



SPRING EDITION 2025/26

VOLUME 1

# Newsletter

Dovecotes Tenant Management Organisation  
Official Newsletter

## A warm welcome to you

### Message from your board members

Wow – Doesn't Dovecotes look beautiful this spring.

Thank you to everyone who took time out to vote for your favourite destination for this years community trips, we had over 80 people vote.

Its our priority to advocate for you and we we will continue to represent you and ensure your voice helps shape our community for all our Dovecotes residents. We have some planned activities and improvements to the estate which will start in the coming months.

We saw the best turn out to one of our Events ever recorded in almost 20 years of the TMO! We handed out 100 Easter eggs, with each child attending given an egg, and our tombola was a sell out by midday. This year we introduced two areas for you to let us know your thoughts on how you love the estate and what you think needs to be considered to improve. This allows us to ensure your voice is embedded in every strand of the TMO business plan and our mission of 'Together we will listen to our community to provide a safe, supportive, accessible and inclusive environment where people want to live'. We know that we can not achieve this alone.

We have had confirmation that the Household Support Fund will continue for another year so we can continue to offer those living on the estate help and support through the UK Governments Household Support Fund. We are just waiting for the grant to be received so we can start to support our most vulnerable tenants

It is with great sadness we announce one of our long standing members of staff, Housing Officer Karen Smith will be retiring in July after 18 years of service at Dovecotes.

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**SCAMS COST PEOPLE  
OVER £3.5 BILLION A YEAR**

# SCAMS RUIN LIVES

CITY OF  
WOLVERHAMPTON  
COUNCIL

so if you receive a letter,  
a phone call, a text or an email

## Out of the Blue!

Follow the **Three R's** below:

### **READ IT:**

If it sounds too good to be true, it probably is.

### **REDUCE IT:**

Ensure you protect your personal details at all times. You can register with the Telephone and Mailing Preference Service by contacting the Preference Service Helpline on 0345 070 0707 or visit [www.tpsonline.org.uk](http://www.tpsonline.org.uk)

### **REPORT IT:**

Call Action Fraud on 0300 123 2040 or visit [www.actionfraud.police.uk](http://www.actionfraud.police.uk)

Call Citizens Advice consumer service on 0808 223 1133 who provide free confidential and impartial advice on consumer issues or visit [www.adviceguide.org.uk](http://www.adviceguide.org.uk)

Call Public Protection on 01902 551155 or email [tradingstandards@wolverhampton.gov.uk](mailto:tradingstandards@wolverhampton.gov.uk)

## Cost of Living Support

Our city should be a place where everyone has the chance of a decent and secure life. Instead, too many people – many from working families – are struggling to meet their needs.

Financial hardship means not being able to heat your home, pay your rent, or buy the essentials for your children. It means waking up every day facing insecurity, uncertainty and impossible decisions about money. It means facing marginalisation – and even discrimination – because of financial circumstances.

The constant stress it causes can overwhelm people, affecting them emotionally and depriving them of the chance to play a full part in society.

For more information please visit: [www.wolverhampton.gov.uk/cost-of-living-support](http://www.wolverhampton.gov.uk/cost-of-living-support)



## Household Support Fund

Dovecotes TMO has again received further funding to assist households that have been affected by the rising cost of living and energy prices. We have introduced some guidance support around your first application to help us in reaching as many households as possible.

Households will be awarded an amount that will vary dependent on the make up of the household. Priority is given to supporting Food and Fuel, however other household essentials can be considered.

The funding can be used for support / assistance with:

- Food, Gas and electricity and Water
- Additional support is available for the following:
- Essential household items (white goods, small appliances)
- Other essentials (warm clothing and bedding)
- If you need support with essential household items or other essentials, please contact us on 01902 552780.
- The breakdown of the award is detailed below.
- Food Support

Where a household needs assistance with food, the following amounts will be awarded:

- Single Adult: £25.00
- Couple: £50.00
- Addition for each child in household: £15.00
- Fuel/energy Support

Where a household needs assistance with fuel, the following amounts will be awarded:

- Single Adult: £40.00
- Couple: £60.00
- Addition for each child in household: £15.00

We are particularly looking for those households who have not received funding in previous years and those with families.

For more information or to apply please contact the office on **01902 552780** or via email on [generalenquiries@dovecotesmo.com](mailto:generalenquiries@dovecotesmo.com)

## Household Support Fund

## Your Comments



**Google review February 2025**

"Very satisfied with the Excellent service"

Ian came & renewed bath taps & reseal the bath ,he did a wonderful job & left the bathroom clean & tidy afterwards

Highly recommend Dovecotes TMO

Another great jobs done by Ian ,Thank you Dovecotes Tmo

Excellent Service as always"





## Awaabs Law What does this mean to you

The death of Awaab Ishak in 2020 was a tragedy that shocked the housing sector and all social housing agents are committed to ensuring that nothing like it ever happens again.

