

The magazine for Rotherham Council tenants and leaseholders

SUMMER 2019

HOME

matters

100



YEARS OF COUNCIL HOUSING

www.rotherham.gov.uk/housing

Rotherham
Metropolitan
Borough Council



HOME *matters*

Welcome to the summer edition of Home Matters



Welcome to this special edition of Home Matters celebrating 100 years of council housing in Rotherham.

This centenary not only marks a milestone in the borough's rich history of social housing, it gives us a chance to showcase the exciting developments we are building across the borough to ensure a strong future for council housing in Rotherham.

The Housing Act of 1919 gave Councils across the country the responsibility to build houses for

the first time. Rotherham was one of the first Councils to take up this opportunity, building houses at what is now East Dene in 1919. The very first home, 1 First Avenue, is now just one of the 20,500 Council-owned homes across the borough today.

Throughout the last century, Rotherham has been at the forefront of council housing, winning awards for design standards and showing progressive ideas across generations. The very first homes built by Councils across the country were built to the design standards of Raymond Unwin, an architect born in Rotherham and highlighted in this issue.

We want to continue to be at the forefront of council housing and have ambitious plans for the future. Currently, we are investing over £50 million into building new homes for local residents to rent and buy over the next five years using our Rother Living brand.

Our community of Council tenants are active and engaged, and many of our tenants have embraced celebrating 100 years of council housing by sharing their photographs, memorabilia and stories for an exhibition that will tour the borough throughout the summer, beginning at the Tenant Open Day on 10 July 2019. You can read some of their stories in this issue.

I hope that you will be able to embrace these celebrations as well by attending the Open Day, or by seeing the exhibition when it is in your area.

It is important that we can take pride in our past achievements across the last 100 years, but also look towards the future of housing in the 21st century

We are always looking for more tenants to get involved in shaping the work that we do. Whether this is attending a meeting or putting forward an idea online, we want to hear from you.

For more information, please visit www.rotherham.gov.uk/tenantinvolvement or ring (01709) 822100.

Best wishes,

Councillor Dominic Beck
Cabinet Member for Housing
Rotherham Council



RAYMOND UNWIN: A VISIONARY OF SOCIAL HOUSING DESIGN

Visionary architect Raymond Unwin was born in 1863 at Whiston, went to Rotherham Grammar School and Magdalen College School in Oxford. He moved back to the area in 1883 where he built colliery housing. It was his vision for design standards of working-class housing for which he is best remembered.

His recommendations were endorsed in the Housing Act of 1919, setting the standard for social housing across the country.

100 YEARS OF COMMUNITY SPIRIT STELLA'S STORY



When Rotherham Council house tenant Stella Parkin wrote to the council suggesting the borough should celebrate 100 years of Council Housing she had no idea where it would lead. This special edition of Home Matters and this year's Tenant's Open Day are both themed for the centenary.

Stella has lived in council housing for over fourteen years and has immersed herself in the rich and diverse Council tenant community. She volunteers as Chair of the Housing Involvement Panel, she's a member of her local Area Housing panel and sits on the Rotherham Federation Board, representing tenants at a national level as part of Association for Retained Council Housing (ARCH).

We caught up with Stella to find out why she's so passionate about making sure the tenants' voice is heard.

Stella told us: "Wherever they live, tenants can make a difference to influence others to recognise the importance of social housing. As a tenant I'm proud to stand up for tenants' rights, demanding the best possible services for our tenants in our

communities and ensure that tenants have access to opportunities to make their voice heard."

Stella said her own personal experiences of relationship breakdown and being a single mum of three inspired her to speak passionately about what a difference council housing can make when people have nowhere else to go for help and support.

Born and raised in Rotherham, Stella said: "It's an enormous privilege to spend my time volunteering and representing tenant's views. The housing service has been good at listening and realising the huge benefits that tenants can bring to the development of services to meet tenants' needs."

How to get more involved

To find out how you can improve your housing service and the estates where you live:

- Visit: www.rotherham.gov.uk/housing
- email: customerinvolvement@rotherham.gov.uk
- call: 01709 822100

1919: EAST DENE

East Dene was the first major development completed by Rotherham County Borough, with the first tenant moving into 1 First Avenue in May 1920. There were 700 high-quality homes built here between 1919 and 1923 incorporating the ideas of Rotherham-born Raymond Unwin who was one of the most influential architects of his time.



