



# GREENWICH HOUSING SOCIETY SUMMER 2023 NEWSLETTER



## Cheers!

Looking back at last summers newsletter the headline was 'What a Scorcher', it's much the same this year albeit earlier in May and June. If we are to believe what we read this is the effect of climate change, so it is important that we take note and prepare our carbon zero plan for the future.

At the AGM two committee members stepped down, many of you will know Dorothy Martin who has been a long serving committee member and Chair who ensured that GHS kept a focus on it's mission and delivered for residents. We wish Dorothy all the best for the future and will continue to keep her up to date with GHS In the future.

This year we have seen cyclical and other repairs to both Glenluce Road and Hatfield Court to ensure that our buildings are well maintained. There are some final pieces of work to be completed which should be done soon.

On a personal note as many of you know I have moved from Bromley to a little further north to West Yorkshire to enjoy my retirement. I have agreed to continue to Chair GHS for a further year but will step aside in May 2024.

I hope you find this newsletter interesting and informative.

**Steve Kerridge - Chair GHS**

## Contents Insurance

We have recently been asked about what insurance you should take out to protect your belongings. GHS insures the buildings but you need to take insurance for the contents of your home.

## GHS Website

We are working on refreshing our website, we are hoping the new site will be available in the autumn.

## Paying Your Rent

We provide details of your rent in both weekly and monthly amounts when we advise of rent increases. Rent is due in advance at the start of each month you should ensure that you have a standing order in place to make sure your rent is paid on time. We recognise that there may be delays with Housing Benefit and Universal Credit but it is your responsibility to ensure your rent is paid on time.

We also provide rent statements twice a year to enable you to check your rent account. The next statement will be delivered during July.

**June 2023**

## ***In this edition***

Performance Information

Annual General Meeting

Chairs report

Damp and Mould

Refuse and Recycling

In the garden

Washing Machines at Hatfield

Cyclical Decorations

Summer Social

Net Zero

Contact Us:

Greenwich Housing Society

12 Glenluce Road

Blackheath

London SE3 7SB

**Email:**

[greenwich.housing.society@gmail.com](mailto:greenwich.housing.society@gmail.com)

**Website:**

[greenwichhousingsociety.org.uk](http://greenwichhousingsociety.org.uk)

## Damp and Mould advice

The issue of damp and mould has become a serious matter following some high profile cases in the press. We are dealing with a couple of cases where damp has occurred as a result of historic leaks but on the whole most of properties do not suffer from damp and mould. It is important that you ventilate your home especially after showers and cooking. Drying clothes inside your home could also lead to some dampness again it is important to ventilate properly. In Hatfield Court there is a tumble drier available and at both Hatfield and Glenluce there are rotary washing lines available.

Small amount of mould is almost inevitable but washing it down with an anti mould cleaner will help. If you are concerned about damp or mould in your home please contact Mary Loftus who will arrange to inspect.

## Refuse and Recycling

There have been a couple of instances recently when the recycling bins at both Hatfield Court and Glenluce Road have not been collected because they contained non-recyclable items.

Can you please ensure that you put the correct items in the correct bin.

### Guidance from Royal Borough of Greenwich

Use your blue top bin for dry recyclable items.

When recycling:

- put items straight into your bin without using a bag wash out your items before you put them in the bin, or we cannot recycle anything in the bin
- You can use clear recycling bags if you do not have a blue top bin.

### Items to put in your blue bin

You can recycle:

- glass bottles and jars
- plastic bottles, tubs and trays unless it's black plastic
- tins, cans and empty aerosol cans
- kitchen foil and foil meal containers
- cardboard like cereal boxes, toilet roll tubes, food and drink cartons
- cartons and Tetrapaks (often used for juice cartons)
- cards without glitter
- newspapers, magazines, catalogues, phone books and paperback books, letters, envelopes, junk mail, copier paper



You may be able to use Terracycle to recycle some of the items you cannot put in your blue top bin. [Find Terracycle drop off points](#)

### Items not to put in your blue bin

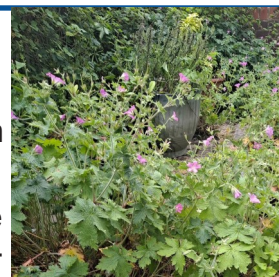
- black plastic
- personal protective equipment (PPE) like face masks, gloves
- nappies, wipes or tissues
- wrappers and packets
- pouches and tubes
- polystyrene and bubble wrap, plastic wrap, film or carrier bags put these in your black top bin.



## In the Garden

John our gardener has once again provided some interesting information about the garden.

As the temperature rises again towards 30 degrees, it is the earliest heatwave since 1996. Our choice of planting in gardens must now reflect these new climatic conditions. Yet it is the English garden favourite, the rose that is blooming in these June days.



