



I hope that you enjoy reading our latest newsletter and the events of the past few months.

We are delighted to welcome five new team members to the jLiving fold. They all bring extensive experience to the Association, and I know you have all offered your full support and welcomed them warmly. We are also thrilled to congratulate Mahendra Tailor and Lori Gardner on the new additions to the wider jLiving family and extend our hearty Mazel Tov's to their families on the arrival of two beautiful granddaughters and one grandson. A true blessing.

A lot has been going on behind the scenes at jLiving and the social housing sector as several critical pieces of legislation have been passed or are currently making their journey through Parliament.

The Social Housing (Regulation) Act has now become law, the main points of which are:

- Enhanced powers for the Regulator of Social Housing.
- Stronger enforcement powers.
- Tenant empowerment.
- Standards for Registered Providers.

While the Act has become law, work will continue in the coming months on implementing the requirements of the Act and we will of course keep you updated.

However, one immediate requirement is that all social landlords will report on Tenant Satisfaction Measures from April 2024. Many of you will be aware that as an organisation we have carried out regular satisfaction surveys, the last one being in 2018.

The new survey will be required to obtain information directly linked to measures set down by the Social Housing Regulator, so slightly different to previous surveys.

We have engaged the services of Acuity, an independent organisation, to undertake this exercise for us and it is anticipated that surveys and information will be sent to all tenants and leaseholders from the beginning of November to allow us to report results from April next year. I thank you in advance for your assistance with this important project.

With best wishes and wishing you all L'Shana Tova.

Jane Goodman
CEO

BABY BLISS FOR LORI

Hearty congratulations to Lori Gardner, Head of Housing, who became a grandmother for the third time in July.

Here you can see Nanny Lori with her gorgeous new grandson, Zion. A huge Mazel Tov to the whole family.



COFFEE MORNING WITH BARNEY

There was a special visitor attending a Harmony Close coffee morning in July. Barney, a Great Dane-Poodle cross — meaning he is quite big and very fluffy — came along with his owner Board Member, Joe Carlebach and his daughter Hannah. Barney and his owners were welcomed warmly by the tenants even when Barney tried to steal some of their biscuits!



RING MY BELL

Video doorbells are becoming very popular, with the technology now cheaper and more readily available.

To make our position clear on the installation and use of video camera doorbells, you must ask permission from your Housing Manager in the first instance if you want to fix one to your door.

If you don't get permission, you could be in breach of your lease or tenancy agreement:



TENANT OBLIGATIONS:

Alterations and Additions (13) – page 5

Not to make any alteration or addition whatsoever to any part of the premises or to any fitting or equipment therein without first obtaining the written consent of the Housing Association.

Lori Gardner, Head of Housing, said: "We want everyone to feel safe inside their home, but we do ask that these devices are used responsibly in line with the UK Privacy laws, and with respect to neighbours."

If your video doorbell or CCTV camera overlooks shared areas, public pathways, neighbours' homes and/or gardens or a street, you could be subject to data protection laws.

Any dispute over video doorbell cameras counts as a civil matter and it is up to the person who initiates the dispute to prove any wrongdoing. Video doorbell cameras must be used in accordance with guidance from:

- Information Commissioners Officer
- General Data Protection Regulations (GDPR)
- <https://ico.org.uk/for-the-public/domestic-cctv-systems/>

Doorbell cameras are a form of CCTV and should be treated as such.

FIRE! FIRE!



Smoke Alarm With Sounder and Flashing Light

A new wireless, cloud-based fire alarm system with in-built sounder (alarm) or light, ideal for people who are hard of hearing or deaf, is being tested at one of our properties.

Assuming the pilot is successful, the aim is to replace the current out-dated system at all Schemes over the next three years.

Sinead Matthew, Director of Property, said: "A benefit of the new system is that it will enable us to monitor all Schemes remotely, allowing us to know exactly which smoke detector has been activated."

BOILER UPGRADES AT HARMONY CLOSE UPDATE

We reported in our Pesach edition of the newsletter the need for us to upgrade the boilers at Harmony Close and Meta Worms Court.

We had completed the tender evaluation but, unfortunately, we have had to retender as the quotes received were not comparable. This has, sadly, caused a delay in us being able to award the contract in early Spring.

We are still committed to upgrading these boilers before winter sets in as we know how important it is for us to ensure residents have a constant supply of heating and hot water.

STOCK CONDITION SURVEY



The Cyril Fraser House, Brighton & Hove



Harry Jacobs House, Brighton & Hove



Oberman House, Brighton & Hove

Following the merger with Brighton & Hove Jewish Housing Association, we have completed a stock condition survey on the properties in that area.

Director of Property, Sinead Matthew, explained: "To ensure our homes are in line with Decent Home Standard, a legal standard which regulates housing provided by the social housing sector, and homes people want to live in, we undertake a stock condition survey on a five-yearly basis assessing the condition of all major component elements."

"We want your home to be comfortable to live in. Therefore, understanding the condition of your home is important so that we can plan for future repairs and improvements."

Stock condition surveys need to be extremely thorough and in-depth, meaning that photos were taken, areas measured and attic spaces checked.

We understand that it can be inconvenient to have people looking around your flats, and we thank you all for your co-operation while the surveys were underway – it is appreciated.

It is important that these surveys are completed for your health and safety and future maintenance programmes - to ensure that replacement and repairs are completed in a planned and timely way.

