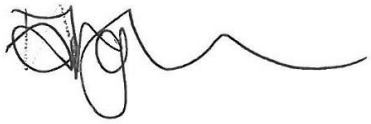
Date: 26th November 2021

NOTICE OF ANNUAL GENERAL MEETING

In accordance with Schedule 1 of the Local Government Act 1985, Notice is hereby given that the Annual General Meeting of Southern Sheltered Housing Joint Board will be held on **Monday 29th November 2021 at 5.00 p.m.** The Private session of Southern Sheltered Housing Joint Board will be held following conclusion of the Public session.

Only business of a formal nature as defined in the Agenda for the meeting which is set out below, may be discussed as defined in Port Southern Sheltered Housing Joint Board Standing Orders governed by Section 27 of the Local Government Act 1985 [as amended by Section 8 Local Government Act 2006]. All members are urged to attend.



Hayley Fargher
Clerk

SOUTHERN SHELTERED HOUSING JOINT BOARD
ORDINARY BOARD MEETING
29th NOVEMBER 2021
AGENDA – OPEN SESSION

Item Number	Item	Action Required
1.	**OPENING OF THE MEETING**	
1.1	Welcome, Apologies & Declarations	As required by Board members
2.	**MINUTES**	
2.1	Minutes of the Ordinary Meeting held on the 1st November 2021	For Board approval
3.	**MATTERS ARISING - None**	
4.	**MOTIONS – None**	
5.	**FINANCE**	
5.1	Invoices for payment in November 2021	For Board approval
6.	**HEALTH, SAFETY & ENVIRONMENTAL PERFORMANCE**	
6.1	Projects Update	For noting
7.	**PUBLIC CORRESPONDENCE & COMMUNICATIONS**	
7.1	Southern Wellbeing Partnership Launch – 8th Dec	For Board RSVP
7.2	Newsletter – to be tabled	For Board discussion
8.	**POLICY & RESOURCES**	
8.1	Meeting dates 2021/22	For Board discussion

9.	**PUBLIC CONSULTATIONS - None**
10	**ANY OTHER BUSINESS OF AN URGENT NATURE (BY PERMISSION OF THE CHAIR)**

SOUTHERN SHELTERED HOUSING JOINT BOARD

MINUTE OF ORDINARY GENERAL MEETING

HELD ON MONDAY 1ST NOVEMBER 2021 AT 5.00pm

Present:	Mr D Radcliffe (Chairman), Mrs B Williams (Vice Chair), Mrs B Guy, Miss D Quinney & Mr R Lewis
Apologies:	N/A
In Attendance:	Ms H Fargher (Clerk)

1. The Chair declared the meeting open, welcomed the Board and noted there were no apologies. The Chair asked for declarations of interest, none were made.

2. Confirmation of Minutes:
   2.1 Minutes of the Ordinary Meeting held on 27th September 2021. BW/BG proposed that these be adopted as a true record of the meeting. Carried.
   2.2 Minutes of the Tender Opening Meeting held on 18th September 2021. BW/RL proposed that these be adopted as a true record of the meeting. Carried.

3. Matters Arising from Minutes: None

4. Motions: None

5. Finance Matters:
   5.1. Invoices presented for payment in early November 2021 were considered. BW/BG proposed the invoices were settled. All were in favour.
   5.2. Year End Financial Statements to 31st March 2021 – It was noted that these had been circulated earlier in the day for consideration and electronic response.