Awaab's Law was introduced in July 2023 as part of the Social Housing (Regulation) Act following a petition by Awaab Ishak's parents.

This legislation is currently being added into social housing tenancy agreements that will require landlords to comply with new requirements. This means all registered providers of social housing will have to meet these requirements and if they fail to do so, tenants will be able to hold their landlords to account by taking legal action.

From October 2025 social landlords will be required to address damp and mould hazards that present a significant risk of harm to tenants within fixed timescales. From the same point in time, they will also have to address all emergency repairs, (whether they relate to damp and mould or not), as soon as possible and within no longer than 24 hours.

In 2026, requirements will expand to a wider range of hazards beyond damp and mould. The government has not yet fully determined which hazards will be included in this second phase, but expects it to include excess cold and excess heat, falls, structural collapse, fire, electrical and explosions, and hygiene hazards.

Then in 2027, the requirements of Awaab's Law will expand to apply to the remaining hazards as defined by the Housing Health and Safety Rating System (HHSRS) but excluding overcrowding.

**Damp, Mould and Condensation is preventable. Here are some helpful tips to prevent damp mould and condensation spots in your home.**

1. **Wipe down windows, seals and tiles after a shower or a bath.**
2. **Always keep your extractor fans on (they cost approx. £1 a year to run)**
3. **Open your windows regularly and keep your trickle vents open.**
4. **Ensure Dryers are vented or the hose can reach outside to prevent condensation. Don't dry clothes indoors.**
5. **Close your kitchen and bathroom doors to prevent steam escaping into colder rooms.**

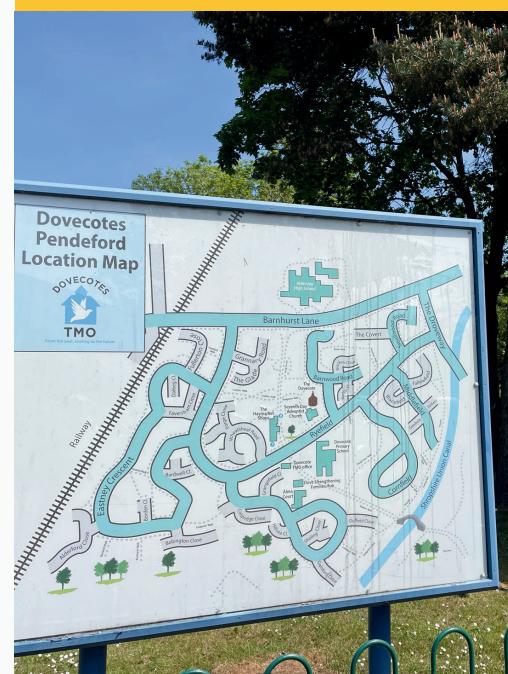
Dovecotes TMO are currently working with all partners to ensure we are ready for the new changes to the law.



*"Absolute great service, Ian the guy who looks after maintenance was awesome. Such a professional guy and very pleasant"*

*"Ian's came out today to do my jobs and he's done a fantastic job. Always helpful and polite. Thank you dovecotes TMO"*

*"It was great to see a roaring success at the Dovecotes TMO Easter Eggstravaganza yesterday. Amazing community spirit"*



## How to report a repair



01902 552780



The Housing Office, 86 Ryefield, Pendeford,  
Wolverhampton, WV8 1UD



[www.dovecotestmo.com](http://www.dovecotestmo.com)



[generalenquiries@dovecotestmo.com](mailto:generalenquiries@dovecotestmo.com)



01902 552999 Out of Hours  
repairs



## SKIPS ON THE ESTATE

Our contractors have noticed an increase in fly tipping in skips they have hired to complete repairs in properties on the estate.

**This is a polite reminder these skips are not hired by the TMO but the contractors direct.**

please refrain from putting any rubbish into these skips. Thank you.

We are going to be organising resident action days along with skips in the autumn to support you remove rubbish and unwanted household items.

