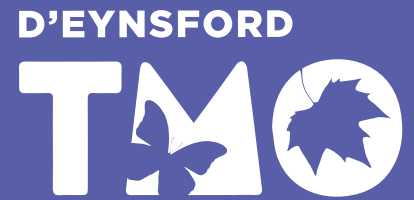


D'Eynsford Annual Report

2022-23



Welcome from Chair of The Board

I am delighted to introduce this Annual Report which showcases our achievements over the past year and outlines our future plans.

As a resident-led organisation, D'Eynsford TMO works for the benefit of our local community and everyone who lives here. We put our community at the heart of everything we do to ensure that decisions reflect the needs of residents.

As well as striving to deliver first-rate housing and estate services, we also provide many 'extras' for our community such as weekly coffee mornings, annual seaside trips, seasonal events, weekly gardening and basketball sessions. This year we have been busy collaborating with local organisations to further enhance the range of community services available to residents of all ages, and now offer free weekly yoga sessions for over 60's and dementia awareness classes in our TMO community room.

Our success is down to the dedication of all our Board members, dedicated staff team and everyone involved with the TMO who collectively help to ensure we are working to meet local needs whilst delivering value for money.

I would like to take this opportunity to thank everyone who gives up their time so generously in order to ensure that D'Eynsford continues to offer real benefits for our community.

Special thanks to those Board members who we lost or who stepped down last year, and a big welcome to the five local residents who have stepped forward to fill their shoes.

Together we look forward to another successful year ahead for our estate and everyone who lives and works here.

Mr. Connie Gray
Chair of the Board



Who we are and what we do

D'Eynsford TMO was set up by residents in 2015 to take over the management of the estate from Southwark Council. From that date forward we have had a clear vision of how we want our estate to be, and we remain committed to making this a reality.

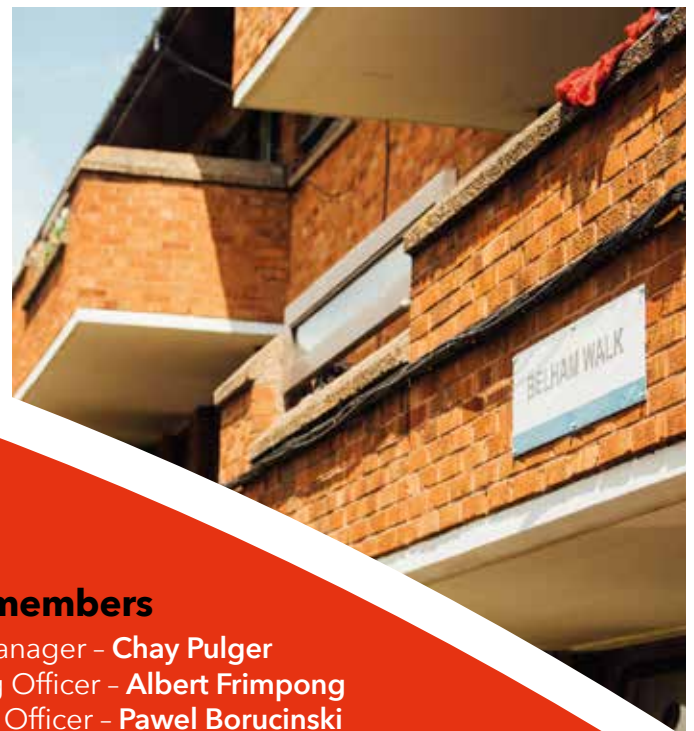


We believe that by putting residents at the heart of our organisation we can work to ensure that our neighbourhood is safe, clean, well run and a place where people feel proud to live.

Our resident-led Board steer the overall direction of the organisation. The Board is further supported by six sub-committees; HR, Finance, Gardening, Social, Security, Repairs & Maintenance, along with other teams and representative roles to ensure that local residents can have their say and genuinely influence services. Together the Board and the staff team strive to ensure that the TMO provides good quality, joined up services and that any surplus accumulated is invested back into the estate as improvements or community projects. Any resident over the age of 16 can volunteer as a Member - please get in touch if you would like to get involved.

