

Staying Safe

It is important that you remain vigilant and don't allow unknown visitors into the scheme or your home. If you are unsure you should ask for ID, but always be extremely cautious. As far as possible we will let you know if contractors are due to attend our schemes in advance.

Scams

There are numerous electronic scams operating at the moment which you may have seen in the media. Some of the more common scams include The Post Office, DPD, Bitcoins, HMRC and many others. They usually involve asking you for payment for something that you haven't ordered or expected. The best approach is as follows

- If it is a text or email delete it
- Do not open any links
- Never share your bank or credit card details
- If it is a phone scam do not continue and hang up.

This is a link to the National Crime Agency for further information.

<https://www.ncsc.gov.uk/cyberaware/home>

Refuse



I'm afraid that GHS has been given a Red Card by Greenwich Council because our garden recycling bin contained non-recyclable material. This bin is primarily for the use of our gardener John. Please ensure that you only put garden materials in the green bin to ensure we don't get another one.

In addition, non household refuse has been left outside the bin store at Hatfield, the council will not collect this, it must be in the correct bin or other arrangements

need to be made for disposal.

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 and check when British Gas contact you.

Flushing your toilet

We continue to have had a number of blockages in the drains at Glenluce Road, despite some modifications to the drains this seems to still occur occasionally. On the last occasion we had an inspection of the drains by remote CCTV. The drains are in good condition and the blockages appear to be caused by a build up of toilet tissue and other debris. Could you ensure that you only put toilet tissue down the toilet and not other items such as wet wipes which cause a problem not only for us but for Thames Water.

Emergency Call Outs

We know that emergencies happen from time to time and we always respond quickly. However, if it is something that could wait until normal working hours, such as a failed light bulb or blocked sink it will save GHS considerable sums as we currently pay £300.00 for an out hours call. Don't hesitate to call us if there is a risk to life or a serious Health and Safety issue.

Washing Machines and Dryer - Hatfield

After you have used the washing machine or dryer in Hatfield, can you please ensure that it is clean and that the fluff filter on the dryer is empty.

Rent Statements

We will be providing these in mid July, please watch out for them.



GREENWICH HOUSING SOCIETY SUMMER 2021 NEWSLETTER



It has been a long winter in lockdown since January, the seasons are changing, and we now have longer lighter evenings and nature is bringing colour and interest to our gardens.

With the vaccine roll out well underway we have begun to see the gradual easing of the Covid-19 regulations and advice. However, it still feels like early days and we all need to take care and continue to follow current Government advice to ensure that we remain safe and can enjoy the gradual return to normality.

Mary Loftus and myself have continued to visit both Hatfield Court and Glenluce Road every week to ensure that all is well and to deal with any issues that may have arisen. We have installed automatic hand sanitisers at both schemes and we would encourage you and all visitors to use these regularly.

For the first time we have included a page of performance information to help you get an understanding of the costs involved of providing and maintaining your homes.

If there is any further information you would like to see or more detail that you would find helpful please let us know. If there was a genuine appetite for this we could, subject to Covid—19 restrictions, hold a residents meeting if it was felt to be of benefit.

At the time of writing the 21st June 2021 seems to be the target date for the relaxation of the Covid regulations, let's keep our fingers crossed and hope we can enjoy a good summer.

Steve Kerridge - Chair GHS



Farewell to Patrick

Sadly, Patrick Kinnear of Flat 1 Glenluce Road, died in February, I know many of you will miss him, the funeral took place on 6th March 2021, with the cortege leaving from Glenluce Road. There were many floral tributes to Patrick from his family and friends.

June 2021

In this edition

Performance Information

In the garden

Property Audit and d Fire Risk Assessments

Useful Information

Contact Us:

Greenwich Housing Society
12 Glenluce Road
Blackheath
London SE3 7SB

Email:

greenwich.housing.society@gmail.com

Website:

greenwichhousingsociety.org.uk

Covid -19

Please follow current Government Advice which changes fairly regularly. Information is available on the UK Government web site, The NHS web site and the BBC web site.

Please continue to take care and look after yourself.

GREENWICH HOUSING SOCIETY SUMMER NEWSLETTER

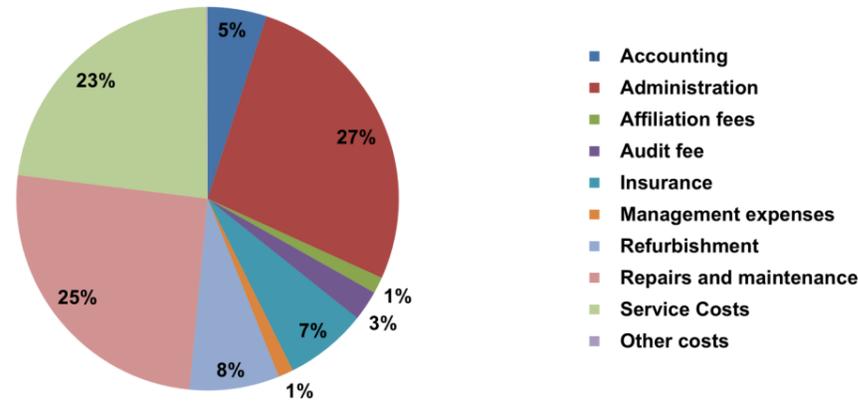
Greenwich Housing Society, 12 Glenluce Road, Blackheath, London, SE3 7BS
E-Mail: greenwich.housing.society@gmail.com
Web: <http://www.greenwichhousingsociety.org.uk>

Performance and How we spend your money

We thought that you would be interested to see how we are performing, particularly in financial terms. Below is some information from our last financial year which we hope you find interesting.

