

A Brief History of Portsmouth Rotary Housing Association

1969 to 2019





**YEARS DELIVERING
HOUSING SERVICES**

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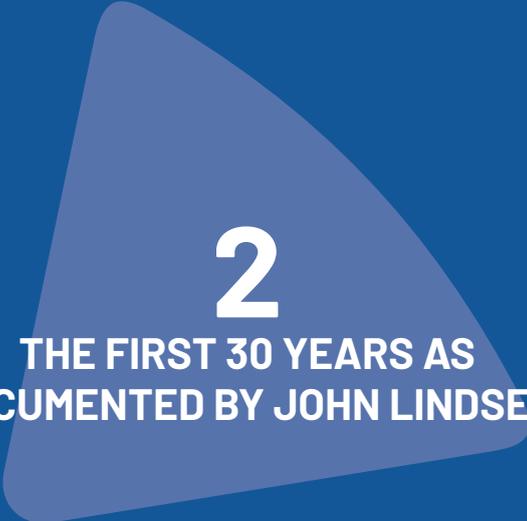
Welcome to this brief history of Portsmouth Rotary Housing Association, published to celebrate 50 years of Portsmouth Rotary Housing Association. The history was inspired by the publication of John Lindsey's history covering the years 1967 to 1997. John is a founding member of the Association and his original history is re-produced in this booklet, providing an invaluable insight into the formation of a housing association, by volunteer members of the Portsmouth and Southsea Rotary Club, in the late 1960's.

Of course, this was not a unique experience at the time. Many housing associations were formed across the UK during that period by dedicated volunteers whose mission was to provide good quality housing to those most in need. In 2019 Associations range from landlords with tens of thousands of properties in management to those with a handful of properties. At PRHA we are proud to be part of this diverse housing movement and pay tribute to the work over the years of Board members, employees and stakeholders that have not only contributed to the success of PRHA, but also to the success of Housing Associations across the country.

We are looking forward to continuing the legacy for the next 50 years and sincerely hope you find the read interesting.

Steve McNaughton

Chief Executive



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**THE FIRST 30 YEARS AS
DOCUMENTED BY JOHN LINDSEY**



John Lindsey's Original Manuscript

30 Years of Portsmouth Rotary Housing Association Ltd – 1967 to 1997
First published February 2008

FOREWORD

This history of PRHA covers the 30 year period of my close association with its activities at the time of the growth of the Housing Association movement in Portsmouth. I leave it to others to continue where I left off.

John Lindsey

February 2008

<small>MADE IN U.S.A. ONLY. THIS BOOKLET IS AVAILABLE FROM THE I.C.S. Co. Ltd.</small> 9	NAME OF CHARITY <i>St John 1477</i> Portsmouth Rotary Housing Association Limited		REGISTRATION NUMBER 258428
	GOVERNING INSTRUMENT Rules adopted 27th January 1969		CIVIL AREA Portsmouth C.B.
OBJECTS To carry on for the benefit of the community, the business of providing housing and any associated amenities for aged persons and for persons in necessitous circumstances upon terms appropriate to their means.		COUNTY Hampshire	CODE 160
BENEFICIAL AREA Not specified		CORRESPONDENT E. Cooper, Esq., 141 Elm Grove, Southsea, Portsmouth.	
INCOME		REMARKS INLAND REVENUE REF. <i>CC/NT</i> PREPARED 15/4/1969	

PRHA's registration with the Industrial and Provident Society

When I joined the Rotary Club of Portsmouth & Southsea in 1965 I was told that the best way to engage in fellowship and become involved in Rotary activities was to join the Community Service committee. Taking lonely old folk on monthly outings; transporting a deaf and blind couple to their club in Southampton and visiting a mental hospital in Alresford with a couple to see their son were our principal activities.

In 1967 I became chairman of the committee and was given a National Federation of Housing Society's booklet entitled "The Dream and the Reality". It was only a small publication containing information on how to form a Housing Society. It occurred to the committee that sheltered housing for the elderly could become an extension to our interest in the care of the elderly and it became the chief topic of discussion over the next 12 months.

There were as far as I knew only 2 Housing Societies in Portsmouth, The Soroptimists and Kelly Homes. The need was great. It appeared we would be able to receive substantial subsidies and provide sheltered accommodation to a far higher standard than council flats which showed little architectural imagination.

