



AfCE provides a full range of reliable, professional support services for TMOs and Co-operatives. If you don't believe us, ask our customers!

### **Alpha Tenant Management Co-operative, Sheffield**

AfCE has worked with Alpha since the feasibility and development phases of setting up their TMO in the early 1990's and we have also provided TMO promotion and ballot services every time the Management Agreement required a tenant and leasehold ballot. In 2007 AfCE acted as their Independent Tenant Advisor during a stock transfer from Council ownership to a housing association and helped Alpha preserve the TMO and improve and develop the management agreement with their new landlord. In 2009, AfCE provided advice to the new estate manager and committee at Alpha to help them prepare for a committee member recruitment drive.

### **New Barracks Tenant Management Co-operative, Salford**

Staff at AfCE have had a long relationship with the New Barracks Co-op. The history of the New Barracks estate is a well documented story and it is now nationally recognised as a Guide TMO. AfCE acted as the TMC Independent Tenants' Advisor during an Option Appraisal which considered a stock transfer to a housing association. The nature of the New Barracks estate within a conservation area was a challenging study which considered many options and resulted in the Co-op deciding to remain in Council ownership.

### **Springs Tenant Management Co-operative, Bury**

AfCE provided lead advisor services for the Springs TMC in 2006 to carry out a pilot Tenant-Led Stock Options Feasibility Study for the Housing Corporation. The results of this work showed the potential for a stock transfer for the Springs Estate to be viable. Nearly a fifth of the housing stock on the estate suffers from damp problems which could not be tackled by the anticipated investment levels offered by the ALMO Decent Homes Programme. Although tenants supported the idea and voted through an independent ballot to continue to the development phase, the agreement to proceed has not been reached with the landlord. AfCE has backed the committee through thick and thin. With the introduction of the new Housing and Regeneration Bill 2008, the dialogue continues to work towards a viable solution for the Estate. The Springs TMC has the continued support of its tenants and has a track record of over 15 years of successful management. AfCE is committed to continue supporting community organisations like the Springs TMC.

### **Windsor and Albion Co-operative, Salford**

In 2008, AfCE provided Committee training and professional advice on business planning, governance, complaint handling, resolving disputes and staff recruitment.

### **Tangram Housing Co-operative, Leeds**

AfCE provided training and professional advice to the committee to help the organisation out of Housing Corporation supervision. The project lasted 2 years and included the development of a rent setting policy, business plan, asset management strategy, anti-social behaviour procedure, improved governance arrangements and registering a new set of rules for the Co-op. The Co-op had been set up over 20 years ago and its policy and practice needed modernising for the 21<sup>st</sup> Century. With AfCE's help, Tangram was successful and was removed from the supervision list.

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