myself and understanding how difficult it was to find activities for them to keep them active I helped form the Dovecotes Action Group. We would run swimming sessions, disco's and football events for the children from the estate. The Dovecote Wanderers' made up of boys from the estate regularly played in tournaments, some of them still live on the estate now.

As time went on, we grew and evolved. In the 90's I helped form the Tenant & Residents Association and then the TMO in 2006. It's not always been easy; we have had to fight for everything and to this day we still do.

I truly believe in community, people working together to achieve something special. I have a lot to give and, over the years have been privileged to attend numerous training events and network with lots of other TMO's from all over the country. I have laughed, cried and been pleasantly surprised by how Dovecotes TMO and our colleagues have championed the tenants voice and changed estates for the better.

Over the past year and months going forward we have lots planned for our community. I look forward to continuing to bring opportunities and experiences to everyone living at Dovecotes'.





**Warwick Castle**

**Day Trip**

**£10 PER PERSON**

**CASH ONLY**

**WARWICK CASTLE & KNIGHT'S VILLAGE**

**POSTPONED TO FRIDAY 26th JUNE**

**50 Spaces**

**Available to ALL Residents**

**DON'T MISS OUT GET YOUR TICKET BEFORE THEY SELL OUT!**

If you are interested please complete a booking form that you can pick up from our office reception when open to the public or download via our website/facebook page and return to the office with payment for your Ticket. Last day to book tickets Friday 3rd April 2020, subject to availability.

The time has come to inform you we have our first DAY TRIP planned for 2020.

Total price is £10 per person this includes ticket entry and travel, this is typically saving a family of four £60.

Warwick Castle is a medieval castle developed from a wooden fort, originally built by William the Conqueror during 1068, within the grounds of Warwick Castle there's many events you can attend and if you're into history, then this is the day trip for you.

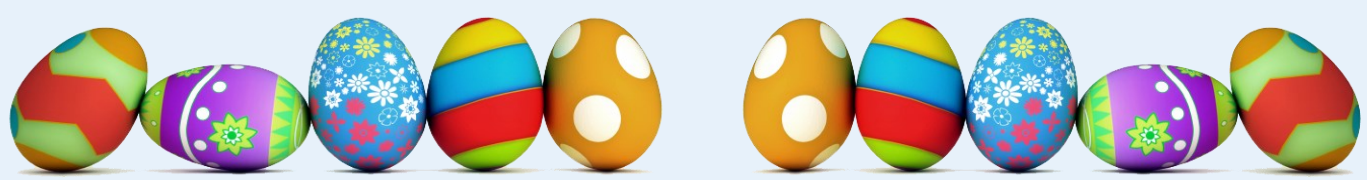
**Pick up 9 AM from Dovecotes Housing Office. Return 3:30 PM**

Please note you must be a member to attend any event held by Dovecotes TMO, if you not a member don't worry you can complete a form to get a membership number FREE

**Unfortunately our Easter Event has been cancelled.**

**To keep up to date with any changes to our events please visit [www.dovecotestmo.com](http://www.dovecotestmo.com) or Facebook @dovecotestmo**

**We would like to wish all our tenants and residents a Happy Easter**





# Dovecotes Seaside Trip

## Saturday 11th July 2020

**£10 Per Adult**

**£5 Per Child (under 10's)**

Weston-Super-Mare

Leaving Dovecotes 9:00am Returning 4:00pm

Tickets  
on sale  
soon

HM  
Her Majesty's  
Government

NHS

### Coronavirus

## Wash your hands more often for 20 seconds

Use soap and water or a hand sanitiser when you:

- Get home or into work
- Blow your nose, sneeze or cough
- Eat or handle food

For more information and the Government's  
Action Plan go to [nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

CORONAVIRUS  
PROTECT  
YOURSELF  
& OTHERS