Cyril Kendall and Maggie Pearse were involved with Kelly Homes and the Soroptimists and were a great help in assuring us that finance would not be a problem.

I presented several papers to various Club Business meetings and arranged talks from representatives from the NFHS and Leslie Roder who ran the Bitterne & Woolston Rotary Housing Society. The membership of our Club was 140 and there was considerable opposition from various quarters.

I discovered later that this was not the first time the concept had been aired. There was however one previous occasion when Rotary and Inner Wheel raised funds for a cottage for the Lord Mayor of Portsmouth's Coronation homes complex in 1939. The war delayed completion and in 1948 two Rotarians were involved in the opening, Frank Miles as Lord Mayor and Percy Harrison as President. The cottage, with a plaque on the wall, faces Northern Parade Hilsea on the corner of Wylie Road. At a special meeting of the Club, approval was finally given by members for us to proceed and Portsmouth Rotary Housing Association Ltd was formed on 12th December 1968 in the Eagle Star Offices in Elm Grove.

Eddie Cooper and Norman Austin, who were Secretary and treasurer of community service committee, continued in those capacities and Neville Freeston and John Hutchings

undertook to find a suitable site to develop.

It was apparent to us at the time that Rotary contained all the professional and trade skills that could launch a social housing scheme and ensure an affordable rent could be levied that would be well within the means of the less well off. Those in the forefront of giving assistance at that time included Fred Rea (legal), Cyril Kendall (accountant), Ron Bramall (Finance-banking), Ted Cogswell (architecture), Bill Thomas (Quantity Surveying) Cliff Bedder (building) and Ernest Studley, director of Parks and opens spaces for the City Council (garden design).

After a lengthy search for a suitable site Walkers Secretarial College in Woodpath came on the market at £125,000 and we went for it. Plans were drawn up, planning permission obtained and a subsidised loan repayable over 60 years

Woodpath House, Southsea, 1971



obtained from the local authority to cover the total cost of £71,000.

The plan was to build 20 single person flatlets on 3 floors with a warden's flat at the top. We were obliged, under government rules, to build to Parker Morris Standards which precluded bathrooms in the flatlets. They were considered unsafe and there had to be a shared bath room between 3 flatlets. Each unit comprised a living room with an alcove for a bed, a toilet with washbasin, a kitchen and hall with plenty of cupboard space. A communal laundry and lounge with kitchen would be provided.

We formed a House Committee under the chairmanship of Bryan Buswell who was assisted by Harry Stride. Norman Tallack, Mrs Stuart Mead and Mrs Robert Moffett. A Tenants selection committee of 10 Rotarians was formed under the chairmanship of Frank Salter who visited and interviewed those on the list.

There was no shortage of applicants. There had been a lot of press publicity about the scheme and we never had to advertise.

We told Cliff Bedder of John Lay, with whom we had negotiated a contract, that we had to have the final building certificate in our hands by the end of March 1971 if we were to receive any subsidy for money spent during the course of building. We managed this with tenants moving in while the builders were applying the final touches. Mrs Dorothy Tharby meanwhile had been appointed warden. The weekly rent was set at £6.5s.0d which included warden's services, heating, lighting, rates, water rates, hot water, and use of communal facilities.

Local fundraising both within the club and by well-wishers raised sufficient money to provide communal furnishing and curtains which were organised by the ladies of Inner Wheel.

The official opening took place on Tuesday 11th May 1971, The Lord Mayor, Councillor J F Blair officiating. This was followed by a club lunch at Kimbells to which the official guests had been invited. Two weeks previously at a club lunch we had been presented with a Rotary Significant Achievement Award by District Governor Geoffrey Pike.

2 months later Bill Thomas and I visited London to the newly formed Department of the Environment, which had replaced the Department of Housing and Local Government, in order to tie up the loose ends. It was pointed out to us that we had paid £500 over the District Valuer's valuation of the site and they should not have permitted the loan. They agreed there was nothing they could do about it now!