6. Health, Safety & Environmental Performance:
   6.1 Projects Update – The update was noted.

7. Public Correspondence & Communications: None

8. Policy & Resources:

8.1 Meeting dates 2021 – The December meeting was moved to the 13th.

8.2 Administration Contract – The Service Level Agreement was approved and signed.

9. Public Consultations: None

10. Any Other Business: None

Meeting closed at 5.25pm

SOUTHERN SHELTERED HOUSING JOINT BOARD- Invoices to be paid in November 2021

Date	Inv #	Supplier	Details	Housing	Net (£)	VAT (£)	Total Cost (£)
22/10/2021		Andrew McEwan	11SF Kitchen refitting	11 SF	120.00	0.00	120.00
07/11/2021	SINV0036954	Bridson & Horrox stationery	Diaries 2022		10.44	2.09	12.53
12/11/2021	1240880	Ellan Vannin Fuels	Mill Hope Close - purchase 1643 litres oil	MH	879.01	43.95	922.96
12/11/2021	1240882	Ellan Vannin Fuels	Sandfield - purchase 1310 litres oil	SF	700.85	35.04	735.89
07/11/2021	37180	Garage Door & Gate Automation Co.	Cooil Veg replacement external doors x 3	CV	17,220.00	3,444.00	20,664.00
15/11/2021	1990	Heattech Ltd	35f Marashen - callout for blocked drain	35F MC	184.00	9.20	193.20
15/11/2021	1992	Heattech Ltd	43 Marashen - repipe bathroom radiator	43 MC	187.00	9.35	196.35
15/11/2021	1995	Heattech Ltd	Planned maintenance of boiler rooms		2,688.00	134.40	2,822.40
15/11/2021	1996	Heattech Ltd	Biomass boiler service and replacement of parts		4,384.00	219.20	4,603.20
16/11/2021	2004	Heattech Ltd	31b Marashen - change combi valve on cylinder and alter pip	31B MC	261.00	13.05	274.05
16/11/2021	2005	Heattech Ltd	40 Marashen - change radiator valve in kitchen	40 MC	98.00	4.90	102.90
16/11/2021	2007	Heattech Ltd	11 Rearyt y Chrink - change toilet pan and replace toilet se	11 RyC	109.15	5.46	114.61
16/11/2021	2009	Heattech Ltd	MC- new block hot water servicing and change parts	MC	1,159.23	57.96	1,217.19
16/10/2021	2191319	J Qualtrough & Co	Atlantic toilet seat		30.02	6.00	36.02
31/10/2021	21/3952	Liftmann	Millhope - service to lift (visit 10 of 12)	MH	100.00	20.00	120.00
31/10/2021	21/3932	Liftmann	Cooil Veg - service curved stairlift (visit 2 of 2)	CV	246.00	49.20	295.20
31/10/2021	21/3931	Liftmann	Marashen Crescent - service stairlifts (visit 2 of 2)	MC	288.00	57.60	345.60
01/11/2021	15477291	Manx Telecom	Call chges for SF & MH		185.98	37.20	223.18
03/11/2021	U1880354	Manx Utilities	Millhope - elec supply to 29/10/21	MH	1,347.20	269.44	1,616.64
04/11/2021	U1881228	Manx Utilities	Boiler room Rearyt y Chrink - electricity to 29/10/21	RyC	570.86	114.17	685.03
08/11/2021	U1882773	Manx Utilities	Marashen Block 31 supply of electricity to 03/11/21	MC	60.96	3.05	64.01
08/11/2021	U1882775	Manx Utilities	Marashen Block 29 supply of electricity to 03/11/21	MC	53.44	2.67	56.11
08/11/2021	U1882774	Manx Utilities	Marashen Block 30 supply of electricity to 03/11/21	MC	57.44	2.87	60.31
08/11/2021	U1882772	Manx Utilities	Marashen Block 32 supply of electricity to 03/11/21	MC	63.80	3.19	66.99
08/11/2021	U1882324	Manx Utilities	Marashen Nos 48 - 51 supply of electricity to 03/11/21	MC	41.39	2.07	43.46

08/11/2021	U1882323	Manx Utilities	Marashen old boiler room supply of electricity to 03/11/21	MC	397.93	19.90	417.83
04/11/2021	U1881974	Manx Utilities	4 Rearyt y Chrink supply of electricity to 01/11/21	4 RyC	20.60	1.03	21.63
04/11/2021	U1881829	Manx Utilities	11 Rearyt y Chrink supply of electricity to 01/11/21	11 RyC	6.91	0.34	7.25
07/11/2021	4289	PSM Commissioners	PSM Recharges Sept 21		4,957.50	991.50	5,949.00
07/11/2021	10071	Reliance Security	July MC & RYC Repairs after electrical storm	MC & RyC	1,110.00	222.00	1,332.00
07/11/2021	10138	Reliance Security	MC Annual charges	MC	120.00	24.00	144.00
07/11/2021	10214	Reliance Security	CV Door access removal for new doors	CV	632.50	126.50	759.00
07/11/2021	10215	Reliance Security	52MC Reapirs	MC	277.50	55.50	333.00
07/11/2021	143529	Stewart Clague Services	17RYC EICR Check		56.25	11.25	67.50
07/11/2021	143526	Stewart Clague Services	42 MC Socket repair	MC	66.90	13.38	80.28
29/10/2021	143531	Stewart Clague Services	Phase 3 RyC - light test and replacement	RyC	467.44	93.49	560.93
12/11/2021	910	Stephen Rowe Web Design	Web hosting and maintenance		250.00	0.00	250.00
11/11/2021	9614	Test & Maintenance Services Ltd	Millhope - make adjustments to outside lighting	MH	36.50	7.30	43.80
11/11/2021	9613	Test & Maintenance Services Ltd	Sandfield - make adjustments to outside lighting	SF	109.50	21.90	131.40
01/11/2021	9556	Test & Maintenance Services Ltd	Sandfield - carry out emergency light test	SF	82.50	16.50	99.00
07/11/2021	1093	TopCare Nursing Agency	Warden Cover 27/9-11/10		884.00	0.00	884.00
01/11/2021	15922	Orb Limitd	Payroll admin for October 2021		51.00	10.20	61.20
				Total	**40,572.80**	**6,160.85**	**46,733.65**

