

NORTHSIDE BROADSIDE



NORTHSIDE



ISLINGTON

Johnson's Journal

Welcome to the Autumn edition of Broadside 2004.

I hope that you have all had a good Summer. At Hyde Northside we had an extremely busy Summer, with the successful ballots for the transfer of Surco and Grove estates to Hyde Housing Association, and the Northside in Bloom gardening competition.

We have had a successful Summer with our performance rating, and we have now held top position in the Council's league tables since April.

This will be the last ever Autumn edition of Broadside, as we will be ending our five year contract to manage Lyon Street in June 2005. See inside for details of what will be happening to the Lyon Street area after June 2005.

Several people have asked why I have changed my name, the simple answer is because I got married in May, to my long-term partner. I have agreed to a Day in the Life column for this issue, so you can hear more about the wedding on the back page if you are interested.

I hope you enjoy this edition, but as ever, please do let us have your feedback, and please remember that we are very happy to print letters and articles from residents.

**Julia
Johnson**

**Assistant Director
Hyde Northside**

The Future of Your Service



improving housing through partnership

On 9 September the Council decided to transfer the management of housing in the Lyon Street area to Homes for Islington (HFI) when the contract with Hyde Northside comes to an end in July 2005. The Council considered a report on the pros and cons of the options and took into account the opinions of residents.

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Readers will remember that in the last edition of Broadside they were asked for their views about the housing service should be run after Hyde Northside stops managing it in July 2005. The options were

- Re-tender the contract (and find another housing association like Hyde-Northside or a private housing company)
- Transfer the management to Homes For Islington (the Arms Length Management Organisation that manages council housing for the Council)

A total of eleven residents responded to the news item, nine from tenants and two from leaseholders. Nine responses supported transfer to Homes For Islington (HFI) (eight tenants and one leaseholder) and two were against (responses from one leaseholder and one tenant). We would like to thank all of those people who replied. A focus group of nine randomly selected tenants was set up and a professional interviewing company sought their views. Participants held mixed opinions about the two options.

The views of both groups and those of the Area Housing Panel were incorporated in a report to the Board of HFI, which made a recommendation to the Council to transfer the management to HFI.

Whats inside.....

Northside in Bloom	2
Stock Transfer Update	4
More Stock Transfer News	4
Hyde Online	5
Simply the Best..!	5
Day in the Life - Double Bill	6

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Turkish

Bu belgenin herhangi bir bölümünü tercüme ettirmek için, lütfen 020 7527 6882 no'lu telefondan Lyon Street Area Housing Office (Lyon Street Bölgesi Şkan Bürosu) ile temas kurun.

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NORTHSIDE



On August 12th the three judges took to the streets in search of this year's winning entries for the Northside in Bloom Gardening Competition. This year the judges were Northside Assistant Director Julia Johnson (a keen amateur gardener herself); Kate Allan, Hyde Northside Project Co-ordinator and Anne Gray, Northside Board member and Chair of the Grove T&RA, also a green-fingered lady.

What a treat this year - which will be the last ever Northside in Bloom competition. It is wonderful to see so many people who take the trouble to develop a garden, and it with great pleasure that we award the winners. Each winner will receive gift vouchers, a framed picture of their garden and a certificate.

Joint First Place

17 Kerwick Close

Mrs Berry does the back garden herself, and gets her plants from a variety of sources. She has opted for a beautifully blended colour-scheme, and had a variety of baskets and containers to compliment the planted areas. The garden is very nature friendly, with lots of nesting boxes, bird baths and feeders. There is a very pleasant seating area and water feature and the overall effect was very pleasing indeed.



79 Centurion Close

Difficult to know where to start, there is a front a side and a rear garden - all providing beautiful displays. We were proudly shown the Dahlias and Crysanthus by Jamie, grandson to the gardener. Apparently gardening is Mr Kerrigan's hobby and his wife says he heads for the garden soon after arriving home. The wonderful floral display in the back garden is set off by a lawn which would hold it's own as a bowling green.



N BLOOM

Joint Second Place

37 Cornelia Street

This garden really was like a secret haven, with overhanging creepers, trailing plants, beautiful hanging baskets, and a mixture of planted annuals and perennials. There is a pergola, lighting, a bar-beque area - the overall effect is superb. Mr. & Mrs. Freeman are both very knowledgeable on plants and garden design and their garden is an absolute credit to both of them.



23 Legion Close

The gardener told us that she loves all plants and feels that they all have a beauty to be appreciated. She does her back garden herself, and aims to provide a garden for all seasons - with winter flowering Pansies and Cyclamen as well as Impatiens, Lilies and Begonias.



Third Place

2 Stranraer Way

Lovely lawn, Impatiens galore, very healthy passion flower, fun use of garden ornaments - all go to make this a small but perfectly formed oasis of a garden.

A worthy winner.



Highly Commended

3 Stranraer Way

Again a lovely little patch - with a pond, lighting, some lovely plants - including Fuchsia, Mombretia, Lavender as well as the ubiquitous Impatiens.