NEW FACES



Elaine Crocker



Sinead Matthew



Gary Holloway



Neil Ponton



Sean Chitson

Since the last newsletter, in April, we have welcomed five new staff members to the jLiving team.

HOUSING TEAM

Elaine Crocker joined the Association in May as Housing Manager at our Margate Scheme, Montefiore Court.

PROPERTY TEAM

Sinead Matthew, Director of Property, joined jLiving in April and is based at Head Office. April also brought

Plumber, Gary Holloway, who joins our Maintenance Team and who you will see around the Schemes. In June Neil Ponton, Electrician, and Sean Chitson, Plumber, became permanent members of staff at the Association - they were formerly contractors.

We are delighted to have everyone on board and look forward to working with all of them and hope you will join us in welcoming them to the jLiving team.

MERGER CELEBRATIONS IN BRIGHTON & HOVE

The merger of jLiving with Brighton & Hove Jewish Housing Association (B&HJHA) was celebrated in June with a reception at the new BNJC – Brighton & Hove Jewish Community Hub.

CEO Jane Goodman said: "We were very proud and honoured to be chosen to be partners with B&HJHA and wanted to celebrate our collaboration, pay tribute to former B&HJHA Board Members and welcome our new tenants to the jLiving community."

Michael Davids, Chairman of B&HJHA, added: "This merger represents a resounding vote of confidence in the future of the Brighton, Hove and Sussex Jewish community."

Over 100 guests gathered for the occasion enjoying a delicious lunch reception - the first at the brand-new venue.

Here you can see a few of the photographs from the event.





HOW DOES YOUR GARDEN GROW?

Over the last few years, the outdoor spaces near where we live have become even more important to us. Whether a tub, flowerbed, patio or larger green area, our tenants, leaseholders, staff and gardeners have worked hard to make our communities look lovely.

Everyone's hard work has paid off as you can see from the pictures, showing our jLiving communities in bloom.



WELCOME TO THE DIGITAL ERA!

With the digital switchover coming into effect during 2025 we are looking at upgrading our alarm pull cord system which currently uses analogue telephone lines and is available in many of our properties.

As those telephone lines are slowly switched over to new digital ones, your existing pull cords and alarm unit will be replaced with a new digital equivalent so you can continue to benefit from this service.

Sinead Matthews, Director of Property, explains:

"We have been looking into a digital solution and have made a shortlist - we are now investigating the potential impact and opportunities our preferred option presents.

"The new system is a Wireless emergency system. For this to work you must have working internet in your home – so as a result all flats will have Wi-Fi provided. Without this, your alarm pull cord system will not work."

Watch this space for more information.



DENISE'S APPLESLAW WITH POPPY SEED DRESSING

Denise says:

"This is a twist on a classic recipe, ideal for lunch and for Shabbat or Yom Tov. To speed up the process of this recipe, you could use a food processor to chop the cabbage, carrots and apples."

Serves 6-8 people

Ingredients:

Dressing

20ml cider vinegar
100ml mayonnaise
25g poppy seeds
50ml honey
2 teaspoons salt
1 teaspoon freshly ground black pepper

Salad

1 medium green cabbage, cored, finely shredded
2 large carrots, peeled into ribbons
4 spring onions, thinly sliced
30g fresh parsley leaves – finely chopped
4 eating apples, peeled, cored and sliced

Method

1. Make the dressing by placing all the ingredients in a bowl together and mix until well blended. Set aside.
2. To prepare the salad, combine the cabbage, carrots, spring onions, parsley, and apples in a large bowl.
3. Pour in the reserved dressing and mix until well blended.
4. Refrigerate for at least 1 hour before serving, mixing the salad at least once to evenly distribute the dressing.

With thanks to chef Denise Phillips for kindly allowing us to print her recipe.

Photo © Denise Phillips 07803 895 341.

For more fabulous recipes check out Denise's website www.jewishcooking.com or look at her Instagram page: [denises_kitchen](https://www.instagram.com/denises_kitchen)



FESTIVAL TIMES 2023



ROSH HASHANAH

Festival begins
Friday 15 September
at 7.01pm

Festival ends
Sunday 17 September
at 7.58pm

YOM KIPPUR

Fast begins
Sunday 24 September
at 6.40pm

Festival ends
Monday 25 September
at 7.39pm

SUCCOT

Festival begins
Friday 29 September
at 6.29pm

Festival ends
Sunday 1 October
at 7.25pm

SHEMINI ATZERET AND SIMCHAT TORAH

Festival begins
Friday 6 October
at 6.13pm

Festival ends
Sunday 8 October
at 7.09pm

FESTIVAL OPENING HOURS 2023

Wishing all our tenants and their families a very happy, healthy and prosperous New Year from all the staff at jLiving.

We will not be working over Yom Kippur - on Monday 25 September.

All other festivals fall over a weekend.

Chag Sameach!

DOUBLE TROUBLE!



Congratulations to jLiving Compliance Officer, Mahendra, who became a Grandfather for the first time, in January and again in May!

Congratulations also to Mahendra's brother, jLiving Compliance Officer, Bhupendra, who became a Great-Uncle twice over.

The two babies Mia and Amelie can be seen in this picture with Dada (Grandad) Mahendra.

Mazel tov to all! We hope your new additions bring you and your families lots of happiness and joy.

jLiving – Leading the Jewish community in providing affordable, secure, welcoming accommodation, including associated services for those aspiring to live independently.

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