

SUMMER 2017



**BARNSBURY**  
HOUSING ASSOCIATION

# NEWS OF THE MEWS



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# Hello and welcome to the Summer 2017 News of the Mews!



I hope you and your families have had a great summer, filled with plenty of sun and fun.

As we move into autumn, you'll read that there are many activities and events happening with BHA at the moment – from the Fun Day to our 50<sup>th</sup> anniversary, and more!

**Please enjoy the rest of your summer and I will hopefully see you at our Fun Day in September!**

Susan French, Chief Executive Officer

## BHA Board Update

Barnsbury Housing Association is run by a board of management that consists of 11 members – 2 of which are BHA residents.

There have been a couple of changes to the BHA Board recently. Peter Tarrant & Lucy Sofocleous have resigned as members – we would like to thank them for their time and service and wish them all the best in the future.

Two new members, Stephane Croce & Jonathan Bunt, are looking to be formally appointed to the BHA Board at the September Annual General Meeting. Both come with vast experience in finance & accounting, and we greatly look forward to working with them and learning from their expertise.

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## New Homes at Eden Grove

The building of our new properties at Eden Grove is progressing well. The concrete floor slabs have now been put in place by our contractors, Stelwood and it's starting to come together nicely!

**Work is expected to continue this year for as long as weather permits, and we still expect to have the official handover completed in Spring 2018.**

## Thank you, Maggie!

Maggie Rees, a long-standing BHA tenant, is due to retire from the BHA Board in September. We would like to thank Maggie for her service and much-valued contribution over the years. We hope all BHA residents join us in wishing Maggie all the very best in the future.

Maggie's retirement means there is space for another board member and BHA would like to extend this opening to our tenants.

**We will be talking to the Tenants' Association about how we can best encourage and support tenants who might be interested in joining the Board. For more information, please contact [dean@barnsbury.org](mailto:dean@barnsbury.org) or call 020 7704 2324**

## Richard's 40<sup>th</sup> Anniversary

In June, BHA's very own Richard "Dickie" Bull celebrated 40 years working for BHA. To celebrate, Richard was taken out for lunch with the BHA staff and presented with a very special edition of the News of the Mews!

We would like to thank Dickie for his hard work and dedication over the years and for the high-quality work he continues to deliver for BHA and the residents.



# 50th Anniversary Film

To celebrate our 50th anniversary BHA are producing a short film that documents BHA's history and positive impact on the area and people.



This film will be screened and shown to tenants, past and present, along with other stakeholders and partners. This is to show everyone the great community spirit we have and the good work BHA and our tenants have fostered over the years, and look to continue in the future.

## Fancy getting involved?

We would love to find out about any interesting stories or photographs that feature BHA events or residents from over the years.

We want to create a rich and detailed account of the organisation and most importantly, the tenants.

If you would like to get involved in the making of this film please feel free to e-mail [Dean@Barnsbury.org](mailto:Dean@Barnsbury.org) or you can telephone 020 7704 2324.

## Help on Your Doorstep Report & Activities

Following Help on your Doorstep's research with tenants regarding BHA's approach to community development, we now have their report and a list of recommendations on possible activities that tenants would be interested in.



### Activities that were mentioned in the report included:

- Girls football team
- Befriending
- Community gardening
- Book Group
- Computer Classes

BHA staff will be meeting to discuss these activities with the Tenants Association to see what they would like to pursue and how BHA can help with this.

If you would like to get involved, or help organise and run any of these activities, then please get in touch with the Tenants Association [bha.tenants.association@gmail.com](mailto:bha.tenants.association@gmail.com)

## Highbury Terrace



**BHA are delighted to announce that following discussions with Crown Simmons Housing, we have successfully become the preferred bidders for 40 sheltered properties at Highbury Terrace.**

We managed to impress the judges with our community focus and high-quality service, and we see this as a great opportunity to improve our services further, particularly to older residents.

We are excited to welcome the tenants of Highbury Terrace to BHA, and look forward to them joining us officially in Autumn, subject to a consultation period and board approval.

## Improve Your Digital Skills with Three

Digital technology should be fun and we want everyone to be able to enjoy it. That's why Discovery with Three offer free sessions that will help you to get the most from mobile devices.

Sessions cover a range of topics, from getting to grips with the online world and your mobile phone or tablet, to sessions helping you to use social media, exploring Twitter, Facebook and Instagram to name a few.

**All of this is available close to Angel station, at:  
Discovery Islington, 8-9 Upper Street, London N1 0PQ  
To book a session, visit  
[www.three.co.uk/discovery](http://www.three.co.uk/discovery) or call  
them on 0800 1300 333.**

**Discovery.  
With Three.**



# Join Our Mailing List!



We recently started sending the latest BHA news and events out via e-mail and they've had a positive response so far. E-mail is the quickest way for us to let you know everything that's happening with BHA, and what may be happening around your neighbourhood!

