



watmos
COMMUNITY HOMES



An Introduction to WATMOS

WATMOS is a unique landlord owning just over 1700 homes for rent in the Walsall area of the West Midlands. The organisation is based around eight Tenant Management Organisations (TMOs) who have successfully managed their own estates for many years. We value tenant management and believe that local people should decide how their housing services are run. As a charitable housing association, the main role of WATMOS is to provide accommodation for people in housing need.

Who Does What?

WATMOS Community Homes

WATMOS is the landlord and owns the homes. It is responsible for the strategic development of the organisation as a social landlord and its relationship with the Council, the Housing Corporation and its lenders.

WATMOS also arranges the major housing improvements and regulates the provision of housing services by the TMOs through a formal management agreement.

WATMOS has five main sections:

- Administrative Services
- The Executive
- Financial Services
- ICT Support Services
- Property Services

The Tenant Management Organisations (TMOs)

The eight TMOs provide local housing services on behalf of WATMOS. They are tenant-run organisations who for many years managed their own estates for the Council through a process known as the Right to Manage. As part of WATMOS, they continue to do all the normal

housing management services on their estates based on a formal management agreement. Each TMO has its own employees who report to the TMO committee.

The eight TMOs are:

- The Avenues TMO, Brownhills
- Burrowes Street TMO, Birchills
- Chuckery TMO, Walsall
- Delves East TMO, Delves
- Delves West TMO, Delves
- Leamore TMO, Leamore
- Sandbank TMO, Bloxwich
- Twin Crescents TMO, Pelsall

The WATMOS Board



Terry Edis, MBE
Chair

WATMOS is governed by a Board of twelve voluntary unpaid members. The Board decides on the organisation's policies, priorities and strategic direction and monitors its performance. The Board is made up of the following members:

8 - Tenant Members (one nominated by each TMO)

4 - Independent Members (selected for their expertise & experience)

The Executive

The Board has appointed an executive team to run the organisation on a day-to-day basis and to implement its policies and priorities. WATMOS has three executives:



Stuart Masters
Chief Executive



Kul Bains
Director of Resources



Yusef Masih
Director of Housing
Services