The majority of our income is unsurprisingly from the rents we charge, with small amounts from the washing machines parking at Hatfield plus a small amount of interest. In 2020 we received **£101,844** in rent, **£4674** from other sources, a total income for the year of **£106518**. The charts below show the three major areas of expenditure.

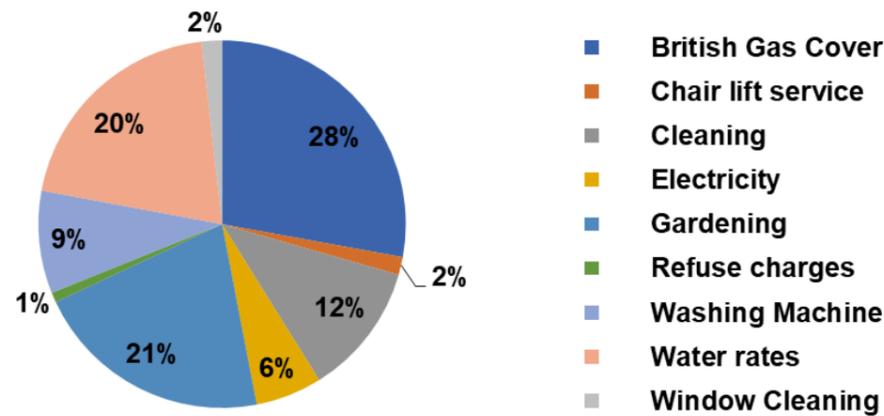
Expenditure



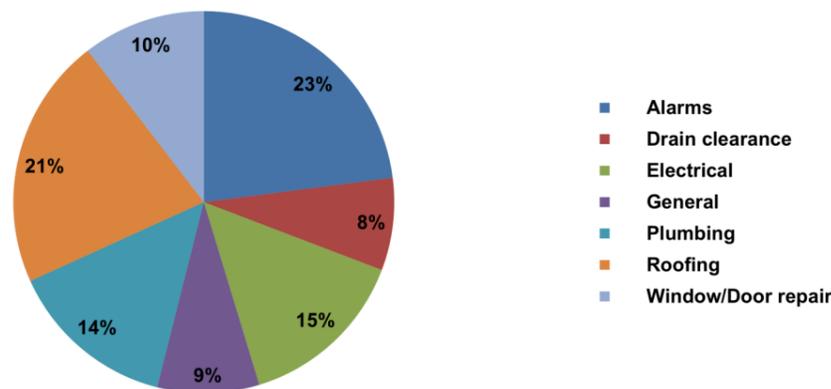
In 2020 we spent in total **£87,424**, this chart shows how we spent that money. The three largest areas of expenditure were: Administration which is the cost of the Housing Manager and the Finance Manager, Repairs and Maintenance and Service Costs.

Service Costs

These are the costs that we have to pay to various suppliers to enable us to maintain our properties, in 2020 we spent **£20,045** on services. The three largest were, Gas Safety and Service, Gardening and Water rates.



Repairs and Maintenance



This is the other big area of expenditure where in 2020 we spent **£22,255**. The costs include installation of heat detectors at Hatfield, renewal of the external lighting at both schemes, roof repairs to Glenluce. As no properties were empty there were no refurbishment costs or any other major repairs in 2020.

In the Garden

John our gardener has some tips for the summer.

Grass. After a cold and wet winter and a particularly cold March, grass is just beginning to burst into life again along with the moss and weeds. Cut the grass on a high blade setting and in order to improve appearance, a weed, feed and moss killer can now be applied. For a more organic and wildlife approach, avoid all chemicals, cut the grass infrequently (once a month) and learn to love moss.

Plants at their best. Californian lilac (Ceanothus) looks amazing with its distinctive blue flowers produced in dense clusters. This shrub is evergreen and can grow up to 7m. The seeds can lay dormant for hundreds of years and require forest fires to trigger germination of the seeds.

Primula vulgaris, the common primrose has self seeded and is a very cheery sign of Spring in the Heathway front garden. The flowers provide nectar for butterflies. In Irish folklore, primroses in the doorway protected the home from fairies.

Myosotis, known in the UK as forget me nots are very prolific self seeders. If you are ever given some seeds or plants, you will be reminded of that person for years to come.

Things to do in the Garden

- plant vegetable seeds in trays and pots and provide shelter from frost to plant out in May
- divide herbaceous perennials (e.g. Hardy geraniums) for extra plants
- paint garden furniture for Covid safe visits from friends and relatives
- plant up containers with herbs (rosemary, sage, mint, thyme, oregano) for BBQs and Pimms

Thanks to John who keeps the gardens at both Hatfield and Glenluce looking good all year round.



Property Audit

As a responsible landlord we need from time to time to inspect our properties to ensure that we are maintaining them effectively, to look for any potential defects, to help us plan for future maintenance and improvements.

It is some time since we have done this so we are planning to carry out inspections over the summer subject to Covid-19 restrictions. Each inspection will take about 15 minutes, we will be in contact to make arrangements nearer the time.

Fire Risk Assessments

One of the biggest concerns for the Housing sector is fire. In July we have contracted a specialist Fire Risk Assessor to carry out a check of both Hatfield Court and Glenluce Road. We did this in 2018 and followed up with some changes particularly to Hatfield Court. We would hope that there will be nothing further but we have to demonstrate that we ensure our properties are safe. We will let you know when this is due to take place as it may be necessary to inspect individual flats.