## Your Comments



Google review February  
2025

"I locked myself out of my flat this morning, I left my keys inside the house because of rushing for work, I rang Dovecotes Tmo and I spoke to Lindsey on the phone regarding this who got me an appointment right away with the repair man Ian. He came out and got me in the flat in no time.. even cleaned up after himself and engaged in a nice conversation.. overall experience was helpfull/and great service.. appreciate the help and support ive received today thank you kindly"

## SATISFACTION

If you are happy with the service the repairs team have provided please let us know in one of the following ways:

Review us on google by  
scanning this QR code



Email us - [generalenquiries@dovecotestmo.com](mailto:generalenquiries@dovecotestmo.com)

Call us - 01902 552780



Your feedback is important to us



**Your 3 Labour Councillors (Alan Butt, Jane Francis, and Barbara McGarrity)** have continued to work hard on your behalf. We have dealt with a variety of Casework in Dovecotes, ranging from fallen trees to fly tipping to missed bin collections to Anti Social Behaviour, as well as supporting local residents with more personalised advice and support.

It has been a pleasure to use some of our ward funds directly in Dovecotes by contributing to events organised by the TMO such as the Easter Eggstravaganza, which brings so many people together and builds the strong community spirit that we invariably see on our "rounds"

I was very honoured to be invited to Dovecotes Primary School during their Project on Democracy. I spoke to the School Council Representatives about my role as a Councillor, why I wanted to be a Councillor and what I enjoyed most. The children were a credit to the school, who go above and beyond for the children. No wonder they received an all-round "Good" in their last Ofsted Inspection.

We are all very excited about the newest project for Dovecotes, which will give better access for bikes, prams, wheelchair users and walkers along the canal towpath from Bilbrook through to Pendeford. There will be an improved green space opposite the estate for all residents to enjoy. The project is run by Sustrans, a charity dedicated to make it easier for people to walk and cycle, and we have been involved as stakeholders from the start of the project, but we are now liaising with all partners to bring more information to our residents.



**Your Comments**

★★★★★

**Google reviews March 2025**

"Once again Ian came and excelled in helping with a water pressure issue"

"Always completes a excellent job"

"Thank you Dovecotes TMO"

"Thank you Ian for wonderful work carried out in our bathroom. Very polite, friendly and conscientious. Thanks to all at T.M O"



## Summer Trips 2025

£10 pp



### Wednesday 23 July Liverpool

Liverpool is one of the most visited cities in the United Kingdom. In 2008 it was nominated as the annual European Capital of Culture. Liverpool is known for its monuments, cultural venues, a large number of festivals, concerts, and other annual events. And, of course, it is home to a great soccer team FC Liverpool.

The Coach will depart at 8:30am and will be leaving Liverpool at 5:pm.

**The travel time is approximately 2 hours each way.**

£10 pp

### Wednesday 6 August Scarborough

Scarborough has been named by National Geographic as one of the UK's top seaside resorts to visit in 2025!

Award winning sandy beaches, wonderful family attractions including Scarborough Castle, Fun Fair, Amusements, Cliff Tramways and there's even a waterpark.



The Coach will depart at 7:30am and will be leaving Scarborough at 5:30pm.

**The travel time is approximately 4 hours each way.**



### Wednesday 20 August Chester Zoo

With over 37,000 animals from over 500 incredible species, there's always something to discover at Chester Zoo. Every visit funds vital conservation work both here at the zoo and around the world. Voted No.1 UK Zoo by TripAdvisor, its easy to see why this is the place to visit. Your entry cost is subsidised for this visit.

The Coach will depart at 8:30am and will be leaving the Zoo at 5:30pm.

**The travel time is approximately 2 hours each way.**

BOOK IN RECEPTION



For More Information at  
[www.dovecotesmto.com](http://www.dovecotesmto.com)

Call Us For Details  
**01902 552780**



# Photos of the Day



## St Georges Coffee Morning

We raised a huge £240.  
As a board we want to send you a  
personal thank you to every one who  
came and supported this event.



## Events Page

Our **Easter** event 2025 saw the most ever attend one of our events in almost 20 years!

With activities for all ages we attracted residents in excess of 300 and handed out a total of 100 easter eggs to the children that joined in the fun.

With free craft making, face painting, a tombola and a huge raffle on offer, stall holders offering support and advice as well as a Easter Café selling hot and cold food and drink - there was really something for everyone!

All activities were delivered by the board and staff members who were on hand to engage with the tenants throughout the whole event.

We just wanted to thank each and everyone who joined us and took part in the activities on the day.



### Free Lifesaving First Aid Sessions Coming in July 2025

During July St John Ambulance and Dovecotes TMO will be offering **FREE** First Aid Sessions to learn life saving skills in the heart of the community. To register an interest, visit the link or scan the QR Code below.



