

theLink

AUGUST 2015

The sound of Albert Hall at Abyssinia Court

Albert's Band, a group of musicians from the Royal Albert Hall, came to Abyssinia Court in May to present its 'Songbook' show, a trip through the Albert Hall's rich musical history.

Music by artists such as Dame Vera Lynn, Sir Tom Jones, The Beatles, Frank Sinatra and James Bond themes were played, and residents were able to join in using specially produced songsheets. The event was reported in the local press.



'Misters' installed as other communal works take shape

Carla Ferrarello, Property Services Manager outlines the latest news on HHT's 'misting' device programme and communal works

Fire Safety: 'misting' devices to be installed in more homes

Following the successful implementation of the new water mist technology in some HHT homes, we are now installing the system in other properties.

In the event of a fire the device releases a water mist which can suppress the flames and helps stop the smoke spreading across the property. This new technology helps improve the safety of our residents in case of a fire, especially where the residents have limited mobility.

If you think you or somebody you know might benefit from this installation, please contact us and we will assess whether it would be suitable for one to be installed. Factors include whether the residents have any impairment that would prevent them from taking action in case of a fire in their property and/or whether residents are at risk of falling asleep while smoking.



Carla Ferrarello, Property Services Manager, with a resident following the installation of a 'misting' device

Communal improvement works in our properties

We have been improving communal areas in our street properties, including to the decorations, lighting, various repairs and security arrangements. We have completed work on the initial ten street properties, and are inspecting the remaining properties to assess the required works, and will prioritise the properties in most need.

We work closely with our contractors to keep inconveniences to a minimum, however a certain degree of disruption is inevitable. We will ensure you are notified in advance when works are due to start and really appreciate your co-operation during the works. The Residents Liaison Officer will ask for your preferred colour choices for painting.

If any resident would like to suggest an improvement for the communal areas of their home, or find out more about the programme, please contact Carla Ferrarello, Property Services Manager on 020 8340 6374.



Before...



After...

Housing improvements – our duty to you



By Alwyn Lewis – Chief Executive

Hornsey Housing Trust was established by Margaret Hill in 1933 to provide suitable accommodation to its residents, many of whom are elderly and vulnerable. We are ‘not for profit’, meaning we do not exist to make money, we only exist to help people live in good housing. So any plans we consider for developing any of our sites are necessary and well-intentioned moves to keep our accommodation fit for purpose.

As many of you know we do have a number of ideas to improve or replace the housing at some of our sites.

There have been some concerns about Goldsmiths Court, which we are assessing in terms of whether its general condition and facilities are still good enough for our residents. The owners of the site, the Goldsmiths Company charity, are considering with us ideas for updating the site, improving the accommodation and also increasing the number of units. The Council has also commented on our ideas and is keen to see us use the site well.

Those concerns arose because we are obliged first to make sure any such project is viable by carrying out what is known as a ‘feasibility study’. There is necessarily a cost to this, approved by the HHT Board. The Board, as some residents will know, is made up of unpaid people with the relevant experience to further the work of the Trust.

There has never been any plan to proceed further without consulting with the official residents of Goldsmiths Court. I have reassured the residents of Goldsmiths Court that these are just ideas, not plans, at this stage, that no formal decision has been reached, and we are currently talking to them about the possible steps forward.

In the meantime I would urge any resident, at any of our sites, who has any questions about our plans for improvements, to contact me directly as I can

fully explain any current ideas for your own site. We are also planning a meeting at which all residents can come and hear more and we will hope to see as many of you as possible at that event.

Right to Buy – what will it mean?

In other news, some of you will be aware that the Government plans to introduce a ‘Right to Buy’ for housing association properties. HHT respects the aspiration of people to own their own home, but many housing associations have raised concerns about the ability to invest in the future if they are compelled to relinquish their housing stock in this way.

Like all other housing associations HHT is a private organisation, though again in our case a non-profit-making one. We are therefore concerned at any measure which takes away our ability to control our own housing stock. The Right to Buy could particularly affect us due to the property prices in our area. We operate only in Haringey and wish to continue to house our residents in the Hornsey area and its immediate surrounds.

We will keep residents informed of any more developments on this policy, which is attracting much scrutiny and questioning as to whether and how it can be implemented.

Staff changes

Lastly we have some staff changes to report. I would like to congratulate Timmi Twusami on being promoted to Housing Assistant, Prerrna Hulman on becoming Housing Support Officer for Abyssinia Court, and also Barbara Moore on being made Housing Support Co-ordinator.

We also have just appointed another new Housing Support Officer joining us for Margaret Hill House/Olive Tree House, and residents there will be updated on that shortly.

Outing to Myddleton House

Liz Baker, Dementia Café Facilitator, reports on the Dementia Friendly Café's July outing to Myddleton House Gardens



It was a lovely afternoon out – just a short time in the mini-bus yet it felt like we were truly away from the hustle and bustle of Hornsey life and could spend time strolling around the beautiful gardens designed by E A Bowles. We split up into groups as some wanted to walk further than others, though most of us stayed together and there were plenty of benches to sit and enjoy the tranquil surroundings. The rose garden was especially beautiful and we enjoyed spotting the carp in the huge pond.

We had cream teas in the Tea Room and it was so lovely spending time together in such a peaceful environment. There were 16 café attendees on the trip together with four staff members (Prerrna, Barbara, Peter, Jackie and Liz) and our volunteer Katie.

We all really enjoyed the afternoon and here are some comments from the Café Comments book...

"Beautiful gardens with lovely peaceful walks and the cream tea was especially nice! It was great to have transport there and back"

"The outing was wonderful – just to be out in the fresh air. The English scones and jam (OMG)"

"The company was good – loveable people"

"Beautiful gardens and pleasant walks. Nice mini bus to go"



hornsey housing trust

Staff

- **Alwyn Lewis** – Chief Executive
- **Jonathan Steinberg** – Finance Director
- **Phil Johnson** – Housing Services Manager
- **Carla Ferrarello** – Property Services Manager
- **Olabisi Durojaiye** – Financial Controller
- **Vishwanee Ramtale** – Management Accountant
- **Barbara Moore** – Housing Support Coordinator
- **Timmii Twamusi / Dennis Meredith** – Housing Assistants

Housing Support Officers

- **Prerrna Hulman** – Abyssinia Court
- **New Officer** – start date to be confirmed – Margaret Hill House/Olive Tree House
- **Sharon Francis** – Palm Tree Court/Sheba Court

Contact Hornsey Housing Trust

Telephone: 020 8340 6374

(Office 9am – 5pm weekdays)

Fax: 020 8341 1134

E-mail: admin@hornseyht.co.uk

Web: www.hornseyht.co.uk

Don't forget we have a 24-hour, 7-days-a-week

Emergency Repairs service – call

020 8340 6374 at any time if you have

an emergency repair to report

Other useful numbers

Haringey Housing and Council Tax benefits

020 8489 2800

Gas leaks (National Grid)

0800 111 999 (24hours)

Noise nuisance (Haringey Council)

020 8489 1000 (9:00am – 17:00pm)

020 8348 3148 (17.01pm until 08.59am)

Crime stoppers

0800 555 111

Rubbish and recycling (Veolia)

020 8885 7700