4 Stranraer Way

Again, good use of ornaments and bird friendly. Lovely colours, hanging baskets and a pleasure to spend time in.



Stock Transfer Update

Residents of Surco and Grove Estates vote Yes to stock transfer

On Tuesday 27th July 2004 the results of the ballot was revealed. Residents on Surco and Grove estates voted in favour of stock transfer. On the Grove estate 73% of tenants voted in favour of the transfer and on Surco 56% voted in favour. The transfer of stock from Islington Council to Hyde Housing Association is expected to take place in February 2005.

Surco Estate comprises 496 properties and Grove estate 179 properties. Both are mixes of low rise flats and houses. Hyde propose to invest a total of £21.5m in a 3 year programme of improvements.

Surco Estate

Proposed £16m investment

- New kitchens and bathrooms for all tenants
- Double glazed windows and new pitched roofs for the unimproved half of the estate
- Some new entry phone systems
- Extensive improvements to landscaping and some re-designing for improved security

Grove Estate

Proposed £5.5m investment

- New kitchens and bathrooms for all tenants
- Pitched roofs for the houses
- New entry phone system for a block of one bed flats
- Major environmental improvement package, play areas, hard and soft landscaping.

Hyde will now be working closely with the Council to ensure a smooth transfer takes place and residents will be kept fully informed and consulted as the transfer progresses.

More Stock Transfer News

Residents on Ringcross Estate in the Northside area have got the chance to bring in extra money to repair and improve their estates and to have a say in how their housing management service could be run in the future.

Ringcross Estate is already managed by Hyde Northside under a contract on behalf of Islington Council, but their Residents Association has suggested that the ownership of the estates be completely transferred from Islington Council to Hyde Housing Association in a stock transfer. As a housing association, Hyde would be able to borrow more money for much needed improvements to the flats and houses and to the estate in general such as environmental and security works.

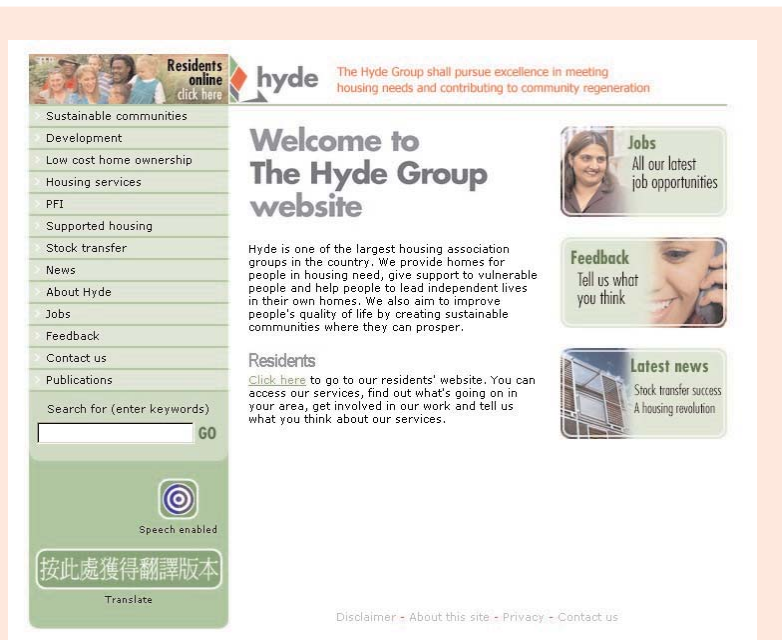
Over the next few months Hyde will consult residents about the changes they would like to see to their homes and the estate. Many meetings will be held with residents to discuss what their rights would be under the new landlord, the sort of service they would like to see and the way they would be consulted if the transfer took place.

These plans can only go ahead with the full support of tenants. All the proposals will be set out in a document and sent to every resident before a full secret ballot is held in Spring 2005. The transfer can only happen if the majority of tenants who vote in the ballot vote yes.

Another successful ballot happened during July. Residents of Market Estate on the North Road voted Yes to transfer the ownership of the estate from Islington Council to Southern Housing Group. Hyde Northside currently manage the properties on Market Estate on behalf of the Council. The transfer is expected to take place in February 2005.

Hyde Online

Hyde is one of the largest housing association groups in the country. We provide homes for people in housing need, give support to vulnerable people and help people to lead independent lives in their own homes. We also aim to improve people's quality of life by creating sustainable communities where they can prosper. Hyde Northside, which currently runs the Lyon Street Area Housing Office on behalf of Islington Council, is part of that group.



Hyde have just launched their residents website at www.hyde-housing.co.uk

On the website you can find our more about Hyde Northside but you can also find out about the wider Hyde Group. There is up to the minute job vacancies, feedback forms so you can tell us about your service, plus all the latest news stories from across Hyde. You can also access information in other languages and have sections of the site read for you (through speed enabled software).

