



What does the Co-operative do?

Wellington Mills is an estate owned by the London Borough of Lambeth (LBL). The Wellington Mills Housing Co-operative, in its capacity as a Tenant Management Organisation, acts as an agent for the London Borough of Lambeth based on a Management Agreement.

We undertake work on behalf of LBL such as rent collection, repairs to individual tenanted flats and communal parts of the estate, maintenance, gardening, cleaning the rubbish chutes, keeping the estate clean and in good order. We currently employ an Estate Manager who manages this day-to-day activity as well as ongoing projects decided by our Management Committee. The Manager is assisted by a Housing Officer who takes care of Tenancy Management issues.

We receive an annual budget, the Management and Maintenance Allowance, to do this work. Leaseholders pay service charges based on our expenditure; tenants pay rent set by LBL within national guidelines and service charges based on housing area expenditure. LBL provides printed Tenancy/Home Ownership Conditions that you must adhere to. We have our own Code of Conduct (Leaflet 4) that every resident should respect.

The Management Committee conducts the business of the Co-operative. There are various sub-committees including a Social Sub-committee that organises outings funded by a fortnightly raffle. Elections for vacancies on the Management Committee take place in June. Any member can be nominated for election.

Tenants join the Co-operative as a condition of LBL's Choice Based Lettings Scheme. When leaseholders apply to join, they are asked to a brief meeting where there is an opportunity to ask questions. There is an application form in this pack. Once you have joined, you will be issued with a share on payment of 5p. You are then a 'member of the Co-operative' and receive a copy of the Constitution and Standing Orders. Sub-tenants may apply to join as Associate (non-voting) Members.

There are four General Meetings and an Annual General Meeting each year held in the evening. Members are expected to attend. Current issues are discussed and the quarterly budget is presented. All major decisions are put before the members at these meetings and each member has a right to vote on any resolution.

All members share responsibility for running the Co-operative.