BHA will still be producing some paper copies of leaflets and newsletters for those who prefer things in print.

**If you would like to register for BHA's e-mail newsletters, please contact [dean@barnsbury.org](mailto:dean@barnsbury.org) or call the office 020 7704 2324.**



## Morland Mews Consultation

**In June, BHA carried out a consultation event for residents about proposed works to improve the Morland Mews estate and create new homes.**

BHA thanks the residents that took the time to come along and providing their insights and feedback.

Tenants who attended raised issues with the estate as a whole such as lighting, estate gardening and the Gissing Walk walkway. BHA hope to circulate a questionnaire with ideas and options to gather what all residents of the estate would like to see improved across the development.

BHA hope to circulate this questionnaire online and by paper in early Autumn – and also have another consultation event around this time. Stay tuned for further updates!

**In the meantime, if you would like to provide us with further feedback regarding this consultation- please don't hesitate to get in touch [dean@barnsbury.org](mailto:dean@barnsbury.org)**



## BHA Annual Fun Day 2017

BHA's Fun Day 2017 will take place on **Saturday 16<sup>th</sup> September** at the top site at Morland Mews. As usual the fun day will feature attractions such as music, a photo booth, amusement rides, food & refreshments.

The fun day is open to all of our residents and we'd encourage everyone - regardless of where you live - to come along.

**If you would like to volunteer to help organise or set up things on the day then please contact [Jean@barnsbury.org](mailto:Jean@barnsbury.org) and let her know – we're always on the lookout for an extra pair of hands!**



### Free Stop Smoking Clinic

Solutions4Health have recently agreed to re-start the Stop Smoking Clinic with BHA.

It is a great opportunity for all to gain expert help and advice from professionals for the best ways to successfully stop smoking.

If you would like to register please contact [camdenandislington.stopsmokingservice@nhs.net](mailto:camdenandislington.stopsmokingservice@nhs.net); you can also text: **QUIT to 66777** or call **0203 633 2609**.

**The clinic will be held on Mondays from 10:30am-12:30am at 60 Morland Mews. Classes began as of Monday 14<sup>th</sup> August 2017.**

## BHA Bursary

The BHA Bursary Scheme Award's purpose is to help ease the costs of an apprenticeship, school, college or university course fees & equipment or class trips for residents.

As such, BHA offer residents who wish to increase their employability the chance of a bursary from BHA.

There is no age-limit and awards can be issued to residents for a large range of learning activities, from primary school fees or trips to adult learning courses, such as computing classes.

**For full terms and conditions and an application form, please visit our website [www.barnsbury.org](http://www.barnsbury.org) or contact the office for a copy.**

## Hackney Empire Pantomime Trip

This year BHA's annual panto trip will take place on **Friday 8<sup>th</sup> December at 7:00pm** at the Hackney Empire to see their production Cinderella!

*"The classic rags to riches tale of Cinderella will be told in true Hackney style by our award-winning pantomime team as they prove a new pair of shoes really can change your life."*

Instead of costing £28.50 & £26.50, BHA are delighted to offer discounted tickets to residents at £10 for adults & £8 for children.

In order to book your place, please contact us with your name, address and the details of each person attending. Each ticket requires a non-refundable deposit of £3 – with the full cost of your tickets paid by 30<sup>th</sup> November.



**Please feel free to come to the office at Upper Street or email [dean@barnsbury.org](mailto:dean@barnsbury.org) or [jean@barnsbury.org](mailto:jean@barnsbury.org) to let us know if you're interested.**

**There are a limited number of tickets available, so please get in touch and pay your deposit as soon as you can.**

## Maintenance Matters

### Fire Risk Assessments & Communal Areas

Given the recent tragic events at Grenfell Tower, the safety of residents is top of our list of priorities. To make sure that all of our homes are as safe as possible, BHA have recently updated the Fire Risk Assessments across all of our blocks.

**One of the main findings of these assessments was the gathering of clutter in some of the communal areas and landings. Please keep landings and communal areas clear of objects and clutter. As well as this being a fire risk in itself, it also blocks communal stairs and fire exits.**

It is BHA's duty to ensure that our estates are as safe as possible for all residents, and this is of the utmost importance. As a result of the Fire Risk Assessments, BHA will be putting all of the most urgent recommended actions into effect over the next few months.

### Fire Safety Training

In July, in light of increased Fire Safety scrutiny facing housing providers, BHA staff attended a refresher course in Fire Safety Training provided by Arch Consultancy.

It was an interesting and informative course that provided the staff with a lot more knowledge on fire safety and assessments that can now be put into practice for the benefit and safety of both properties and residents.



