

SPRING NEWSLETTER 2016 - No. 41

Sad farewell to Chairman and Board members Recent changes to Board Governance means members can no longer serve on the Association's Board of management beyond 9 years and the inevitable retirement of several long serving Board Members. The Chairman, Commodore Tom Morton paid tribute to Mr Alex Benney who also served as Chairman for several years, Captain Lynne Gibbon QARNNS, Commander Sandy Sullivan Royal Navy and Major Hugh Affleck-Graves Royal Marines and Councillor Mike Geddes. All five have loyally served the Association for many years and their skills, commitment and knowledge will be sorely missed.



Farewell to the Chairman, Commodore Tom Morton, Mr Alex Benney, Captain Lynne Gibbon QARNNS, Commander Sandy Sullivan Royal Navy, Major Hugh Affleck-Graves Royal Marines and Councilor Mike Geddes.

Our Chairman, Commander Tom Morton's retirement from the Board after more than a decade as a Board member and four years as Chairman, will be a huge loss to the Association. Tom's leaving message is: "It has been a huge and significant honour and privilege to be associated for so long with the Agamemnon Housing Association and I remain humbled and honoured to have been part of something that I consider to be very special. It remains only for me to thank the Board of Management, the CEO and the Association's staff for their hard work this year and in so many other years. I can assure our tenants that the Board of Management's commitment to excellence remains undiminished. Our aim and intent is to continue to serve every one of our tenants." Tom will be succeeded as Chairman by the current Vice-Chairman, Commander Rod Edwards RN.

New Chairman, Rod Edwards bids farewell to Tom Morton



New Visiting pets policy paying dividends

After consulting with our tenants, the Association commenced a 6 month trial in August 2015, where family pets could visit tenants' flats. The trial went ahead and was discussed with tenants at the November 2015 Tenants Participation meetings. All the feedback received has been positive so, with the Boards approval, the scheme has now been integrated into the Association's policy. Mrs Paterson and her family were over the moon on her 84th birthday because they were able to use the beloved family pet, Barney the dog to deliver Mrs Paterson birthday balloon.



Defibrillators - Every second counts!

The Association recognizes that after a cardiac arrest, every minute without CPR (cardiopulmonary resuscitation) and defibrillation reduces someone's chance of survival by 10 per cent. Therefore, the Association has installed Philips Heart start HS1 First Aid Defibrillators in all our Courts and most staff attended a Level 2 Award in Cardiopulmonary Resuscitation and Automated External Defibrillation (QCF) course held at Eliza Mackenzie Court on the 24th February 2016.



Mobility scooters fire hazards



The Association wishes to thank all tenants for their cooperation and understanding during the Mobility Scooter Review. The principal "advice" to housing providers is that mobility scooters should not be stored/parked/charged in communal corridors forming part of means of escape routes within buildings. This is because they introduce a considerable fire loading and the scooters can be an obstruction hazard within these areas. We are now working hard to provide adequate parking inside courts if the building allows it or externally. The work will be completed as soon as possible but planning permission may be required in some places.

Smoking and nicotine damaged caused in flats



Nicotine damaged fittings



Nicotine damaged sealant

Smoking in all indoor workplaces and public areas has been prohibited across the UK since July 2007 but domestic premises are generally exempt from the smoke free law. The smoke free law has helped to change attitudes towards smoking: around 8 out of 10 people support the legislation, including the majority of people who smoke. Although the law does not cover domestic premises, other than shared spaces, 80% of adults in England report that they do not allow smoking inside their home. Tenants that currently smoke in there flats are asked to minimise the impact on their neighbours by smoking responsibly and using ventilation as much as possible.

The Association is about to consult with tenants regarding smoke and nicotine damage. The photographs opposite show a buildup of nicotine on surfaces. The Association has to renew nicotine impregnated plastics and sealant around windows, and have walls and ceilings cleaned by a specialist contractor. These costs are not fair wear and tear as defined in the Tenancy Agreement and are often difficult to recover from tenants or their families at the end of a tenancy. These extra costs currently fall to the Service Charge shared by all tenants under voids if the Tenant or Family refuses to pay for the damage.

Therefore, if feedback from consultation with tenants is positive, the Association intends to identify such smoke and nicotine damage during annual flat maintenance and recover the cost from tenants who smoke on an annual basis.

Benefits of Light Emitting Diode (LED) lighting

The Association is continuously searching for ways to further reduce operating costs and it is fair to say that the quantity of lights in our courts make lighting a key cost driver for tenants and the Association. The benefits of LED lighting are more energy efficient, cost effective, and durable. They are the latest technology in lighting and offer a great alternative to traditional lighting systems. LED lights have the benefit of a super long life span of up to 80,000 hours, which means maintenance costs drop as the lamps last up to 8-10 times longer than standard lamps making them an ideal replacement. Most LED lights operate at low voltage so are cool to touch and much safer to handle during installation. Typically a LED light will use about 25%-80% less **energy** than traditional incandescent, saving money on electricity. Watch out for LED lighting coming to your court!



Cornwell Court

The Lord Mayor of Portsmouth, Councillor Frank Jonas visited Cornwell Court on Friday 22nd January. The Mayor enjoyed a tour of the court with Agamemnon Vice-Chairman, Rod Edwards and the Warden, June LeFevre. The Mayor and Vice Chairman were shown the metal railings at the front of the court which have been sanded down and repainted by the Community Payback service users. Community Payback have also repaired and repainted fencing to the rear of the court, which has made it more secure for tenants and the garden a more pleasant place to enjoy. The Mayor then enjoyed refreshments and met with several residents. (pictured from left to right are Vic Laurence, Vice Chairman Rod Edwards, Lord Mayor Frank Jonas, June LeFevre, Chris Gillam, Wynn Voke, John Larkin, Mary Larkin).



Somerville Court



Social Committee member, Janet Hancock organised a cream tea on the 8th of March 2016. Janet was helped by a team of sandwich makers. Everyone enjoyed being waited on by Janet and David Hancock who dressed for the occasion. They were served petite sandwiches, scones and lovely dainty cakes.

Sirius Court The Community Payback team are still at the Court and the garden is looking better thanks to them. We now have a social committee. The committee has successfully held a Halloween party, a quiz night, and an Elvis impersonator so far and has many more events in the pipeline. This year, we will be hosting the Chairman's Lunch at Sirius Court which we are looking forward to – and we are honored to be hosting it on such an important occasion, we sadly say goodbye to our current Chairman, Tom Morton.



Notices

Please take time to read the most up-to-date notices on the Notice Board. These policies and notices are put in place to ensure that everyone enjoys living with the Association in a peaceful and dignified environment.

P Burns

Lieutenant Colonel P Burns (Retired) MSc CEng MIET - CEO