[linktr.ee/SJA\\_WolvesNW](https://linktr.ee/SJA_WolvesNW)





# Your Reviews

Facebook



*'Thank you Ian for doing an Excellent job once again also Dovecotes TMO Repairs Team for a Excellent Service as always'*  
THANK YOU

*'So had my bath re sealed and a new shower hose and I've gotta say, fabulous work. I've always liked TMO. Very friendly and helpful, and Ian did a fantastic job so I hope the TMO are here for many more years to come'*



We are hosting the following meetings and you are personally invited to participate and be part of the conversations about our estate and the TMO.

- Tenant Engagement Wednesday 18 June 5:30pm Meeting
- AGM Tuesday 7 October 5:30pm
- Tenant Engagement Wednesday 5 November 10:30am Meeting

**A light buffet and refreshments will be provided at the above meetings**

- Christmas Event Friday 19 December 2:30 - 6:30pm

To book your place onto the Tenant Engagement Meetings please complete the booking form below. We only have 25 places per meeting so we will be offering them on a first come first served basis. We will confirm your booking along with the topics of discussion prior to the meeting.

Name/s	
Meeting Date	
Address including postcode	
Contact number	
Email Address	



# I ❤ DOVECOTES

**We need your help!** Can you design a logo that we will use around the estate.

The logo should be designed around being proud of living in Dovecotes, and what this means to you.

What makes Dovecotes special? Is there any landmark or feature that stands out which makes you proud to live here? Consider the green spaces and flowers that grow in and around the estate.

The logo should include the words 'Spread Pride in Dovecotes'.

The winning design will be created and used alongside the TMO business logo.

It will be featured in all printed and digital material the TMO uses. Stickers and signage we create the logo will be included highlighting and endorsing our pride and love for this estate.

**The winning design will receive a £100 gift voucher.**

Entries will close on **Friday 12 September 2025**. Return your finished masterpiece to the TMO reception.

Please include your Name, Address and contact number within your entry. Only entries from Dovecotes Estate will be entered.

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## Monthly Estate Community Litter Picks



- **Friday 30 May**
- **Friday 27 June**
- **Friday 25 July**
- **Friday 29 August**
- **Friday 26 September**
- **Friday 31 October**
- **Friday 28 November**

The last Friday of every month we will be running a litter pick in our estate, highlighting areas raised by you.

We all agree we have seen a surge in litter in the estate recently, which is an ongoing conversation being had with the departments who oversee our cleaning programmes on the estate.

However as a community lets stand together in addressing this issue and join us in a monthly estate litter pick.

Please meet us at the TMO Reception at 10:30am on the last Friday of every month. All equipment will be provided.

Every time you attend the litter pick you will be entered into a prize draw with the chance of winning a £100 gift voucher which will be drawn on Friday 19 December 2025.

## YOU SAID, WE DID

**Your voice is important.**

As a result we have listened.

You said we did is a dedicated page highlighting what we have planned, actioned or delivered as a result of contacting us and having a conversation with us about your home, our area, projects or improvements to consider.

This year at Easter we introduced 2 engagement boards for you to let us know:

- What you love about Dovecotes - what makes you proud to live here
- Tell us what needs improving -Your voice matters !



As you can see we received more comments on how proud you are of Dovecotes than areas to investigate to improve.

All your comments will help shape our business plan and our aims, objectives and priorities for each year.

A fire safety and maintenance issue was identified at the rear of the properties on Barnwood Road that back onto Barnhurst Lane. The project was conducted over a two year period. The first stage was to remove the bushes and fit new fencing with push pad exit systems. The second phase was to remove the bushes from the waste land and open up the area.

*Before*



Find us on Facebook

Use your camera to scan the code



*After*





**DOVECOTES  
TMO**  
From the past, looking to the future

# 80<sup>th</sup> Anniversary Wartime Heroes

FRIDAY 15 AUGUST 2025 5 - 7PM

COME AND JOIN US AT DOVECOTES TMO  
TO COMMEMORATE OUR LOST LOVED  
ONES AND CELEBRATE THEIR LIVES AT OUR  
STREET PARTY

- FREE RATION PICNIC PACK
- LIVE 1940'S MUSIC

TO CONFIRM ATTENDANCE PLEASE CONTACT 01902 552780 OR  
EMAIL [GENERALENQUIRIES@DOVECOTESTMO.COM](mailto:GENERALENQUIRIES@DOVECOTESTMO.COM) FOR YOUR  
BOOKING FORM

AT DOVECOTES TMO, RYEFIELD, WOLVERHAMPTON WV8 1UD

Do you have any up coming local events or activities?