Eddie Cooper had by now left the Club and John Hutchings took over as Secretary. We were still running on a completely voluntary basis and John

Windsor House Opening Ceremony



Official Opening
of
WINDSOR HOUSE
CANAL WALK, PORTSMOUTH

by
THE LORD LIEUTENANT OF HAMPSHIRE
THE RT. HON. THE EARL OF MALMESBURY, V.D.

on
TUESDAY 21st JUNE, 1977
at 11.00 am



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and I dealt with all the correspondence. The wages clerk in my business dealt with the warden's salary and PAYE. With much paper work and telephoning taking place during the search for another site to develop we appointed Mr A G Pritchard as Housing Manager on a part time basis with the use of the warden's office.

We were now looking at 2 possible further venues. A site in Chester Place Southsea on land being developed adjacent to the proposed Waitrose Building, and a small parcel of land the council were keen on selling in Canal Walk. The developers were having problems with Chester Place and there was a possibility it might become available sometime in the future, so we decided to go for Canal Walk. Ted Cogswell started to draw up plans but left the Club before they were completed and Robin Thomas took over. The Housing Corporation had now come into being and a grant was negotiated with

them to cover the land and building at £382,366.

A contract was negotiated with Cliff Bedder (John Lay) and the building was ready for occupation by the spring of 1977. Frank Salter's Tenants selection committee had now risen to 20 indicating the amount of input from Club members.

Ron Lubbock became chairman of the House Committee assisted by Harry Court, Ian Mead, Doris Wilkinson and Ann Lytle and Mrs Greta Burden was appointed warden. The accommodation would be similar to that at Woodpath with 28 flatlets and warden accommodation.

Windsor House, as we had decided to call it, was opened on the 21 June 1977 during the week of the Queen's visit to Southsea and the fleet review. A telegram of Loyal Greetings from the Residents prompted a reply of thanks from her Majesty. The house was opened

by the Lord Lieutenant of Hampshire, The Rt.Hon. Earl of Malmesbury TD and we all retired to the Lord Mayor's Banqueting Suite for our weekly (buffet) lunch where 50 officers from the Australian, New Zealand and Argentinian Navies were among our guests. I can well remember having a long chat with the Town Clerk, John Haslegrave, whose previous posting was in a similar capacity with Leeds City Council. He was very much in favour of the work of Housing Associations. They were used extensively in Leeds to provide local authority housing. He was trying to get this message across to Councillors and Officers in Portsmouth City Council but so far had not met with much success.

Frank Casey who would be retiring shortly from his business was appointed as secretary. The volume of work justified an additional pair of hands and Frank had been appointed on a part time basis working from his home.

Charles Clark House Garden during the Opening Ceremony



By now the developer was prepared to negotiate with us for the purchase of a plot in the Chester Place complex where he had run into difficulties. Work had started on the site for town houses so the foundations would be included in the purchase. This is evident in the finished product where the design outline can be seen the length of Richmond Road. A contract was again negotiated with John Lay in the sum of £350,000 involving the same team of Rotarian advisers. Approval was given by the Housing Corporation but this time the local authority would be the lending the money.

Stanley Hall would chair the House committee assisted by Marie Scott, Eileen Tallack, Sain Elliott and Alan Pearse. Doris Wilkinson was appointed warden. We would be accommodating 30 people on 3 floors in 25 single person flatlets and 5 flats with their own bathrooms and separate bed rooms for couples. There would also be a warden's

flat and an office for Frank Casey who had taken over full time as Housing Manager on Mr Prichard's retirement. John Elliott of Morris Crocker had retired and Richard Perry took over as our Financial Adviser. The Association has always been extremely grateful to these 2 gentlemen for looking after our finances in such a competent way.

One of the features of the building of our flats was the Topping Out Ceremony which took place when the last roof tile was ready to be fixed. I had put the last tiles on our previous 2 houses. Unfortunately a business appointment delayed me on this occasion which happened to be my 52nd birthday, 17th October 1978, and Frank did the honours accompanied by Neville Freeston.

Neville incidentally had spoken to me recently saying he had been asked by the committee to say it was their wish that the house be named after me. I felt this might be inappropriate as

the whole project to date had been a team effort. I would however give the matter thought and consulted a senior Rotarian, Frank Salter. He was in favour of the idea as it could be associated with and in memory of my father who introduced me to Rotary and had served on the Community Service Committee as secretary and chairman. He had given me invaluable support during our exploratory talks but never lived to see the project get off the ground. He died in May 1978.

I was asked to officially open the House on 2nd October 1979 and afterwards we retired to the Lord Mayor's Banqueting Suite for a celebratory Rotary lunch.

