

Wellbeing 21

News, information and advice for Oldham residents

Residents in Chadderton organised a very successful fundraiser in support of Marie Curie!



Tell us what you think!

Look out for your **Resident Survey** which will be delivered to you between September - October.

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AROUND THE SCHEMES

Residents at **Limeditch Road** have shared photos of their communal gardens which they have worked hard to ensure is a nice space that they can enjoy all year round, in particular at night time when they can sit out and enjoy their lights.



Millgate

residents have recently had their furniture replaced, as part of routine works, and are very happy with the results.



Residents have commented on “how lovely the furniture is” and feel that it “makes the room look bigger”. They would also like to share their thanks with Housing 21 and Emma, Neighbourhood Services Manager, for this renovation process as it has been greatly appreciated.

In June, Stephen and Marie, residents of the **Cypress Avenue** bungalows, organised a fundraiser in support of Marie Curie. Local residents came together on the day with cakes and brought along prizes for a tombola, it was a real community effort! Residents enjoyed the day in the sunshine and raised a very impressive £500 for a worthy cause, well done to all involved!



Violet Hill Court residents enjoyed a 1940's afternoon tea to mark the 80th anniversary of VE Day and Armed Forces Day. Fancy dress was optional (and encouraged!) for all who attended and a ukelele band performed throughout the afternoon, which was greatly enjoyed by all!

Also at **Violet Hill Court**, residents attended the Summer Fair which was a fabulous day for the whole community. They hosted a variety of stalls, a tombola, a cake stall, a raffle, and even had the opportunity to throw wet sponges at the (unlucky) Local Housing Manager! The Huddersfield Giant Cheerleaders were also in attendance offering face painting – A fun-filled day was had by all.

At the end of July, **Aster House** residents enjoyed a trip out on the East Lancashire Railway from Bury to Ramsbottom where they shared afternoon tea aboard the steam train. Residents who weren't able to attend were not left out as they enjoyed afternoon tea boxes at the scheme, supplied by Heather's Kitchen.



Annual Garden Competition 2025

Thank you to everybody who entered the Annual Garden Competition for 2025. The standard of entries was incredible, and it was amazing to see the hard work and dedication that residents have put into their garden over the last year!

Thank you also to the judges, Caroline Lawson from Veg in the Park and James Bruen, gardening contractor, who were given the very difficult task of picking the winners from each category:

Category	Winner	Runner Up	Third Place
Best Communal Garden	Throstle Court & Hood Square (Joint place)	Violet Hill Court	Millgate
Best Garden	104 Wildmoor Avenue	61 Alt Lane	16 Cypress Avenue
Best Pot/Hanging Basket	Springlees Court	4 Old Mill House & Hopwood Court (Joint place)	School House Flats
Best Grow Your Own	28 Violet Hill Court	26 & 54 Violet Hill Court	



You Said...We're Doing

Scheme/ Community	You Said	We're Doing
All Schemes	Residents had expressed their difficulties in applying for external funding for activities, especially in situations where no scheme bank account was set up.	The Oldham Community Fund was launched earlier this year to provide residents with the opportunity to apply for funding with, or without, a scheme bank account. Thank you to Oldham PFI contractors who have supported this project.
Throstle Court	Residents wanted a concrete edging to be removed from the communal garden so they could lay artificial grass.	A member of the Property Team attended to check if this was possible and the edging has now been removed. Residents are really happy with the overall look of the garden.
Violet Hill Court	Residents at Violet Hill Court reported that some areas of the scheme needed jet washing.	The gardens, front entrance, and paths at Violet Hill Court have all now been jet washed.
Old Mill House and Hood Square	Old Mill House and Hood Square residents were dissatisfied with the litter at the bus stop on Oldham Road and asked if the bin, which was there previously, could be returned.	Diane and Michelle, Local Housing Managers, liaised with the Local Councillor on the issue and the Council agreed to relocate the bin nearer to the bus stop.
Aster House	Aster House residents asked if they could have a drying area created to make use of drying in the communal garden.	A member of the Property Team contacted James Bruen, gardening contractor, to arrange for the rotary dryer to be cemented into the ground. Residents are already benefiting from the dryer and are grateful for this new addition.

