

## Consultation with residents

CHISEL has committed to undertake a programme of consultation with residents, including a specific group for residents in self-build properties, and local forums for all CHISEL residents.

The first phase of consultation will be with the Self-Build Group to make progress on the specific self-build issues. Forums open to all residents will follow, with meetings in London, Brighton and Essex.

The consultation is planned for the period January to June 2020. There will be up to 3 meetings of the Self-Build Group. The programme of the resident forums is to be confirmed.

CHISEL will employ an independent facilitator to work with the Self-Build Group and the resident forums. They will assist in preparing a survey of all residents, and provide a final report.

We are developing other ways that residents can give feedback to CHISEL about services, policies and strategies.

We will be writing to tenants shortly to give more details on the consultation.

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### Stay safe!

If you plan to go away in winter, stop your water pipes getting frozen.

#### Either

leave your central heating on very low (eg a frost setting)

#### Or

turn your water off at the stop cock and run the taps for a bit to empty out the remaining water in the pipes, so it doesn't freeze.

**TIP:** Stopcocks are often under the sink or in the front hall cupboard.



6 of the 7 members of the new CHISEL Board, formed at the 2019 AGM

## Grenfell Tower enquiry - Phase 1 report



The first report from the Grenfell Public Inquiry was released on 30 October.

Some of the headline findings are:

- The cause of the fire and the cause of the spread of the fire, concluding that flames spread rapidly due to the presence of ACM panels with polyethylene cores.
- That there is evidence to suggest that the external wall system used at Grenfell Tower was not compliant with building regulations.
- The London Fire Brigade was not adequately prepared for fires spreading in the external cladding of high rise buildings.

The report gave recommendations for building owners, including on specific safety checks of buildings, the provision of information to local fire services and residents, reviewing and maintaining fire safety mechanisms, evacuation procedures, and on checking the compliance of fire doors.

### What should residents do?

Make sure you know your escape routes.  
Make sure fire doors have working closers.  
If you see a fire risk in or around your property, report it to CHISEL immediately .

The enquiry will now move on to Phase 2, examining the failures that led to Grenfell Tower being so unsafe, and how regulation should be improved in future. It may take till 2022 for the Phase 2 report to be published.

After the election, the new government will have to decide how to implement the recommendations of the Grenfell Phase 1 report, and also those of the Hackitt report into Building Regulations and Fire Safety.

## Prize Draw winners

Each year CHISEL completes a prize draw among tenants who have not been in rent arrears for the previous 6 weeks.

The winners of the 2019 Xmas draw are residents in a house at Llanover Rd, who will receive shop vouchers to the value of £150.

Contact Shirley Skyers at the CHISEL office to find out what you need to do to make sure your rent account does not drop into arrears at any point in the month.



## All I want for Christmas ... is more space for my family

Dryad co-op in Brighton recently started building extensions to two of their houses. The Dryad houses are two storey one-bedroom structures, built originally by trainees. Brighton Council has leased these houses to CHISEL for 20 years. Two of the households have out-grown their accommodation, and to enable them to stay living at Dryad, the co-op is funding the building of extensions to add more bedrooms to the houses.



Photo: Ray Glew

The households will pay extra rent for the enlarged houses, which over time will pay back to the co-op the costs of building the extensions. Dryad have worked all year to obtain planning permission and get the project under way, with help from CHISEL and the support of Brighton Council.

## CHISEL Membership: re-opened to tenants

As promised at the AGM, we have begun a thorough review of CHISEL's rules around membership.

CHISEL currently has 36 individual shareholding members. Each of these people have paid £1 for one share in the organisation, and this entitles them to one vote at any AGM or other company general meeting.

22 of these are current CHISEL tenants (14 of them self-builders), and known as 'tenant members'; the other 14 are known as 'independent members'.

Sadly, we had to 'freeze' membership several times recently, due to advice we had received about our legal obligation to ensure a fair balance of different categories of members. The Board decided to carry out a proper review of the situation, and seek feedback from you.

We are pleased to tell you that we are now in a position to accept applications for shareholding membership from – in the first instance - all CHISEL tenants.