Ernest Studley had landscaped the garden which was magnificently maintained by a resident, John Wright, who for many years won numerous awards in the "Southsea in Bloom" competitions.

Charles Clark House Lounge, Flat and Opening Ceremony



There were changes taking place at this time and, among other things, the administration of Housing Associations was being carefully monitored by the Housing Corporation. Regular visits were made by monitoring officers and some idea of things to come became apparent when Frank and I took one such officer out to lunch and he insisted on paying for his own! The days of voluntary input and concessionary fees from the professionals were over. In future we would have to put all work out to tender. Those professional and trades people who had a financial interest in our work and who had previously served on the committee would have to resign and become advisors to the Association. We would also have to form sub committees including Financial and General Purposes, Tenants Welfare and Maintenance and Development committees.

As all this created much duplication of

work and time wasting on reporting and seeking approval at the main committee meetings, some of these were amalgamated into a Financial & General Purposes Committee and the main committee. I would like to refer to the contribution that 2 Portsmouth Water Company Members were making to the work of the Association, Fred Bailey as vice chairman and also chairman of the Tenants Selection Committee gave me tremendous support over many years and George Slater, an engineer by profession put in a vast amount of voluntary time and expertise in looking after the fabric of the buildings and attending to all things mechanical.

The site of Greens Bakery in Apsley Road was our next target. Robin Thomas drew up the plans and Bill Thomas and David Thomson prepared the Bill of Quantities. The Housing Corporation agreed a loan of £550,000 and Portsmouth and Gosport Builders Guild were appointed

contractors. Kentcare Ltd were commissioned to landscape the garden. There would be 25 single flatlets and 2 doubles all with their own bathrooms – a move away from Parker Morris at last – and a warden’s flat.

Alan Pearse would chair the House Committee assisted by Jim Harper, David Lindsey, Maggie Moffett and Vera Bedder. Mrs Eileen Hibberd was appointed warden. We decided to name the house after a former president of the club, Charles Clark. The work of the Housing Association was near and dear to Charles, who was always ready to give a helping hand when needed and the Association was the principal beneficiary in his will.

The House was officially opened on Tuesday 16th August 1983 by the Lord Lieutenant of Hampshire Lt. Col. Sir James Scott and guests were later entertained to lunch at the Guildhall.

Harrison House, Portsmouth, 1988



We were now looking seriously at a site at Stamshaw First School. There were problems that delayed progress with the Charity Commissioners who had an interest in the future use of the site. Frank was busy looking at this and Robin and Bill drew up plans and estimates for a part two and a half scheme to cater for the frail elderly. Frank was working tirelessly on this and at the Club Annual General Meeting in May 1982 the Evening News reported on my resume of the affairs of the Association as follows:

“The Housing Association’s Chairman, Mr John Lindsey paid tribute to the work of the Housing Manager Mr Frank Casey at the annual meeting at Kimbells in Osborne Road. Mr Lindsey also disclosed, following Frank Casey’s recent trip to Exeter (HQ South Western Area of Housing Corporation), our bid for finance for a fifth scheme had been approved. We will be getting £850,000 to find a site and develop it which in view of the competition from

elsewhere is very good news and we are delighted. We owe a lot to Frank for his badgering during his visits to London and Exeter to the Department of the Environment, National Federation of Housing Associations and the Housing Corporation”.

The problems surrounding the purchase of Stamshaw School were grinding on between the Council’s Education Department, Charity Commissioners and ourselves.

At this time we had moved the office from Lindsey House to new accommodation in the basement of Thomas, Lamble & Partners at 13 Grove Road South in Southsea. After a year there Frank retired and George Matthews, a Cosham Rotarian, was appointed in his place with Mrs Chris Goble as his clerical assistant.

With the difficulties the Council were experiencing in disposing of Stamshaw First School now resolved with the

Charity Commissioners who had agreed to a change of use, it was all systems go with developing our fifth scheme. The government restrictions on what we could or could not provide were to some extent relaxed and we could build to higher standards. The scheme would provide warden’s accommodation and 30 self-contained flats each with separate lounge and bedroom, bathroom and fully equipped kitchen, and would be designed to help the more frail elderly with hand rails to all corridors, ramps to all entrances, larger lift and invalid bath and wheel chair storage and passing places. Mrs June Leiper was appointed warden and Dickie Bird house Chairman. Robin Thomas would be the architect. David Thomson - Quantity Surveyor, Portsmouth and Gosport Builders Guild - builders, Kentcare Ltd landscaping, CW Palmer & Sons Ltd heating and water systems, and the Housing Corporation – lending authority. The total cost of the project was agreed at £898,241.