### Rose

There are more than 30,000 hybrids and cultivars of Rose and it has been grown since at least 500BC in the Med, Persia and China. The rose hips on the Rosa Rugosa at Heathway can be made into jam or jelly.

### Philadelphus

Growing at Heathway in full bloom, it has the common name 'mock orange' because the flowers look similar to those of oranges and lemons. The flowers are highly fragrant.

### Geranium bohemicum (hardy geranium)

These woodland plants flower from late Spring and if given a hard prune 'Chelsea chop' after the flower show, it will flower again in September.

### Arum Lily

Its preferred habit is in streams and ponds so it responds to frequent watering. Native to Southern Africa, it has become a symbol at Easter for Irish Republicans to commemorate the 1916 Easter Rising.

### Acer palmatum 'atropurpureum'

More commonly referred to as the Japanese Acer or Maple, two trees were kindly donated by Steve, Chairman of GH for the 2 sites. They were planted last Autumn and are now showing their attractive purple leaves that will turn red next Autumn.



### Things to do at this time of year

Fill up bird baths or leave out containers of water

Deadhead roses

Water plant containers regularly and feed with slow release plant food

Choose plants for flowering which are drought tolerant such as pelargoniums and cape daisies

Our communal gardens are a place to sit, relax and enjoy the surroundings, so it has been disappointing that some residents are storing personal items in these areas which is not permitted. Mary will be carrying out inspections to ensure these areas are kept clear so if you are storing items in the communal areas without permission please discuss with Mary

### Carbon Net Zero

One of the major areas for the future is how we move towards Net Zero with our stock to comply with Government requirements, Matthew Arnold has prepared a report for us on how we should address this and set out a plan for the future, we have received the report and are now seeing how we can move this forward. We will keep you informed on this and how it will affect our homes in the future.



## Hatfield Court Washing machine update

At Hatfield Court we provide a commercial washing machine and tumble drier. These are on a contract which is due for renewal in October 2023. To ensure that we are getting the best possible deal we have investigated changing the contractor, however we have discovered that we have a competitive deal with our existing supplier and have negotiated a significant discount for the next three years. Nevertheless, we have been losing in the region of £1000pa providing these machines as the cost has remained the same for 10years.

We consulted with residents of Hatfield Court in May to find out June how they use the washing and drying facilities and their views on a price increase. Regrettably, we now need to increase the prices to reduce our losses. From September the price of a wash will be £4 and a dry £2. There will also be a small increase in the service charge from April 2024. Even with these increases the use of the machines represents great value as a commercial launderette will cost twice as much as we charge. We will let the residents of Hatfield Court know when we make the changes.

## TV Aerial

The TV aerial at Glenluce has come to its useful life so we have we have upgraded the equipment. We apologise for the teething problems that meant some residents lost their TV reception for a day.

## Fire Panel Weekly Test Glenluce Road

Following the upgrade of the fire alarm system at Glenluce we are now required to test and record the test. Mary Loftus will check the alarm every week on a Tuesday morning so don't be concerned if you hear it ringing on a Tuesday morning.

## Summer Social

At the AGM we were asked if it would be possible to have a social event similar to those we held in 2018 and 2019, having given this some thought and have decided to hold an event on Saturday 16<sup>th</sup> September 2023 in the garden at Hatfield Court. We plan to provide afternoon tea, a quiz, music and a demonstration. If you have any ideas as to what demonstration or activity you might like to see contact Mary Loftus. We'll let you have more details nearer the time. Put the date in your diary.



## Rent Statements

These were delivered in mid July, please check to ensure that you are paying the correct amount and that your account is up to date. If you have any questions please speak with Mary Loftus.

## Rent Increase

If you haven't done so already can you make sure that you have informed Housing Benefit of the increase and amended your bank standing order.

## Gas Safety

The normal reminder to ensure that you arrange an annual gas service check when British Gas contact you.

## Please don't feed the wildlife

Whilst it might seem the right thing to do please don't leave food out for pigeons, foxes, cats or other wild animals. We have had reports of fox poo in the garden at Glenluce which is unpleasant for other residents and annoying when we receive photos of it whilst eating breakfast.



## Getting in Touch

As a small association we try to provide a personal service and Mary Loftus our Housing Manager will take calls and deal with emergencies at most times. However, for less urgent or general enquiries please note there are a number of options, you can text or email Mary or use GHS email which is checked on a regular basis. It is not appropriate to call or text at weekends or very early in the morning to report minor issues, such as noisy foxes, or the cleaners not attending. Please think before you call, text or email and ask yourself is it necessary to do this immediately or can it wait.

# GREENWICH HOUSING SOCIETY SUMMER NEWSLETTER

Greenwich Housing Society, 12 Glenluce Road, Blackheath, London, SE3 7BS  
E-Mail: [greenwich.housing.society@gmail.com](mailto:greenwich.housing.society@gmail.com)  
Web: <http://www.greenwichhousingsociety.org.uk>