Breakdown of invoices to be paid by supplier

Andrew McEwan	£120.00
Bridson & Horrox stationery & Furniture	£12.53
Ellan Vannin Fuels	£1,658.85
Garage Door & Gate Automation Company	£20,664.00
Heattech Ltd	£9,523.90
J Qualtrough & Co	£36.02
Liftmann	£760.80
Manx Telecom	£223.18
Manx Utilities	£3,039.26
Orb Limitd	£61.20
PSM Commissioners	£5,949.00
Reliance Security	£2,568.00
Stephen Rowe Web Design and Development	£250.00
Stewart Clague Services	£708.71
Test & Maintenance Services Ltd	£274.20
TopCare Nursing Agency	£884.00
Total	**£46,733.65**

Item 6.1

SOUTHERN SHELTERED HOUSING JOINT BOARD

PROJECTS UPDATE

Mill Hope & Sandfield Boilers
A meeting between with the Clerk, consultant and Department is awaited, this was postponed due to illness.

Mobility Scooter Charging Stations
The scheme is being finalised for Board approval.

Reayrt y Chrink – Flats 1&3
Tender documents are being prepared.

Warden call systems
Investigations to replacement call systems are on going. The contractor carrying out repair works at RYC & MC are experiencing a delay in receiving materials (replacement room units). A verbal update will hopefully be available.

Sandfield Roof
The roof at Sandfield has historically suffered with moss. Several options have been explored to alleviate this. The most reasonable option is to erect scaffolding which can be moved around the building and PSMC staff along with the handyman for Sandfield will manually remove the moss. The cost for this follows;

HORIZON SCAFFOLDING LIMITED
SCAFFOLDING CONTRACTORS
36 Hope Street, Douglas, Isle of Man, IM1 1AR
Telephone: 663635 Fax: 632101
Email: gill@horizonscaffolding.com
Web: www.horizonscaffolding.com

JGD/JC 16/11/2021

Port St Mary Commissioners
Att: Mr Tom Brown
via email: workshop@portstmary.gov.im

Dear Sirs

Site Address: Sandfield Complex, Castletown

We thank you for your enquiry to supply on hire the necessary quantity of tubular scaffolding, deliver, erect, dismantle when finished with and clear away, as set out below :-

Erect and dismantle independent scaffolding to main entrance elevation with one fully boarded working platform to form access and provide edge protection to suit removal of moss from the tiled roof as discussed. All access points to be kept clear including for wheelchairs. Please note that the scaffolding may interfere with reception to the Sky dish - any required re-siting of the dish would be your responsibility.

We hope our quotation is acceptable and look forward to hearing from you.

Yours faithfully

G Caine

Horizon Scaffolding Limited

Our Quotation is £1,650.00 + VAT for a minimum period of two weeks and rental of £140.00 + VAT per week or part of a week after the expiration of that period.

Charges commence when the scaffolding is erected, or when the Hirer makes use of the scaffold, whichever is the sooner, and ends at the expiration of the above minimum period, or when our manager is notified, whichever is later.

DAYWORK will be charged at £0.00 + VAT per hour plus expenses, agreed or otherwise.

Terms of Payment 30 Days

This quotation is submitted subject to the terms and conditions printed overleaf.