HRH the Duke of Edinburgh visits Harrison House for the Official Opening



The additional benefits provided for the frail elderly qualified for a grant from the County Council Social Services in the sum of and they would also pay the wages of 3 care assistants to assist the warden in her duties.

It was decided to name this latest scheme Harrison House after Percy Harrison a founder member of the club and president in 1948/9.

Percy came to Portsmouth as a young man from Birmingham in 1915 imbued with the ideals of Rotary. As a practising optician in Birmingham he was a member of that city's Rotary Club, and felt a similar club should be started in Portsmouth. He got in touch with his former Club secretary, who in turn contacted Dr Tom Stephenson, Hon Secretary of both the Rotary Club of Edinburgh and the British Association of Rotary Clubs (forerunner to RIBI).

Doctor Tom as he was affectionately known in the movement, played a very

important part in the development of Rotary in Britain, and in 1916 the Rotary Club of Portsmouth (Southsea being added later) was formed, sponsored by the Rotary Club of Edinburgh. Percy continued to practise in the optical business he started in the city when he first arrived, and at the time of his death in 1977 was the longest serving member with one club in RIBI.

We were all delighted when HRH The Duke of Edinburgh in his capacity as President of the National Federation of Housing Associations agreed to officially open the House.

This took place on 24th March 1988 when the Duke was introduced to the committee and all those involved with the project. After signing the visitor's book I escorted the Duke to Flat 14 where Mr and Mrs Fletcher offered us a cup of tea. The unveiling of the plaque in the lounge followed and the Duke chatted with the assembled

company of residents and Rotarians and wives before departing for another engagement. We all retired to the Guildhall for a buffet lunch.

My friend David Bryant who had recently retired from Barclays Bank asked if there was anything he could do for the Association on a voluntary basis. He soon became involved with Harrison House helping tenants as they moved in and for many years organised the weekly Wednesday morning coffee and raffle get-togethers.

We had by now achieved the target we had set ourselves, 5 Houses accommodating 121 people in single units of accommodation and 18 in double units and we made a conscious decision to see what we could do to improve the way of life for the occupants of our flats. Greater privacy in the homes by providing fencing where needed and improved garden areas was one of our aims and this we did at Harrison,



PORTSMOUTH ROTARY HOUSING
ASSOCIATION LTD.

Official Opening

of

LINDSEY HOUSE
RICHMOND ROAD, SOUTHSEA

by

ROTARIAN JOHN LINDSEY, J.P.
(Chairman of Portsmouth Rotary Housing Association Ltd.)
in the presence of

The Right Worshipful the Lord Mayor & Lady Mayoress of
the City of Portsmouth Councillor and Mrs. Roland Taylor

on

TUESDAY, 2nd OCTOBER 1979
at 11.00 a.m.

Rotarian Norman Fehrenboch, J.P.
President of the Rotary Club of Portsmouth and Southsea
Rotarian Eddie Holland
District Governor - Rotary International (Great Britain
and Ireland) District III



PORTSMOUTH ROTARY HOUSING
ASSOCIATION LTD.

Official Opening

of

WOODPATH HOUSE
WOODPATH, SOUTHSEA

by

The Right Worshipful the Lord Mayor of Portsmouth
(Councillor J. F. Blair)

on

TUESDAY, 11th MAY, 1971
at 11.30 a.m.

Windsor and Lindsey. Upgrading flats away from Parker Morris Standards proved easier said than done. We agreed however to continue to find ways and means of carrying this out. The Association was in a healthy financial position so we were able to carry out a number of improvements to the properties.

