

AGM 2024/ BTC Jubilee Evaluation

We had 21 evaluation forms returned to us results as follows;

1. Which part of the day did you enjoy the most and why?

Many people mentioned how much they enjoyed meeting other members and learning about the history of the coop and its members through the photographic exhibition that had been organised by Lily May, Peter Brooker and Jaydon Cobb.

2. Which part of the day did you enjoy the least and why?

Only two comments were made to this question one was about not having enough chairs and the other related to only winning the raffle twice.

3. Did you gain any information from today's AGM, Celebration and Exhibition.

Again, many people felt they had learnt a lot about the Coop from the exhibition and mentioned how much they enjoyed it.

4. Were you able to fully participate in the event?

A resounding yes.

5. How would you rate the day over all?

17 rated the day as excellent and 4 as Very good

6. How would you rate the venue?

11 rated it excellent, 7 very good, 3 good

7. How did you rate catering by Jerk Garden?

12 said excellent, 5 very good, 3 good, 1 didn't have

8. How did you rate the cakes?

11 said excellent, 7 very good and 3 people didn't have any

9. How did you rate the BBQ?

7 said excellent, 6 said very good, 1 Good, 1 Ok 7, gave no answer

10. How would you rate the entertainment?

12 rated it excellent, 7 very good, 1 good, 1 ok

11. How would you rate the decoration?

12 said excellent, 7 very good, 1 good, 1 ok

12. Any other Comments on the Day.



The AGM and 50th birthday party was held on Saturday 27th July at Mary Magdalene School. I would like to take this opportunity to extend a MASSIVE thank you to all the staff and members that worked hard on the day to ensure the event went well. We were fortunate to have glorious weather, the event was well attended, and we had some very positive feedback.

'Roll on to the 60th'

'Super day, best ever'

'Really amazing, great atmosphere for all, felt very inclusive'

'Fun day for the family, great day wish I could have stayed longer'

'The event had a very positive vibe'

'It was a fantastic event. It felt like a proper celebration starting with the warmth of the welcome at the gate, the plentiful food, the music and the activities, I could see the huge amount of thought and work that had gone into putting the event together. It was so good to see everyone of all ages enjoying themselves. I really enjoyed catching up with old friends and meeting new people.'

'It made me realise how fantastic Brockley Co-op is and how they have served the community over the last 50 years, thank you Brockley Co-op'

Contributions needed for our Time capsule – Calling all Members

A family tree or a letter about your family as it is now, are all documents that would be interesting for future historians. Please can you let us have some contributions to include in our capsule to make it as interesting for future generations as possible. We will also hold a workshop to gain some artwork from our younger coop members and welcome any contributions from your children. Even if they are not able to come to a workshop, we would love to have letters 'to my future self', drawings of their families or homes or predictions about how they see the future.

As part of our 50th birthday celebrations we are making a time capsule for future generations to discover. We will be including lots of information about the Coop as it is today, our financial statements, our annual report, newsletters, newspapers, coins from 1970s and now and some photos from our party in July. We have plenty of space in our capsule and would love to be able to include some more contributions from our members. We would love to have copies of any old photographs or old documents you may have if you were a committee member at any time

Rent Matters – Important Information

Please ensure you do not miss out on money you are entitled to by not informing housing benefit or universal credit about the rent rise in July as they will not backdate payments unless there are exceptional circumstances, and this means you will need to make up the difference where claims are not backdated.

Court Costs for Hexagon managed properties

If you are a tenant in a Hexagon owned property we are not able to take Court Action without a legal representative and this means that if we are forced to take legal action to get regular payments of rent where arrears are not decreasing or you are not sticking to agreements made with us the costs, that are generally awarded against you, will be quite high as they will include lawyers fees as well as court fees. For Brockley owned properties we are able to take cases to court directly ourselves and this limits the costs awarded against you to court fees only (currently court fees are £391).



Contents Insurance

Make sure you have contents insurance; many people think they don't really need this but its important to have contents insurance. BTC and Hexagon are not responsible for the contents of your home, so if you are unlucky enough to have an event like a burglary, fire or flood, you would be responsible for replacing any stolen or damaged possessions yourself. Contents Insurance can help cover the costs of this should the worst happen. The National Federation of Housing has linked with insurance companies to produce an affordable policy tailored for social housing tenants. Contact us for more details.