### Contractor Appointments

In recent months, BHA have found it increasingly difficult to arrange contractor appointments with tenants, either because tenants miss the appointment or because they request very specific time-slots that are hard to accommodate. This is a waste of a contractor's time and resources, and has led to a high number of missed opportunities for repairs to be carried out at other properties.

**In the future, BHA will be offering residents either a morning (8:00am - 12:00pm) or afternoon (1:00-4:00pm) appointment. This will help manage any emergency repairs, such as flooding or boiler breakdowns, which must be given priority.**

If something comes up and you are unable to keep your appointment date, please inform us in advance so we can rearrange this for you. Any emergency repairs reported during these times will be given priority as usual.

### Gas & Electrical Checks

Residents are reminded that BHA is legally-bound to carrying out yearly gas safety/boiler checks and periodic electrical checks in all of its properties. This is to ensure your gas and electrical supplies are up to standard and offer no risk to your safety, or the safety of others.

Most of our tenants provide timely access for these checks but a small minority don't. Where contractors are unable to gain access to a property and carry out these checks within the time limit, or the tenants refuses access, that is a breach of your tenancy agreement. BHA will then seek a legal injunction to force access to the property. If this should happen then the tenant of that property will be liable for any costs incurred.

**If you are having any issues with your gas or electrical systems then please do not tamper with them yourself. Report these issues to Lorraine ([Lorraine@barnsbury.org](mailto:Lorraine@barnsbury.org)) or Helen ([Helen@barnsbury.org](mailto:Helen@barnsbury.org)) or call the office on 020 7704 2324**

BHA ask for your continued understanding and cooperation in completing these checks to ensure your home is safe.

Maintenance Matters cont'd

## Trees

In Islington, all trees have protected status. This means that in order to maintain them or remove any, BHA must first carry out a tree inspection with a qualified inspector.

This inspection must then be reported to Islington Council along with any proposed actions BHA wish to take. Islington Council then have the final word on any work BHA wish to carry out. This applies to the removing, maintenance or the general pruning of trees.

BHA ask that tenants who wish to have work done on any trees surrounding their property or estate for their patience and understanding, as this process can take a significant amount of time to be completed.

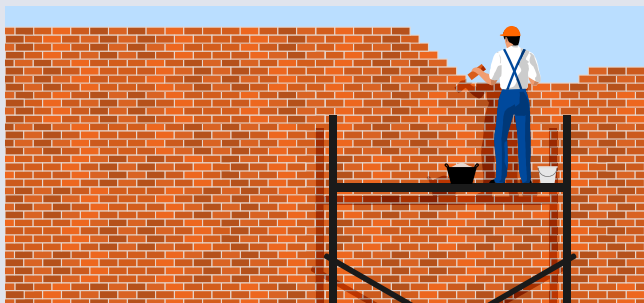
## Property Alterations

In order to keep track of the structure and condition of the buildings BHA manage, please make BHA aware of any alterations you have made, or plan on making to your property.

We understand that tenants want to make their home 'their own' but you must first seek written permission from BHA before carrying out an alteration to your property – if you do not have this you may be asked to revert the property to its original condition at your own expense.

Any alterations must comply with building and health & safety regulations and we will take action where they do not. Recently we have come across properties where tenants have used unqualified electricians who have installed risky and unsafe sockets and which have had to be removed at the tenant's expense.

**If you would like to make BHA aware of any alterations you have carried out or would like permission for an alteration, please contact Helen (Helen@Barnsbury.org) or call 020 7704 2324.**



# Tenants' Association



## New Tenants' Association Committee

Following an election in mid-July, a new Tenant's Association committee has been appointed. It now consists of:

Chair: Liam O'Dowd  
Vice-Chair: Joe Spikesley  
Secretary: Robin Don/Maggie Rees (job share)  
Treasurer: Ron Lord

**For information in getting involved with the Tenants' Association and attending meetings, please feel free to contact them [bha.tenants.association@gmail.com](mailto:bha.tenants.association@gmail.com)**

## TA Meetings

The next meeting of the Tenants' Association will take place **Thursday 31st August 2017** at 60 Morland Mews (the old BHA office).

All BHA tenants are welcome to come along and listen in on the latest developments and share their views.

The remaining TA meetings will take place on the following dates:

- **Thursday 12th October at 7:00pm**
- **Thursday 1st December at 7:00pm (Annual Social Evening)**

**Please also note that the TA hold a Bingo night at 7:00pm every Tuesday evening at 60 Morland Mews.**

## TA Facebook Page & Mailing List



If you would like to receive e-mail updates for the latest news, meetings and events from the TA, please contact [bha.tenants.association@gmail.com](mailto:bha.tenants.association@gmail.com)

If you use Facebook, please search for "BHA Tenant's Association" and "Like" the page. You will then see the latest news and events for the TA – it's a great way of staying up to date.

**If you would like help with either of these, please contact the TA and they'll be glad to help you get set up!**