In 1990 I was approached by Irene Robins of the Soroptimists to see whether we could come to some arrangement to incorporate their scheme in with ours. Maggie Pearse felt the time had come for her to retire from active participation. They had 2 properties in Southsea at Surrey House 13 Victoria Road North (4 flatlets and 3 single flats) and Stratton Lodge Campbell Road, (5 flatlets and 1 double flat). They also had 3 properties in Fareham, Elidor House, Harrison Road (2 flatlets and 2 double flats). Edward House, 79 Southampton Road

(2 double flats) and Stacpoole House, 60 Southampton Road (3 flatlets and 1 single flat). They each provided part 1 accommodation i.e. not sheltered and no wardens. The care of the tenants was undertaken by a team of Soroptimists and a Transfer of Engagement was agreed. Three of their number joined our Management committee, Irene Robins, Joan Jenkins and Val Brain. Joan and Val joined the house committees of Lindsey and Charles Clark respectively and they continued to administer the needs of their tenants while Rotary was able to take the financial burden off their shoulders.

In January 1993 we held our first Housing Association Annual dinner at Monks Bar in the High Street. Up to then wardens and staff had joined Rotary at their Christmas lunch at the Mountbatten Centre but as the numbers had increased to such an extent, it was decided to make this change.

In 1994 George Matthews retired after 10 years of yeoman service and Chris Goble was appointed in his place.

After 30 years with the Association and seeing it grow from that first community service committee meeting in 1967 I felt the time had come for me to retire. Many changes were taking place with housing and care of the elderly and infirm and I felt it was time a younger person, more in tune with modern thinking, took over. We had a splendid team, and I had every confidence they would handle these changes in a sensitive way and, with the support of Club members take the Association from strength to strength.

I POSTSCRIPT

I am extremely grateful to Fred Bailey for proof reading this history, correcting my grammar and putting me right on a number of events that occurred during our enjoyable time together on the committee. Thanks are also due to him for taking over the chair with John Batty as vice chairman following the early retirement and premature passing of my successor, Neville Freeston, until handing the chairmanship over to David Marshall.

J.L.

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THE YEARS 1997 - 2019

John Lindsey's historical record took the PRHA story to 1997 and so we continue the story from 1997 to 2019.

In 1997 the Association's Board still comprised of members of Portsmouth and Southsea Rotary Club. Christine Goble was employed as Housing Manager and was responsible for ensuring the day to day operations of the business were run effectively. Christine's work at the Association spanned 9 years between 1994 and 2003.

By 2003 the digital age had arrived and the Association looked to the future by appointing Graham Cole as Chief Executive in 2003. Graham's appointment came with the objective of improving the condition of housing stock and increasing the number of homes in management.

One of the major challenges facing the Association at this time was the condition of Windsor House. Windsor

House had significant structural problems and all residents had shared bathrooms. The cost of re-modelling was prohibitive and so the Board decided to sell the site, using proceeds from the sale to build, or purchase, more properties.

It took 18 months from 2003 to decant the 28 residents living at Windsor House and by 2005 the site was sold. PRHA now had the funds to invest in other housing. In order to support Graham Cole with this plan, Anthony Smyth joined the Association in July 2006 as Housing Manager.

Initially there was a frustrating start to acquiring new properties with a number of sites and proposed purchases not coming to fruition. It was therefore decided to look at existing opportunities within PRHA's stock. Harrison House and Charles Clark House both had sizeable gardens and planning consent

was obtained to build 5 one-bedroom terraced bungalows at Charles Clark House.

Designed by Robert Benn architects and constructed by Norman Wright (Portsmouth) the bungalows were opened in July 2010 by the then Lord Mayor of Portsmouth, Paula Riches. Paula was so impressed with the work of PRHA, she subsequently applied to join the Board in 2012 and was unanimously elected.

Two years later, in July 2012, PRHA purchased Allenby Court in Portsmouth's North End. Allenby Court is a purpose built block of 9 one bedroom flats and was purchased from CESSA, another Portsmouth based Housing Association.

During this period PRHA had been operating at no cost from office accommodation in Grove Road South owned by Currie and Brown, a company specialising in Asset Management and

(Top) Allenby Court

(Below) Harrison House celebrations



Construction. Currie and Brown had identified an alternative use for the property, prompting the search for new office accommodation. In 2015 PRHA purchased our current office accommodation at Rotary House in Ruskin Road, which was officially opened by the Lord Mayor of Portsmouth in October 2015. The office was on the site of a former builder's yard and the refurbishment was undertaken by T Coleborn & Son, building contractors.