Our TMO offers:

- Better services for everyone - quicker and higher quality
- A local staff team working directly for us
- An on-site estate office and a community room
- Value for money
- More control for residents
- 'Extra' benefits for our local community to enhance the lives of local people



D'Eynsford
estate has
360
homes

TMO Board as at August 2023

Chair - **Connie Gray**
Secretary - **Pete Dolan**
Treasurer - **Mark Vowles**
Vice Chair - **Ellen Howells**
Board Member - **Sandra Brown**
Board Member - **Margret Falodi**
Board Member - **Clava Jameson**
Board Member - **Roger Richardson**
Board Member - **Shola Oluwafemi**
Board Member - **Thomas Morgan-Evans**
Board Member - **Dorothy Adongo**

Staff members

TMO Manager - **Chay Pulger**
Housing Officer - **Albert Frimpong**
Finance Officer - **Pawel Borucinski**
Repairs and Maintenance Coordinator - **Shaz Islam**
Senior Caretaker - **Devon Nicholas**
Caretakers - **Kelly Ulysses & Gary Roye**

Our plans for the future

Although we are proud of what we have achieved over the past eight years, we have a vision for the estate that is bold and ambitious and are looking forward to developing plans for further growth.



Building safety

In line with new housing regulations we are working closely with Southwark Council to ensure our homes are safe, well maintained and meet new building safety and fire safety legislation. We will continue to invite residents to join staff on regular Estate Inspections to point out any issues with cleaning, repairs, grounds maintenance or safety.

Extra services

We want to increase the range of inclusive activities and events on offer for our local community as we know these 'extra' services help to reduce social exclusion and ensure local people can learn new skills, keep fit and active, and also build community spirit. We have exciting plans to work with Cambridge House in 2023 to offer mentoring to our local young people.

Delivering value for money

We will continue to apply for grants and funding when available, and by making efficiencies and striving for value for money we expect our surplus year on year to be reinvested back into the estate.

Sustainability

We are working to create a greener estate and choose environmentally friendly options wherever possible in line with our One Planet action plan for sustainability.

Governance

We will continue to encourage as many residents as possible to have their say by offering more opportunities for involvement with the TMO.

How we have performed 2022-23



Amount of rent collected



Number of voids (empty properties) over the year



Number of complaints received



Total number of repairs completed by TMO staff



% of TMO repairs completed within timeframe



Repairs completed by external contractors



% of repairs by external contractors completed within timeframe



Number of TMO members

Annual General Meeting

Wednesday
27 September 2023

7pm in the TMO Community Room

- ✓ **Have your say** - to ensure we develop our services how you want and need.
- ✓ **Use your vote** - vote on important issues affecting this neighbourhood.
- ✓ **Get to know your neighbours** - meet new people and share your thoughts on the estate.
- ✓ **Find out more about the TMO** - chat with staff and board members.
- ✓ **Free food and refreshments**

Statement of financial position 31 March 2023

	31.3.23		31.3.22	
	£	£	£	£
FIXED ASSETS				
Tangible assets		521		866
CURRENT ASSETS				
Debtors	23,867		9,116	
Cash at bank	245,770		297,835	
	269,637		306,951	
CREDITORS				
Amounts falling due in one year	107,993		90,445	
NET CURRENT ASSETS		161,644		216,506
TOTAL ASSETS LESS CURRENT LIABILITIES		162,165		217,372
RESERVES				
Retained earnings		162,165		217,372
		162,165		162,165

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

For a full copy of our accounts please contact the TMO office.

Get in touch

If you would like to get involved with D'Eynsford TMO and work with us to help make this neighbourhood an even better place to live please pop into the TMO office or get in touch using the contact details below. **We are open Monday to Friday between 9am and 5pm.**

- Pop into the D'Eynsford TMO Estate Office at **38 Mary Datchelor Close, Camberwell, London, SE5 7AX**
- Call us on: **020 7525 0745**
- Email: **TMO@Deynsford.org**
- Visit our website: **www.deynsford.org**
- Follow us on Twitter: **@deynsford**