Oldham Community Fund

Earlier this year, the Oldham Community Fund was launched as an opportunity for resident groups to apply for funding of up to £250 to support ongoing projects or to assist with the setup of new activities. The fund was very generously supported by Oldham PFI contractors, without whom it would not have been possible to offer these grants. A huge thank you to the below contractors who have supported this initiative, your assistance has been greatly appreciated:

- Dasco Construction
- Cooney Insulations
- The Esker Group
- Alan Wood Painting Contractors
- David Rowell
- High Class Cleaning
- Front Line
- JPR Asbestos Services
- Dynamic FM
- Seddon Construction
- APM Cleaning

In May, the Community Voice Representatives from across Oldham were presented with bids from 12 different schemes/groups and decided on 4 successful applicants who were



each awarded with a £250 gift voucher to support their project:

- **Springlees & Dunsford Court** purchased bedding plants to brighten up the communal garden.
- **Lees House** purchased a karaoke machine and exercise equipment for their communal lounge.
- **School House Flats** purchased garden furniture to encourage residents to make use of the communal garden.
- **Old Mill House** also purchased garden furniture for their communal garden.
- **Throstle Court** used their grant to purchase new craft equipment.

Well done to those who were successful and keep an eye out for the next opportunity to apply for a grant with the Oldham Community Fund!

20 Years of Janice at Housing 21

Earlier this year, Janice Crompton, Housing Services Manager, celebrated her 20-year anniversary working for Housing 21 in Oldham. Janice has been working on the PFI contract since it began and shares a passion for ensuring residents are at the heart of every decision made. Janice will be a familiar face to lots of residents, and we are sure you will all join us in wishing her congratulations on this milestone achievement!



2025 Bowling Competition Housing 21

In July, we held the annual Housing 21 Crown Green Bowling Competition at St George's Bowling Club in Chadderton. Residents and staff had an action-packed day competing for the prestigious trophy, and the pride of being the 2025 winners.

Thank you to everyone who came along to take part and support the event, and congratulations to the winners John and Joan who triumphed to victory!



Many thanks to our contractors for sponsoring this event.

Return to the Local Housing Manager Service

The Local Housing Manager service is there to support residents who need it by offering regular wellbeing checks. Residents who sign up for the service can personalise the frequency of contact to their individual requirements, opting for daily visits or phone calls, or even minimal interactions like weekly phone calls. The service does not include a care package e.g. assistance with bathing or getting dressed, administering medication etc.

The service has a weekly cost of £7.67, but if you are entitled to any amount of Housing Benefit, the charge is covered in full as part of your entitlement. If you are entitled to the Housing Element of Universal Credit, you may also be entitled to further help to pay for the Helpline and Local Housing Manager service.

If you are not currently on the Local Housing Manager service but are interested in joining, maybe due to deteriorating health for example, please contact the Customer Service Team on 0345 6044 447 or speak to your Local Housing Manager.

Suggestions, Comments & Complaints Housing 21 (Apr – Jun 2025)

Over the last quarter, we received zero formal complaints.

In the same period, we received seven compliments. Two of the compliments were about members of staff and five were relating to contractors.

How to tell us what you think about the services we provide in Oldham

We welcome any feedback about our employees and services. In the first instance if you have feedback about our housing or care services you should contact your Local Housing Manager. You can write, telephone, email or speak in person to the Local Housing Manager; there is no requirement to fill in a form. More information on providing feedback and our complaints procedure is available by either speaking to your Local Housing Manager or contacting the Oldham office.



All contact details are on the back page.

The Importance of Preventing Condensation

Damp, Mould and Condensation

Condensation occurs when warm, moist air cools to its dew point, causing water vapour to change into liquid water.

When lots of condensation occurs in a building, mould may appear on cold external walls, around windows and in places where the air does not circulate well. It can be fairly common for it to appear in bathrooms and kitchens as the moisture levels will be high.

There are three key methods to tackling condensation:

1. Stop Moisture Build Up

- Wipe down any surfaces where moisture has settled.
- Cover boiling pans.
- Do not hang washing over radiators.
- Close bathroom/kitchen doors to prevent steam.



2. Ventilate the Home

- Open windows/extractors when cooking or washing.
- Open windows for a while in the day.
- Allow air to circulate around furniture and cupboards by making sure there is space between furniture and the wall.



3. Heat the Home

- Maintain a low heat when the weather is cold or damp as this is more effective than short bursts of high heat. The rule of thumb is to keep your heating at a minimum 14 degrees.
- Set your heating to provide warmth in all rooms, including rooms that are not used often.
- Where necessary, use a dehumidifier.