RYC Phase 3 door

RYC Phase 3 are experiencing similar problems to that of Cooil Veg (doors now replaced) with one of the external doors. The parts are now obsolete and the door is extremely difficult to open. An estimate to replace the door is below;

25th November 2021

Dear Tom

Ref – Reayrt Y Chrink- Auto Door by Flat 54

Further to the ongoing issues with the above door, I am sorry to report that another part has failed. The door manufacturers were bought out some years ago and the equipment is gradually being phased out, therefore parts are becoming increasingly hard to source and will eventually become obsolete.
I believe in the short and long term the best option is to replace the door and automation as we have recently done at Cooil Veg, please find below our quotation to carry out the work

TO SUPPLY & INSTALL

1No Single aluminium commercial side hinged door
Free swinging top and bottom pivots
Round anti-finger trap stiles
Fully powder coated white
Double glazed with safety glass
Back to back handles – so door can be used as a manual door
Electric strike with latch and euro-cylinder with thumb turn
Low level aluminium threshold

Size – 950mm wide x 2100mm wide

1no DFA127 pull application with stainless steel finish
2no RC swing door mounted presence safety sensors – opening and closing safety sensors
1no Rain shield for the external RC swing
1no BDE multi-program function selector
1no Bi- directional motion sensor – Externally
1no 4” square push pad internally
1no Green break glass unit

1No Labour & materials based on removing the existing door, frame and side screen, installing the new door and automation as specified above, link in the existing access control and timer, commission in accordance with EN16005 and put the doors into service

TOTAL **£5880.00 + Vat per door**

OPTIONAL EXTRA

1No **Battery back up** unit to allow the door to be used as normal for several hours during a power failure

£338.00 + Vat each

Operation

The doors will work in a very similar way to the existing doors, the main difference being the
Door opening would be wider; the internal activation would be via a Push pad and not a motion sensor,
and the door is secured by a strike and latch rather than magnetic locks
If there was a power failure the door can be unlocked via the thumb-turn internally or access gained from outside using a key. There is an emergency break glass that will totally disable the electric strike to allow the door to be used as a manual door in both directions

All prices quoted are subject to Vat at current rates

No deposit required

Manufacturers warranty is; 1 year

Delivery is approximately 60 working days from confirmation of order

I trust the above quotation meets with your approval and look forward to your instruction in due course. If however you need any further information or would like to discuss any aspect of our quotation please do not hesitate to give me a call

Yours faithfully
For and on behalf of

THE GARAGE DOOR &
GATE AUTOMATION COMPANY

Stuart Graham
Direct

SOUTHERN SHELTERED HOUSING JOINT BOARD

INVITATION

manx care

Kiarail Vannin

Manx Care requests the pleasure of the company of

Port St Mary Commissioners

At the official opening of
The Southern Wellbeing Centre
and an introduction to the
Southern Wellbeing Partnership

By Hon. Lawrie Hooper MHK
Minister for the Department of Health and Social Care

On Wednesday 08 December at 10.30

at

Thie Rosien, Castletown Road, Port Erin, IM9 6BD

Please RSVP by midday on Friday 03 December to Wiktoria Bartlett
(686109 or Wiktoria.bartlett@gov.im)

Additional information for you

If you are unable to attend the formal opening, please feel free to attend the Open Afternoon to meet the team on the same day between 14:00 and 18:00.

Please be aware that parking outside Thie Rosien is limited and you may need to use the overflow car park across the road.

If you have any special requirements (dietary or otherwise), please let us know when you RSVP.

We hope to see you on Wednesday 08 December.

Kind Regards,

The Southern Wellbeing Partnership Team

Item 8.1

SOUTHERN SHELTERED HOUSING JOINT BOARD

MEETING DATES FOR 2021/22

2021 Meeting Dates	
13th December 2021	Meeting moved, agreed in Oct
31st January 2022	
28th February 2022	
28th March 2022	
25th April 2022	
30th May 2022	AGM
27th June 2022	
25th July 2022	
29th August 2022	
26th September 2022	
31st October 2022	
28th November 2022	
19th December 2022	

SOUTHERN SHELTERED HOUSING JOINT BOARD

ORDINARY BOARD MEETING
29th NOVEMBER 2021
AGENDA – PRIVATE SESSION

Item Number	Item	Action Required
1.	**MINUTES**	
1.1	Minutes of the Private Board Meeting held on 1st November 2021	For noting
2.	**MATTERS ARISING**	
2.1	Matters Arising Report	For Board discussion
3.	**FINANCE - None**	
4.	**HOUSING**	
4.1	Housing Officers Report	For discussion & decisions
4.2	Wardens Report (Sandfield & Mill Hope)	For noting
5.	**STAFF MATTERS – None**	
6.	**PRIVATE CORRESPONDENCE - None**	
7.	**ANY OTHER BUSINESS OF AN URGENT NATURE (BY PERMISSION OF THE CHAIR)**	