*Shareholders do have some legal responsibilities. You must agree:*

- *to act at all times in the interests of the Association*
- *to be bound by the obligations set out in the Association's rules*
- *to attend and vote at the AGM – and make sure to send apologies if you can't attend – otherwise your membership could expire*
- *to have CHISEL's aims and interests in mind and to promote these in the local community.*

Our rules state that the Board must make a decision about all applications. Our next meeting is scheduled to take place in February 2020, so will be able to approve new members then.

If you would like to become a shareholder, please contact our Acting Company Secretary, Andrew Watson, either by email (to [secretary@chisel.org.uk](mailto:secretary@chisel.org.uk)), or by post, c/o the office. He will send you an application form and further instructions.

Other categories of membership are still closed and subject to review. Other people will be able to apply to become 'independent' members in future, but we are still considering the fairest way to organise this.

If you have any strong feelings about this matter, and how best to ensure that membership is equally spread across CHISEL and the wider community, please send your feedback to the Board members involved in this review, c/o the Company Secretary.



There are some restrictions on who can become a shareholder.

*If you have been an employee of CHISEL in the last twelve months;*  
*if you have a business relationship with CHISEL;*  
*if your membership would lead to an unacceptable conflict of interest with CHISEL;*  
*if you're in breach of your tenancy agreement and subject to a court order;*

then our rules state that you will not be able to become a member. If you're in any doubt about your status, do check in with Co-ops and Tenants Officer, Mark Allan: [involvement@chisel.org.uk](mailto:involvement@chisel.org.uk) or the Company Secretary.

We look forward to receiving your applications.

The Board



## Losses from the CHISEL community

There has been a series of sad deaths of CHISEL residents over recent months.

Friends and neighbours planted a tree in memory of **Max Ward** and **Dave Patel** from Nubia Way.

Tenant Board member Jo van der Meer remembers **Tom Burr** from Thornsett Rd:

I met Tom when I was introduced to CHISEL in 1990, when CHISEL operated short life housing in properties waiting to be redeveloped. Tom was resident in one of these before becoming a permanent CHISEL tenant. We became firm friends as although Tom was very reserved, quiet and shy, he had a wicked and dry sense of humour and laughed easily once you got to know him - his laugh was a bit like the cartoon character Muttley! Tom worked as a school art technician, and was himself an artist sculptor, spending his spare time creating wonderful pieces in his studio, which brought him a great deal of happiness as well as a network of artist friends. I have many joyful memories of Tom including a road trip to the southwest in my battered 2CV (pictured), and also when we were younger, many parties and Christmas get-togethers - so I'll particularly miss him at this time of the year. Tom was a very kind, intelligent and sensitive man, and will be greatly missed.



Max Ward with his cacti



Tom Burr and 2CV

## Christmas Opening Hours

CHISEL's office will close on Tuesday 24th December at 12:30 pm.

It will be open with a skeleton staff on Thursday 2nd January (9:00-5:00).

CHISEL will re-open fully on Monday 6th January 2019 at 9:00am.

Our out of hours emergency service will operate while CHISEL is closed - call 020 8692 5258 and you will be connected to it.

## WHO'S WHO IN CHISEL:

Managing Director:	Pauline Goodfellow (3 days pw: various)	<a href="mailto:director@chisel.org.uk">director@chisel.org.uk</a>
Operations Manager	Carmen Clarke (4 days pw, Monday-Thursday)	<a href="mailto:operations@chisel.org.uk">operations@chisel.org.uk</a>
Housing Officer (Repairs)	Andrew Logan (4 days pw, Monday-Thursday)	<a href="mailto:repairs@chisel.org.uk">repairs@chisel.org.uk</a>
Finance & Income Officer	Shirley Skyers (4 days pw: Monday-Thursday)	<a href="mailto:rents@chisel.org.uk">rents@chisel.org.uk</a> <a href="mailto:financeofficer@chisel.org.uk">financeofficer@chisel.org.uk</a>
Co-ops & Tenants Officer	Mark Allan (2 days pw: Monday & Thursday)	<a href="mailto:involvement@chisel.org.uk">involvement@chisel.org.uk</a>
Finance Manager	Nigel Spice (2 days pw: Monday & Thursday)	<a href="mailto:financemanager@chisel.org.uk">financemanager@chisel.org.uk</a>