

# Newsletter

**CHICHESTER GREYFRIARS HOUSING ASSOCIATION**  
**February 2025**



## MESSAGE FROM THE CHIEF EXECUTIVE

Dear Residents

You will shortly be receiving a copy of our Annual Report for 2023/4. Our financial year runs from October 2023 to September 2024.

CGHA is performing well and last year made a surplus of £108,000. There was no new homes completed in 2023/24. However, CGHA continued to invest heavily in its existing housing stock and during the year on repairs and maintenance. Most kitchens and bathrooms have now been replaced and all homes have high energy efficiency ratings.

David Parfitt, our Chair for the last 9 years has now retired from the Board along with Linda Grange. We wish them both well and thank them for all their support over the years. Tracey McEachran is now Chair of the Board and I am sure you will offer her a warm welcome.

CGHA is looking to build more homes and is progressing development opportunities on its own land and land owned by private developers. You can read more about this in this newsletter.

Julia Potter, Chief Executive



CGHA were delighted to welcome Jess Brown-Fuller, our local MP, on a visit to Royal Close on 7 February 2025. Jess was elected in the 2024 General election. She lives locally and was previously a member of the Cabinet at Chichester District Council. Jess was very interested in the work of CGHA and the services that are provided.

Pictured left to right: Oona Hickson, Cabinet member for Chichester District Council for Housing, Revenues and Benefits, Jess Brown-Fuller, MP for Chichester, Jan Cunningham (with Daisy May), tenant of Royal Close, Julia Potter CEO CGHA, Tracey McEachran, Chair CGHA.

Chichester District Council have always been very supportive of CGHA and continue to provide funding to help CGHA build more homes. It was helpful to talk to Jess about some of the challenges faced by CGHA in delivering more homes for those in housing need.

## DEMAND FOR HOUSING FOR OLDER PEOPLE RISING

Chichester District Council are currently consulting on their draft Housing, Homelessness and Rough Sleeping Strategy (2025-2030). The new strategy looks at how the Council will work with partners to prevent people from become homeless, create and retain affordable housing for young people and families as well as addressing housing needs of older people.

In Chichester the Census 2021 shows that 27% of the population are aged 65 years and over. We work closely with Chichester District Council to help those that are homeless, at risk of homelessness or in desperate need of housing they can afford. We have found that many people find themselves at risk of homelessness when their circumstances change ie they retire and their income drops, their partner dies or a relationship ends or they suffer ill health.

PLANNING  
FOR  
GROWTH,  
INVESTING  
IN OUR  
FUTURE



CGHA developed 8 new homes in 2021 and 6 in 2023. As tenants may know CGHA is looking to build more new homes. Planning application were submitted in 2023 for 2 flats in the garden of 3 York Road and 1 in Bognor Road. The planning applications have still not been determined.

In January 2025 the garden at 3 York Road was purchased. Whilst it is hoped that the planning application will be determined shortly the units will not be built immediately. One of the reasons for purchasing the land was that the owner of 3 York Road had rights over the rear access road and this could not be controlled by CGHA. The purchase of land means that the access rights have now been extinguished. The area of land is being cleared including overhanging trees from the garden of 2 York Road. For security and insurance purposes there is no access to the site.

CGHA is also working with Bewley Homes on a new development at Nutbourne. The scheme consists of 103 homes of which 21 are affordable. CGHA will be purchasing 8 flats for affordable rent – 4 x 1 beds and 4 x 2 beds. The scheme will start on site in 2025 and complete in 2026. To fund the scheme CGHA has a loan approval of £1M with the Charity Bank and grant of £240K from the Council. The rents from the properties will fund the loan.



'Chichester Greyfriars Housing Association has been a cornerstone in providing quality affordable housing for over 50 years. At Charity Bank,

we are proud to support and partner with an organisation that shares our commitment to community wellbeing and sustainable living. Their dedication to affordable housing, enhancing community wellbeing, and supporting older adults in Chichester aligns with our mission to create positive social impact.'



David Brinsford,  
Impact Lending  
Manager at Charity  
Bank



CGHA is applying a 2.7% rent increase in April 2025 which is in line with Government guidance. State pensions will increase by 4.1% The rent increase of 2.7% is well below the average private rent in Chichester which was £1,260 in December – a rise of 6% since December 2023

If you are worried about paying your rent please contact the office to make an appointment with Dee to discuss the situation. There may be benefits and help that is available to you. Do not wait until your are in arrears to talk to us.



## GROUNDWORKS MAINTENANCE CONTRACT



A questionnaire was sent to all tenants asking them to comment on the grounds maintenance service. We want to know what you think as we are looking to renew the contract at the end of the year. Please return all completed surveys by **3<sup>rd</sup> March 2025** at the latest. We will then discuss the results with the Residents Committee. Tenants directly pay for this service through the service charge so it is important that we take all views into account.

Dee completed her annual property checks in November. In 2023 a number of properties had signs of damp/mould and these were rectified. In 2024 there were still a couple of re-occurences which had not been reported by tenants. Not treating damp/mould can cause respiratory and serious health problems so please make sure you report it.



**Advocating for  
safer housing  
through  
Awaab's Law**

On 6 February 2025 the Government announced that from October 2025 it will be a legal requirement for social landlords to address damp and mould hazards that present a significant risk of harm to tenants within fixed timescales. In addition, all emergency repairs (whether related to damp and mould or not) must be repaired within 24 hours.

The Board reviewed CGHA's whistleblowing policy in February. Whistleblowing is the action someone takes to report wrongdoing at work that affects others. For example, it could affect our tenants. Legally this is known as "making a disclosure in the public interest". The Regulator of Social Housing is the body responsible for whistleblowing and in 2023/24 received 40 qualifying disclosures.



## RESIDENTS COMMITTEE



### Protect your Choices

Enclosed are new forms for 'emergency contact'/executor, please ALL complete this and drop into CGHA letter box, if you need to discuss this please contact Dee

Please also ensure that to protect yourself you have a completed, witnessed Will in your home, does not have to be registered by a Solicitor



A Coach Trip to Weymouth has been arranged for Saturday 2<sup>nd</sup> August,. It leaves at 8am and costs £10 each for tenants £25 for each family member or friend, forms for booking will follow and payment will be requested in advance.

A Christmas Coach Trip is also being planned with a possible visit to Salisbury - details to follow

Dog fouling remains an issue at Royal Close. The area is open to the public. If you see someone not picking up after their pet please advise Dee.

Permission for a pet must be given in writing by the Office. You should not have a pet in your property without Greyfriars approval



There was yet another issue with access for the Emergency Services being restricted (Ambulance could not get through) last week due to high vehicles being parked both sides of the road adjacent to 43RC. Please park sensibly and ensure access is adequate at all times.

### Trading from your home – a breach of tenancy

There has been reports of car trading taking place on the Royal Close estate. This is running a business from your home and a breach of your tenancy agreement and will also reduce parking options for tenants.

### Health and Safety

We have been advised by waste services that batteries must not be placed in normal domestic bins as there have been several incidents where mixed with household waste this has caused a fire. They can be recycled safely at most big supermarkets.

#### RC Members

Jack Pink, Chairman  
Eddie Williams (Vice Chair)  
Veronica Kayitesi  
Dawn Cook  
Angie Thomas  
Brenda Clarke (Secretary)  
Dave Tilley  
Linda Brooks  
Ray Bullock