A Polite Reminder – Dog Fouling in Communal Gardens

It is crucial that residents, who are living in bungalows with a dog, take responsibility for cleaning up after them in order to maintain a safe environment for others. Dog waste can carry harmful bacteria, parasites, and viruses, posing a significant health risk to individuals, especially children who may be in the garden when visiting their Grandparents. Failure to clean up from dog fouling can have a negative impact on the Grounds Maintenance Team's ability to cut the grass and also leaves the resident in breach of their Tenancy Agreement.



Beware of Scam Callers

Over the last few months, we have received a number of reports of scam callers visiting residents (in particular, those in the bungalows). Please be aware, Housing 21 will never send anybody to your property who charges for work and contractors/staff will always be wearing clear identification. If anybody attends your property asking for money in exchange for a service e.g. gardening or window cleaning, please be aware that they **HAVE NOT** been sent by Housing 21 and turn them away.

Chatty Cafe Scheme



At a loose end?
Fancy a cuppa?

The 'Chatter & Natter Table' is a wonderful way of encouraging people of all ages to talk to others. During the day and time below, the table will be hosted by a friendly volunteer. Do come along and sit for a chat.

Royton Town Hall	Thursday 18 September 10am–2pm Thursday 13 November 10am–2pm
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Lifelong Learning Centre	Thursday 18 September 10am–2pm Thursday 13 November 10am–2pm
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Shaw Crompton Medical Centre	Thursday 18 September 10am–2pm Thursday 13 November 10am–2pm
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Stay for five minutes or longer if you're enjoying chatting!



Having a chat can brighten someone's day

www.thechattycafescheme.co.uk

Music Café for people living with dementia

Come and join the fun!

Every Friday from 10th
October, 1.30pm – 3pm

📍 Tandle View Court/Housing
21 Rochdale Rd, Royton, Oldham
OL2 5QT

*People with dementia and their
carers welcome – No musical
experience needed*



“A little piece of heaven in our
week”

“We enjoy seeing mum en-
joying herself... we never stop
smiling”

“The sessions are full of play-
fulness, laughter, tears.. they
are so inclusive and so much
fun!”

- 📍 Free to attend
- 📍 Make new friends
- 📍 Improve wellbeing and mood
- 📍 Help people with dementia to communicate and express themselves

To attend this Music Café, or for more information on parking and accessibility, contact Tina.Brown@housing21.org.uk 0370 192 4248

GREATER MANCHESTER BEREAVEMENT SERVICE



GREATER
MANCHESTER
BEREAVEMENT
SERVICE

WHO WE ARE

A team of friendly bereavement practitioners who are there to listen and help people find the support they need.

Six Degrees Social Enterprise provides the Greater Manchester Bereavement Service on behalf of the GM ICB.

WHAT WE DO

Greater Manchester Bereavement Service can offer:

- Emotional support related to loss and bereavement
- Signposting to bereavement support
- Referrals onto other services (including bereavement counselling)
- Information, Resources and Practical advice on topics related to loss and death

Anyone living in Greater Manchester struggling with loss and bereavement, including suicide bereavement can access the service.

The service offers support for people who have been bereaved or affected by a death, no matter the cause of death or how long it's been.

The service also provides support for professionals and individuals seeking advice for others.

HOW TO ACCESS

There is no referral to the Greater Manchester Bereavement Service. To access support, contact the service via telephone or email.



0161 983 0902

Monday to Friday, 9am - 5pm (except Bank Holidays)



gmicb-sal.gm.bs@nhs.net



<https://greater-manchester-bereavement-service.org.uk/>

COMPETITION TIME!

AUTUMN CROSSWORD

ENTER OUR SPRING COMPETITION FOR A CHANCE TO WIN A £25 ONE FOR ALL GIFT CARD!

Simply enter your contact details below and post your answers to –
Niamh Johnston, Housing 21, 2.06F Hollinwood Business Centre,
Albert Street, Hollinwood, Oldham OL8 3QL