Bereavement Support

Sue Ryder offers online bereavement services to give practical and emotional support when you are coping with grief. Grief can be a very lonely place, and no one really understands what losing a loved one is like unless they've been through it themselves. Sue Ryder offers an online community and counselling Service that you can connect to from your computer, tablet or phone. You can gain support from others whop really understand. They offer online counselling over six weekly sessions over video chat. To join the Sue Ryder community, go www.sueryder.org/notalone



Healthy Start

If you receive benefits you may be eligible for cash support to buy milk and healthy food for your young children. Healthy start is worth up to £280 a year per child. It can help families to buy food and milk for their children if they are under 4 years old or for those over 10 weeks pregnant. To find out if you are eligible, please visit healthystart.nhs.uk



Lewisham plus Bromley credit union - offers saving plans and low cost loans to members.

Tel: 020 8878 4738 www.pluscu.co.uk

Keep it clear

Under the fire safety regulations, we need to ensure that all communal areas are kept clean and clear of your personal possessions. We carry out quarterly checks to try to ensure that this is the case. Hexagon also carry out inspections and can serve us with a breach of our management agreement if they find possessions are being stored in the communal area. Since Grenfell the fire brigade have been very proactive in prosecuting landlords who do not ensure areas are kept clear. Any items left in the communal areas can add fuel to a fire and make your escape much more difficult. Please work with us to stay safe and be within the law. Don't store anything outside your flat.



Practical Money Skills

Learn how you can take control of your money and plan for a better financial future.

At www.practicalmoneyskills.org you can find a range of tools to help you manage your money. The website has tips on budgeting basics, evaluating your finances, savings basics and options, growing your money, building an emergency fund, opening a bank account, electronic banking, credit, debt management, understanding loans. You can access a range of financial calculators to do the maths for you and help every step of the way.

SAVE - LOVE - PEACE - AND JOY



BACK TO

NATURE

Don't spend enough time outdoors looking at the nature that's all around you? We are all guilty of that but in fact spending more time outdoors has been proven to improve your mood, reduce feelings of stress or anger, help with your confidence and self esteem and even give you more of a chance to get to know new people. Just two or three hours a week spent in nature means you're twenty per cent more likely to be highly satisfied with your life. Lewisham offers some opportunities to get involved in the many green spaces within the Borough you could join a friends group or volunteer to help out in the parks and rivers. For more information go to the nature conservation website natureconservationlewisham.co.uk

If things don't feel right, they usually aren't right. if you need to talk to someone you can call the national domestic abuse helpline 0808 2000 247 or call the Samaritans (24/7) 116 123.

Lewisham Community Space

Lewisham Community Hub has set up within the shopping centre that is offering a range of services. From playing games to sharing a meal or just as a place to unwind with a book. They also offer classes in crafts such as crochet, fitness classes such as Yoga, boxing and Afro-Caribbean music and dance. There are groups for unpaid carers and parents and toddlers to meet others and gain support. If you need help to find a job or need to access a food bank – its all there under one roof. Take a look when you are next in the Lewisham shopping centre or explore their full offering online at lewishamshopping.co.uk/Lewisham-community-space



Gardening Club

Xim is running a gardening club at our Friendly Street Allotment. The allotments will be open on Wednesday mornings from 10 am until 12pm. Xim can be contacted on 07986355859 for more information.

Tenancy Audit Form

Following the Grenfell Fire the Social Housing Act 2023 came into force to address some of the issues identified by the enquiry. This imposed several new requirements on providers of social housing. One of these requirements is that landlords need to collect information about our residents on a regular basis, there are several reasons for this. One reason concerned safety as during the Grenfell fire the landlord was not able to give accurate information to the emergency services about who was in the building and this added to the problems in rescuing the residents from the fire. Another reason is that landlords need to know Equalities information about residents to ensure they were able to offer services that are relevant to their residents and that their residents reflect the make-up of the community they live in.

These personal details will not be shared with anyone, will be confidential, only used for monitoring reasons and only used in case of emergency.

Please assist us by completing the Tenancy Audit Forms you have received via email. Your personal details will not be shared with anyone, will be confidential, only used for monitoring reasons and only used in case of emergency. We hope that you will work with us to provide this information so that we can comply with housing regulations and ensure we are offering services that are relevant to our residents.



Sickle cell disease is a life threatening genetic blood disorder mainly affecting people of African and Caribbean heritage. Blood transfusions help to keep those with sickle cell alive. They need to be ethnically matched to avoid complications as people with Black heritage are more likely to have rare blood types needed by people with sickle cell. Not enough people of African and Caribbean heritage give blood. 4 x the amount of new donors are urgently needed sign up @givebloodspreadlove