If so please contact us and we can add it into our  
summer edition Newsletter.

Call us on 01902 552780  
or email:  
[generalenquiries@dovecotestmo.com](mailto:generalenquiries@dovecotestmo.com)

Find us  
on Google

Happy with our service?  
Leave us a Review





Supported by



CITY OF  
WOLVERHAMPTON  
COUNCIL



# Do you need help with your financial wellbeing?

**Our staff can provide support around the cost of living,  
budgeting and making money work better for you.**

We run drop-in sessions at community venues across the city as well as a weekly 1:1 support programme at Molineux Stadium. Face to face or online support is available.

For more information, please contact:  
[garryleslie@wolves.co.uk](mailto:garryleslie@wolves.co.uk) | 07507 296 064





Dovecotes TMO works in partnership with City of Wolverhampton Council and Wolverhampton Homes ensuring all council properties on the estate are managed and maintained to the standard set within The Social Housing Regulation. As a tenant led organisation we are able to provide an enhanced service above and beyond the remit of the local authority. This allows us to advocate for you. However, there are areas we don't oversee. The chart below identifies who is responsible for what area.

DOVECOTES TMO	WOLVERHAMPTON CITY COUNCIL	WOLVERHAMPTON HOMES
Management of rent account and rent arrears	Sets rent and service charges	Collection of rents and former tenancies
Re-lets Homes	Sets and collects Council Tax	Annual gas servicing and gas and electric repairs
Resolves Tenancy Breaches for tenants	Administers Housing Benefit	Structural repairs
Day to Day repairs on tenancies and exterior repairs for leaseholders	Disrepair notices/legal matters	Removal of fly tipping
GDPR for TMO tenancies	Consultation on rents	5 yearly electrical testing
Consultation with tenants on day to day performance	Investigate and prosecute fly tipping	Grounds maintenance including trees, bushes and car parks
Reports fly tipping	Litter picking in public areas/syringe removal	Out of hours emergency repairs
Community Events and trips	Grits roads	Prevents and tackles Anti-Social behaviour for private residents
Answering Complaints and consulting on the Estate	Emptying bins	Re-lets shops and business premises
Provides a housing office and counter services	Lighting on adopted roads	Leaseholders
	Highways including pavements and roads	Right to buy applications
	Parks and Leisure	Prevents & tackles Anti-Social behaviour for tenants.

Any enquiries you may have regarding this please call:

Dovecotes TMO 01902 552780 | Wolverhampton Council 01902 551155  
| Wolverhampton Homes 01902 556789



# Dovecotes In Bloom

The Dovecotes in Bloom gardening competition encourages residents of the estate to display their floral skills.

There are 3 different categories to enter.

If you don't have a garden you can use containers or hanging baskets, everyone who participates will be helping to improve the estate and you could win an award.

**Judging will take place on, Wednesday 27 August 2025.**

Good Luck.

1ST PRIZE  
£50 VOUCHER  
RUNNER UP  
£25 VOUCHER

## Dovecotes in Bloom - Entry Form

Name:

Address:

Telephone Number:

Email Address:

Tick the Category you would like to enter

- Best Garden
- Best Hanging Basket
- Best Container



Do you agree for your garden or display being photographed and used for promotional purposes? Please Tick

- Yes
- No

Please return your entry form by **Friday 22 August 2025** to Dovecotes TMO Housing Office, 86 Ryefield, Pendeford, Wolverhampton, WV8 1UD.

Dovecotes TMO takes photographs of gardens and displays which may be used for promotional purposes. This includes websites, Social media, printed publications, presentations, press releases and image galleries/slideshows.

Dovecotes TMO Reserves the right to amend the schedule should it be necessary, cancel any category should there be insufficient entries; to accept or remove entries; to move entries between categories.

Working in partnership with St Johns Ambulance we are delivering **FREE** First Aid Sessions at Dovecotes TMO Office during July.

Each session will cover CPR (adult, child and baby) and how to use the Defibrillator to learn this life saving skill.

Dates available:

- **Thursday 17 July at 6:30pm**

We have 25 spaces available. To book on the session please contact the office on 01902 552780 or email [generalenquiries@dovecotestmo.com](mailto:generalenquiries@dovecotestmo.com) or book on in Reception.

## CONTACT US



01902 552780



[generalenquiries@dovecotestmo.com](mailto:generalenquiries@dovecotestmo.com)



[dovecotestmo.com](http://dovecotestmo.com)



Public Opening Hours

Monday & Friday

09:00 – 13:00

14:00 – 16:00

Tuesday

09:00 - 13:00