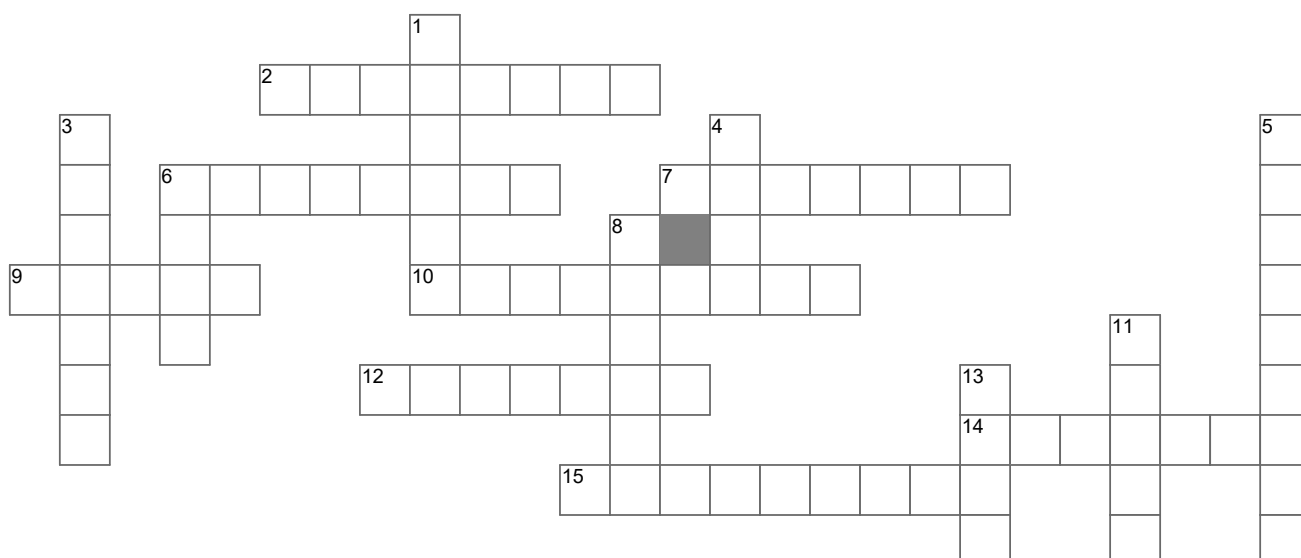
The closing date for entries is **Friday 7th November 2025***



NAME:

ADDRESS:

TELEPHONE:



ACROSS

2. Last month of Autumn
6. An organized day or period of celebration.
7. The process or period of gathering in crops.
9. A variety of this fruit is marketed as "Autumn Glory"
10. Likes to store and eat nuts
12. Spring, Summer, Fall, Winter are the four
14. Another Autumn month
15. First month of Autumn

DOWN

1. What falls from a tree in Autumn.
3. You can use it to make a pie or for carving
4. You can gather fallen leaves with this
5. Used to scare the crows from fields
6. Another name for Autumn
8. Autumn leaves color
11. Fruit of the oak tree
13. Vegetable that grows in stalks

SEASONS
OCTOBER
SCARECROW
ORANGE

CORN
PUMPKIN
FALL
RAKE

LEAVES
SEPTEMBER
FESTIVAL
ACORN

SQUIRRELS
NOVEMBER
HARVEST
APPLE

**Only Housing 21 residents can submit entries for the competition*

**WELL DONE TO JOAN FROM VICTORIA STREET
WHO WON THE PREVIOUS COMPETITION!**



Our office address:

Housing 21
2.06F Hollinwood Business Centre
Albert Street
Hollinwood
Oldham
OL8 3QL

Email: OldhamEnquiries@housing21.org.uk
Customer Services Telephone: 0345 604 4447

OTHER USEFUL TELEPHONE NUMBERS:

Repairs Line (24 hours)
0800 032 1215

Oldham Council main switchboard
0161 770 3000
www.oldham.gov.uk

Council Tax
0161 770 6622
council.tax@oldham.gov.uk

Environmental Health
0161 770 2244
environmentalhealth@oldham.gov.uk

Housing Benefits and Council Tax Reduction Scheme
0161 770 6633
benefits@oldham.gov.uk

Payment line
0161 770 6611
24 hour automated payment service

Registrars
0161 770 8960

Waste and recycling
0161 770 6644
waste@oldham.gov.uk

Age UK Oldham
0161 633 0213
info@ageukoldham.org.uk

Ring & Ride
0161 200 6001

Dial-a-ride
0161 633 0097

Citizens Advice Bureau
0300 330 9073
(Adviceline)

Silverline
(confidential friendship support)
0800 470 8090

NHS Advice
111

Police non-emergency
101

Oldham Community Leisure
0161 207 7000

Action Together
0161 339 2345

Oldham Library Greaves St
0161 770 8000

Greater Manchester Fire & Rescue Service
Book a free Home Fire Safety Assessment
0800 555 815
www.manchesterfire.gov.uk/your-safety/hfsa/

MioCare Group
0161 770 8777
info@miocare.co.uk
www.miocare.co.uk