MINUTE OF PRIVATE MEETING

HELD ON MONDAY 1ST NOVEMBER 2021

Present:	Mr D Radcliffe (Chairman), Mrs B Williams (Vice Chair), Mrs B Guy, Miss D Quinney & Mr R Lewis
Apologies:	N/A
In Attendance:	Ms H Fargher (Clerk) & Mrs D Greenwood (Housing Officer)

1. Confirmation of Minutes:

   1.1 Minutes of the Private Meeting held on 27th September 2021. BW/BG proposed that these be adopted as a true record of the meeting. Carried.

2. Matters Arising from Minutes:

   2.1 Matters Arising Report – The report was noted. A discussion was had in relation to Community Rooms, and it was agreed that they would be temporarily closed for external use, to be reviewed at the next meeting.

3. Finance: None

4. Housing Report:

   4.1 Housing Officers Report:

   4.1.1 One applicant was approved onto the waiting list, another was approved pending a successful application to Central Government for age discretion.

   4.1.2 The waiting list update for 11RYC was noted.

   4.1.3 The vacant property allocations for 49RYC & 16MH were approved.

   4.1.4 The Housing waiting & transfer lists were noted.

   4.1.5 One transfer request was approved.

   4.1.6 The automatic door repairs at CV & RYC were noted.

   4.1.7 The letters issued to tenants were discussed and noted.

   4.2 Wardens Report – The report was welcomed and noted.

5. Staff Matters:

5.1 Christmas Bonuses – BW/BG proposed £50 vouchers for SSHJB staff. All were in favour. Carried.

6. Private Correspondence: None

7. Any other Business: None

Date of next meeting was agreed for 27th November 2021 at 5.00pm.

There being no further business the meeting closed at 5.45pm.

SOUTHERN SHELTERED HOUSING JOINT BOARD

MATTERS ARISING REPORT

Matters Arising

Harmonisation Project – No update available at this time.

Community Rooms – E-mail below received from SHK to be discussed;

Dear David

I have had representations from Tony Archibald and Mrs Dooley at Reayrt y Chrink about the monthly singing group. I understand that at present, the community room is not open to non-residents which has had an impact on running the group. I was just wondering if this was a tenant led decision or something from the board, whether it is a blanket ban or an event-by-event thing? As we move towards 'Living with Covid', I was wondering on what criteria this decision is reviewed?

Kind regards

Juan

The Hon. Juan Watterson BA(Hons) BFP FCA CMgr FCMI FRSA SHK

Item 4.1

Housing Officer's Report to Southern Sheltered Housing Joint Board
29th November 2021

Subject	Information
Housing Applications	1. Mrs "Q" (91) **Recommendation:** The applicant fulfils the acceptance criteria and should be accepted onto the waiting list. 2. Mrs "H" (85) **Recommendation:** The applicant fulfils the acceptance criteria and should be accepted onto the waiting list.
Waiting List Update	1. Applicants '5' on the two bed waiting list were awarded an additional 5 points on the list for health/welfare reasons. 2. Mrs 'H', who was under age but accepted on the waiting list in principle at the last meeting, has still to provide a completed 'Priority for Housing Need' form to support her application to central government for age discretion.
Allocations Update	1. Mr 'C' from 1 Millhope Close accepted the transfer offer to move into 16 Millhope Close. 2. Mr 'A' from the waiting list accepted the tenancy offer of 1 Millhope Close.
Vacant Properties for Allocation	None
Waiting List & Transfer List	Current lists along with revised applicant status report will be tabled.
Transfer Requests	1. A tenant (Mrs R) currently in a first floor flat in Millhope Close with no lift/stairlift has requested to transfer to a ground floor flat in a different area as she is struggling with the stairs. **Recommendation:** To accept the tenant on the transfer waiting list. 2. A tenant (Ms H) currently in a first floor flat in Phase 1, Reayrt y Chrink has requested to transfer to a ground floor flat or bungalow in Marashen Crescent. Although she does not have mobility issues, she would like a flat with outside space to have a few pot plants. She is not happy at RYC. **Recommendation:** To accept the tenant onto the transfer waiting list. 3. A tenant (Mrs C) currently in a first floor flat in Millhope Close with no lift/stairlift has requested to transfer to a ground floor flat in Castletown as she is struggling with the stairs. **Recommendation:** To accept the tenant onto the transfer waiting list.
Change to the Acceptance Criteria for Sheltered Housing	Economic Affairs, Isle of Man Housing Market Review 2020 published in August 2021 reports the average house price in 2020 was £313,036 with a median house price of £283,250. This is where government gets their basis for assessing the financial and/or property assets for public sheltered housing.