Graham's work was not complete however, and it was in October 2015 that a site was purchased from First Wessex Housing. The site, located at Queen Street in Portsmouth, was a 15 bed hostel and 6 self-contained flats. On purchasing the site T Coleborn & Son construction, under the supervision of Robert Benn architects, were commissioned to refurbish the accommodation including converting the hostel accommodation to 8

self-contained flats. The converted hostel accommodation was re-named 'Centenary House' in recognition of 100 years of Portsmouth and Southsea Rotary Club. Centenary House was opened by the Lord Mayor of Portsmouth in September 2016.

The increase in stock from 2010 to 2016 was 22%, a considerable achievement for an organisation of the size of PRHA. Having achieved his main objectives, Graham Cole decided to plan his retirement for December 2017. It was also during this year that Anthony Smyth retired from the Association. The retirement of the Association's long serving management team resulted in the recruitment of two experienced housing professionals. Steve McNaughton joined as Chief Executive bringing with him 27 years of experience in the housing sector. Joe Nicholson replaced Anthony Smyth as Housing Manager moving to PRHA from Taff

Housing based in Wales.

The highlight of 2018 was the result of the residents' survey, undertaken by Acuity, an independent housing research company. An impressive 75% of PRHA's residents took part in the survey. 97% of residents who took part in the survey are satisfied with PRHA's services, 4% above the peer group average.

The survey also told us that PRHA's residents would strongly recommend PRHA to others. This 'Net Promoter Score' was recorded at 78 out of 100, one of the highest recorded by Acuity. 2018 also saw significant modernisation of PRHA's information and communications systems, including investment in a housing management database.

At the same time as the 2018 residents' survey we undertook a comprehensive review of the resident scheme manager role which had been the model of service delivery since the Association's

inception. The review involved extensive consultation with PRHA's residents. The outcome of the review was to agree to no longer have in place scheme manager's living on site at PRHA's 4 sheltered housing schemes. Although the new service was now generally the model adopted by most providers of sheltered housing, it nevertheless represented a significant change in how services are delivered to PRHA's sheltered housing schemes. The new service has proved to be more flexible and successfully meets the needs of the most vulnerable.

This brief history of PRHA brings us to the Spring of 2019. Already in the first few months of 2019 the Association completed a Stock Condition Survey; has agreed a strategic plan for the future; developed a new website and increased the number of properties in management by 4.4% - the new

properties in management are the 4 ex-scheme manager flats and 3 Almshouse Trust properties transferred to the Association from Vivid.

At the time of writing, plans are in place to celebrate PRHA's 50th anniversary at the Village Hotel in Portsmouth. The celebration, taking place in June, will be an opportunity to pay tribute to all have contributed to the Association and to positively look ahead to the next 50 years of delivering housing services to those in need.

Steve McNaughton

Chief Executive

May 2019



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CHRONOLOGY OF KEY EVENTS

1965	John Lindsey joins Rotary Club of Portsmouth and Southsea
1967	John Lindsey becomes Chairman of the Rotary Club's Community Services Committee
12 December 1967	Portsmouth Rotary Housing Association Ltd is formed
27 January 1968	PRHA is registered as an Industrial and Provident Society
11 May 1971	The first sheltered housing scheme, Woodpath House, is opened
14 October 1975	PRHA is registered with The Housing Corporation
21 June 1977	2nd sheltered housing scheme, Windsor House, is opened
02 October 1979	3rd sheltered housing scheme, Lindsey House, is opened
16 August 1983	4th sheltered housing scheme, Charles Clark House, is opened
24 March 1988	5th sheltered housing scheme, Harrison House, is opened by HRH Duke of Edinburgh
1990	Transfer of 5 non-sheltered properties from Soroptimists Housing Association
1997	John Lindsey retires from the Association
2005	Windsor House is sold
July 2010	Charles Clark House Bungalows are opened
July 2012	Allenby Court is transferred to PRHA from CESSA Housing Association
2015	Rotary House is purchased
2015	Queen Street is transferred from First Wessex Housing Association
2016	Queen Street refurbishment completed and Centenary House is opened
April 2019	Paddon Memorial Trust and Hilda Ruth Daley Trust properties are transferred to PRHA

PRHA Portsmouth Rotary Housing Association

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Affiliated to the National Housing Federation and Registered
with the Homes and Communities Agency No: L0686
A Registered Society under the Co-operative and Community
Benefit Societies Act 2014 NO: 18951R

Tel: 023 9275 4791

www.prha.co.uk