

SPRING CLEAN AND GOING GREEN

Belle Isle TMO wants to protect the environment in and around Belle Isle estate and act as an exemplar for others to follow. We are committed to environmental sustainability by: saving energy, reducing waste, protecting and enhancing wildlife/biodiversity, preventing pollution, and cutting the amount of carbon and other emissions generated by our operations.

In March 2021, Belle Isle TMO adopted a new Green Policy. A key aim of the Green Policy is to enhance green areas on the estate by planting trees, shrubs, bushes and flowers, and we'd like you to be involved. An initial questionnaire was placed on the BITMO website to ask where trees would be most beneficial. Belle Isle Circus was the most popular choice with 35% of the vote. Further consultation will come out over the course of the summer in anticipation of the new planting season in the autumn. We will look to plant 10-20 mature trees where best suited in order to give maximum positive

impact as soon as possible. Shrubs and flowers will be planted and sown as well to enhance the environment. We will take care that residents voices are heard and any concerns addressed.

In early June, staff from across the housing office spent the morning litter picking around Belle Isle, collecting and disposing over 20 bags of waste.

We know that fly tipping is becoming an issue for residents and it's not only an eyesore and dangerous, it's a criminal offence. We have recently brought about a successful prosecution of someone in Belle Isle and issued a fixed penalty notice of £200 and are currently pursuing another person who is charging residents to clear their gardens and then fly tipping the rubbish. Any evidence found that leads us to a fly-tipper or the person whose rubbish it is will lead to prosecution; it's your duty to ensure that whoever clears your rubbish does so in a responsible manner.



Investments and Improvements

We plan to spend £1.7m on home improvements between now and March 2022

Each year, we plan our investment programme based on the information we hold in our 'stock condition' data base. This data base records how long the various components of your home can be expected to last if they are looked after well.

Our investment programme this year includes:

- Re-roofing some of our Mansard roof houses, like the ones photographed here. This is likely to take around two years to complete;
- Installing over 25 new kitchens and/or bathrooms;
- Improvements to our flat block entrances on a rolling programme;
- Repointing a number of homes;
- Replacing some 120 central heating boilers; and
- Carrying out planned works to some properties in the Brooms.



Work is already well underway to redecorate and refurbish the communal lounges in our Retirement Life properties. We hope that these will become much more welcoming spaces when we're able to re-open them.

In 2020, we began a programme of gutter clearing and this will continue throughout this year too.

You will hear from us in the next few weeks if your home is directly affected by any of these investments and improvements; we will discuss the work with you and make arrangements before we begin. If you feel that your home needs investment, please let us know.

Could You Be A Board Member?

We are looking for new Board Members who are enthusiastic about the work that we do to improve the homes, neighbourhoods and opportunities for those living in Belle Isle.

As a Board Member, you would oversee and be involved in the running of our services. We provide a complete induction and training, so all you need is the time to be involved. The Board meets around 6 times per year, with occasional extra meetings for specific projects or purposes. We are keen to have a more diverse board membership and would strongly encourage applications from those with a disability, or from Black, Asian and minority ethnic (BAME) communities.

Leon Kirkham, Chair of BITMO's Board, recently spoke about volunteering, he said, *"You don't have to have all the answers. You don't have to be an expert- no one expects you to be- just be yourself and share your experiences of living in the area. We appreciate that it might feel a bit nerve racking for new board members being part of a formal meeting, but our meetings are held in this structured way to make sure that everyone is*



BITMO
Chair
Leon
Kirkham

given the opportunity to speak and share their opinion".

If you would like to find out more by speaking with one of our current Board Members, please contact Karen Hoole at karen.hoole@belleisletmo.co.uk or 0113 378 2182.

The election of new Board Members will take place at BITMO's Annual General Meeting (AGM), which is scheduled to take place on Thursday 30 September.

Tackling Anti-Social Behaviour

Anti-social behaviours are disruptive actions that harm or lack consideration for the well-being of others. Belle Isle TMO does not tolerate anti-social behaviour towards other residents or our staff

Our Tenancy Support and Enforcement Officers take all reports of anti-social behaviour seriously, and each report is thoroughly investigated. We aim to work with both the victims and perpetrators of anti-social behaviour so that we can better understand the issues, help to signpost to support, and assist in maintaining tenancies. In order for us to do this we rely on the people involved continuing to engage with us and the services we work with, until the matters are resolved.