There is also a whole site dedicated to residents..... so what are you waiting for.....

www.hyde-housing.co.uk

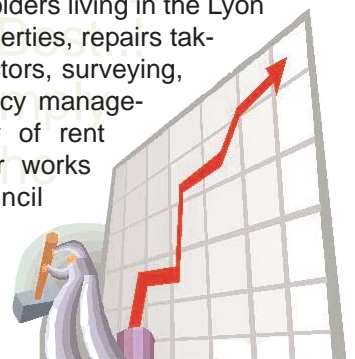
Simply the Best..!

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Under Hyde Northside's contract with Islington Council we provide the following services to tenants and leaseholders living in the Lyon Street area: Management of empty properties, repairs taking and administration of repairs contractors, surveying, caretaking & cleaning of estates, tenancy management, income collection and recovery of rent arrears, leasehold management, major works projects and liaison with other Council Services.

We have set standards and targets to meet on each of these area's. These are called Key Performance Indicators or KPI's. Each of the other 5 area housing offices that are still managed by the Council also have to meet the same targets on the same KPI's.



The success each area office achieves in meeting these targets is published monthly in the boroughs 'league tables'. The most successful and highest performing offices are at the top.



For the first 3 months of this financial year (April to June) Hyde Northside have been at the top of the league. This means that we are the best performing office in the borough. We are also overall 'league table' leader for the year to date. This is an excellent achievement considering Lyon Street was the worst performing office when Hyde took over in July 2000.

In addition to meeting the KPI's Hyde have brought a host of added value initiatives to the contract such as: UK Online Centre, work with Prospex youth organisation, the Neighbourhood Plan, Neighbourhood Wardens pilot schemes, local recruitment fayres, local labour and construction schemes, and the Resident's Handbook, to name but a few.

A Day in the Life

This is the Fourth part of "A Day in the Life" series, as suggested in our Broadside 2003 Survey, where we interview some of the most active and committed members of the Tenants and Residents Associations in our area. In this edition, Angie Passingham and Teresa McMeekin, members of the New Ringcross Tenants and Residents Association give us an insight into their work in the community.

Q. How long have you lived in the area?

A. We've both lived in this area for about 20 years, since our kids were babies, and we've known each other for about 11 years.

Q. How long have you been active in the community?

A. On the association for a year this September.

Q. Do you enjoy helping people?

A. Yes absolutely particularly with our work with the kids and the older people. We want to try and bring back a bit of the old community spirit and getting neighbours talking and looking out for each other.

Q. How many hours a week do you typically spend on community issues?

A. We don't think there are enough hours in the day..! We would say we do something 7 days a week. In particular we run the Bingo on a Friday night at the Ringcross Hall and we are always out shopping for that and trying to drum up support. We also organise a lot of kids activities.

Q. What has been your greatest achievement?

A. The Pensioners Bingo on a Friday night. Everyone really enjoys it and there is a great atmosphere in the hall. We also did an outing to Southend in July and are hoping to do 2 Friday nights out and 2 days out next Summer.

Q. If you had the chance again would you still get involved in voluntary work like this?

A. Yes

Q. What advice would you give other people who may be considering getting involved in the community in the way you have?

A. We can't remember what we did before we got involved! It is hugely satisfying to put something back into the community, although it can be a bit demoralising when people moan about things. More help would be nice and anyone who wants to get involved should do so. We can always be found at the hall on Ringcross and even only hour or so a week would be a great help to us.

Double Bill

As part of "A Day in the Life" series, **Julia Johnson** has kindly agreed to do an interview about herself. This gives you an insight into the stresses and strains of being an Assistant Director at Hyde.

Q. How long have you worked for Hyde?

A. Since April 1996 when I was the housing manager in their Lambeth contract based in Stockwell. After the stock transfer to Hyde Southbank Homes in 1999 I decided I needed a new challenge so came to Islington as the Contract Director with Hyde Northside in July 2000.

Q. What's the best bit about your job?

A. I very much enjoy working with the tenants and residents associations, assisting them to get the best deals for their estates and the residents they represent. Working for Hyde is actually very interesting as Hyde is such a diverse organisation. I really do enjoy my job, and it is great to see a project through from the very first idea to the final production!

Q. What's the worst bits?

A. There aren't really any bad bits - you have to learn to take each day as it comes. My approach is that problems are there to be solved. You have to be prepared to put in time, energy and hard work to get results.

Q. What's your greatest achievement this year?

A. Well I would have to say that I am pretty proud of organising my wedding, which was at the end of May. We had initially planned a small event but it just grew and grew!
Professionally I am delighted with the results of the stock transfer ballots for Surco and Grove estates, but this wasn't my achievement alone, this was very much a team effort - not least the residents associations.

Q. What are you hoping to achieve in the coming year?

A. I hope we transfer Surco and Grove smoothly, that Ringcross ballot is successful and that we end our contract at the top of the performance league tables. I would like Hyde Northside to be remembered for having made improvements to the overall quality of life for the residents of Lyon Street.



Right: Julia and her husband Dominic at their wedding in May of this year