	Consequently, the maximum combined assets/savings an applicant can have to qualify for public housing, has been increased from £249,950 to £283,250. Our application forms etc have been updated accordingly.
Community Rooms	A tenant in Reayrt y Chrink who organises regular music events has requested to use the Community Room on 17th December to hold a 'sing around' event which will mark the 10th anniversary of the group. I have had contact from several tenants who support this as it improves their mental wellbeing. **As Community Rooms are closed at the moment discussion is required.**
Fibre Broadband	A tenant in a bungalow at Sandfield has requested Manx Telecom installs fibre broadband into her home. MT informs there is a duct nearby but there will be some excavation required to connect. As landlords permission is required, are the Board happy to give blanket permission to any tenant who wishes to have fibre broadband installed and if so, should it be at the tenant's expense? **Discussion required.**
Summary of Housing Data	Q2 data is attached below.

Southern Sheltered Housing Joint Board
Summary of Housing Data per Quarter Year 2021/22

Introduction:
The following data is taken from the quarterly submissions provided to central government as a statutory requirement.

	Q1 April - June	Q2 July - Sept	Q3 Oct - Dec	Q4 Jan - Mar
No. Of applicants on Waiting list by age:				
Single - Age < 70	1	2		
Single - Age 70 - 85	12	12		
Single - Age > 85	4	4		
Couples - Age < 70	4	4		
Couples - Age 70 - 85	3	3		
Couples - Age > 85	0	0		
Total on Waiting List	**24**	**25**		
No. Of new applicants in the quarter	5	3		
No. Of lettings from waiting list	4	2		
No. Of transfers	1	0		
No. lettings to home owners	0	0		
No. lettings to private rental	2	2		
No. lettings to public sector	2	0		
Rent collected per quarter *(rent element only not rates)*	£189,437.80	£187,943.86		
Property Voids				
No. Of voids completed per quarter	5	1		
Total cost of completed voids	£8,198.87	£2,941.63		
Void rent loss at quarter end	£4,419.29	£2,943.16		
Void rent loss 'standard' works	£2,011.25	£535.12		
Void rent loss 'major' works	0	0		
Void rent loss redevelopment	£2,408.04	£2,408.04		
Void re-letting timescales				
Average weeks void 'immediate' *(target 1 week)*	0	0		
Average weeks void 'standard' *(target 5 weeks)*	4.67	8		
Average weeks void 'major' *(target 12 weeks)*	0	0		
Responsive Repairs				
No. Of responsive repairs raised per quarter	21	21		
No. Of responsive repairs **raised** by type: Emergency *(within 24 hours)* Urgent *(within 7 days)* Routine *(within 28 days)*	 5 10 6	 1 13 7		
No. Of responsive repairs **completed** on time: Emergency Urgent Routine	 5 10 6	 1 13 7		

Sandfield

Over the Past two weeks we have had two Positive Cases of Covid. One cayple from the same household Thankfully now both are well and are out and about. Mrs Addias is back with us now after a spell of six weeks in respite. The Lady is receiving help from support workers. One resident has very kindly made a big donation to Sandfield Social club. I checked with resident to see what the purpose of the donation was for. It has been requested for all Sandfuld residents to enjoy it A Thank you card with all residents signing it was sent to the over kind gentleman.

Mill Hope

All residents well
Mr Mark Cowin has happily moved and settled into No 16. Another gentleman (and this day) will be moving into No 1 in another week A full house is nice to See.
A few residents have taken charge to arrange some advents coming up to Christmas AS well as keeping them busy it gives them a feeling of independence.
One resident who is 86 years young is going out to South Africa for a family Wedding I'm So happy for this Lady as its her dream to make this journey.

Thank you
Margaret Skilla
Warden