Occasionally we find that some people don't cooperate with us, and this can lead to us using the necessary enforcement measures, which could lead to eviction. Where possible, we only use enforcement as a last resort.

To report anti-social behaviour, a messy garden or fly-tipping, contact us on 0113 378 2188 or email asb.enquiries@belleisletmo.co.uk

You can report anti-social behaviour of a criminal nature, such as drug dealing or report someone carrying a weapon, directly to West Yorkshire Police on 101, or anonymously via Crimestoppers by calling 0800 555 111 or visiting www.crimestoppers-uk.org. If you or someone else is in immediate danger, always dial 999.

Tablet Loan Scheme

BITMO are now able to loan digital equipment, alongside offering a range of online training and support opportunities so that people in Belle Isle can stay active, be involved in their community, get support for health conditions, and remain living independently and safely

With the aid of Covid-19 Local Prevention Plan funding from Leeds City Council's Public Health, BITMO been successful in securing 50 data-enabled tablets for our residents, with over 20 already being distributed.

Everyone who borrows a tablet from us is offered help and support so they can make the most of the device. We will help to download apps' to the device so that it can be used to access social media, make video calls and keep in touch with friends and family. BITMO has also linked up with Belle Isle Senior Action, who are offering community based training to older people going online.

Carla Yeomans, Community and Tenant Support Manager at Belle Isle TMO said, *"We know now – more than ever before – how important being able to get online is. Here at BITMO we are delighted to be able to offer to support to those that need it, in ways we hope are straightforward and helpful. Through our tablet loan scheme, we hope to support those who might not be able to buy a device or have broadband in their*



Photo courtesy of K Ingram, South Leeds Life. Pictured L-R Sonny Garwell BISA, Carla Yeomans BITMO, Ranbir Singh BISA, Samantha Ely MEA

homes, and those that find learning online skills tricky."

The tablets are free to loan, with the data (internet connection) built in. We would like to ensure those who need the devices, i.e. those without any internet access at home, are able to borrow them first.

If you would like to know more about the help and support we can offer to get you online, or be part of our tablet loan scheme, please call our Community and Tenant Support Team on 0113 378 2190 or email gate@belleisletmo.co.uk

LIFT OFF

Are you aged 14– 26 years old, living in Belle Isle and would like help to...

- Develop your self-belief, resilience and aspiration
- Learn how to set goals and plan for success
- Gain learning, work and life skills

BITMO's LIFT OFF programme could be right for you. With a mixture of group work and one-to-one sessions, you'll be supported to develop your skills to succeed in school, college or work.

LIFT OFF is a personal development programme for young people in Belle Isle. The programme includes learning and work skills; goal setting and planning; aspiration and motivation; healthy habits; community engagement; digital access; and work experience.

Everyone who takes part in the LIFT OFF programme will be supported by a BITMO staff member. There are 12 hour-long bite-size sessions, alongside opportunities that provide experience of working on a community project and in the world of work.

For more information about the LIFT OFF programme and other ways we can support you in to work, contact Keith on 0113 378 2185 or email Keith.Wigglesworth@belleisletmo.co.uk

Visit our Facebook page for local vacancies and job support at www.facebook.com/belleisletmo

Volunteer Homes Needed

We are looking for volunteers to allow us to install sensors in their homes. The sensors will measure humidity, heat, and air quality. The measurements we are able to take will help us to better understand how homes perform, and whether any investment is likely to be needed.

If you are interested in taking part in this project please get in touch with Karen Hoole on 0113 3782182 or email Karen.Hoole@belleisletmo.co.uk to register your interest.

Important phone numbers

Report a repair call **0113 378 2188** or **0800 389 5503**

Make a rent payment call **0113 378 2187**

Report anti-social behaviour **0113 378 2188**

Report issues with bins and bin collections to Leeds City Council on **0113 222 4406** or download the **Leeds Bins** app

You can find out all the information you need about BITMO on our website:

- ⇒ Repairs
- ⇒ Rent
- ⇒ Help & Support
- ⇒ News from Belle Isle
- ⇒ Information on BITMO's performance



Go to www.belleisletmo.co.uk or scan the QR code



HANDS



FACE



**STAY
SAFE
2m**

SPACE

This newsletter is available in large print on request by phoning 0113 378 2188.



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