THERE'S NO PLACE LIKE HOME

Go down any street in Rotherham and you'll find families who have lived there all of their lives, the roots of their family trees buried deeper than the foundations of their Council homes. Here we talk to some of the women who are proud to live in Rotherham's council housing.

Judith McCormick



For 73-year-old East Dene grandmother Judith McCormick, of Mowbray Gardens has been home for the past 50 years – despite the original bungalow being demolished and a new version being built over the road.

“When we first got married we found it difficult to get a place of our own. My late husband, Michael, had a disability after contracting polio as a child and in those days mortgages for disabled working people were rarely given. We turned to the council for help and were very grateful to be allocated a post-war pre-fab bungalow, which was also in Mowbray Gardens.”

Eighteen months later, when their bungalow was demolished to make way for a new library, Judith and Michael were given the keys to the brand new bungalow in Mowbray Gardens, built just over the road from the original. Judith even became a librarian at the new library where she worked for 30 years.

“Having a council home that met Michael's needs gave us the security to build a very happy family life. I have loved living here as it has provided a springboard for my husband, me and my children to reach their full potential.”

Una Hancox



When the foundations of Rotherham's first Council homes were being dug, Una Hancox was a baby, taking her very first steps. Last year Una celebrated her 100th birthday surrounded by family and friends in her own Council home at Maltby.

The sprightly great grandmother moved into the two-bedroom house with her two children Kathleen and Michael as a single parent in 1950. Her own mum, a widow, moved in with them for support.

Una remembers the strong sense of community: “It was a relatively new house with a lovely garden in a quiet street. I worked at the chemist in the High Street. I knew lots of people. It was a very nice place to bring up children.

“There were allotments at the end of the garden. We used to swap a cup of tea for a few vegetables with the gardeners and the children used to help them water their plants.”

Today Una still enjoys the company of her neighbours. She said: “I take in parcels for people and Bob next door comes in to fix things now and then. I have very much enjoyed living here and I still do.”



1930s: HERRINGTHORPE

Rotherham Corporation had built homes for 3000 families by 1930. These houses which were all based on high design standards. The planning of a new estate in Herringthorpe was submitted in 1929 and initially, 300 homes were built. This project was planned to accommodate over 1000 homes and also led to the building of Herringthorpe Valley Road, which opened in 1933.

Theresa Glenn



Living on First Avenue, East Dene is one very proud mum, 44-year-old Theresa Glenn.

She's proud to be living in the very first Council house to be built in Rotherham, but not as proud as she is of her three amazing children.

Theresa, who works as a home carer was born and raised in East Dene. Her mum and two sisters still live in the area, but have all bought their own homes.

"I moved in here on my own with my kids. As soon as I had this house I knew I would have the security and stability I needed to be able to bring them up on my own," explains Theresa.

"I've always worked but I didn't want to get a mortgage, it felt like too much of a risk on my own."

When they first moved in the children were aged just six, three and two.

Today, youngest daughter Jessica, 17, is about to start university to study nursing, Callum, 18, works at the steel works and Bethany, 24 has graduated from university and now works as a web designer, but is thinking about going back to university to become a paramedic.

"I am really proud of all three of them. It hasn't always been easy; I've had the same challenges as any other parent. Living in this house has given me the foundation to concentrate on my kids and to help them to follow what they've wanted to do."

Hilary Cook



The roots grow deep at Middle Lane South, Herringthorpe which has surprisingly been 70-year-old Hilary Cook's family home for three generations. Her grandad, James Mann, moved in with his young family of four just eighteen months after it was first built in 1928.

Years later, Hilary's parents moved in to care for her grandad and when they passed away Hilary moved in with her husband Dave, now 75 (both pictured above) and their border collie, Maddy.

Hilary said: "I remember my grandad treasuring the garden which had two fruit trees planted by the council. The apple tree still provides apples every autumn."

"My father also had green fingers and was nominated for a prize in the Council's garden competition and now both my husband and I are keen gardeners. It is our pride and joy."

Right: Hilary as a toddler with her grandfather in the garden.



1940s: EAST HERRINGTHORPE, BLACKBURN AND THORPE

After World War II, the demand for homes was huge, which led to the building of 280 pre-fabricated houses as a quick and temporary way to house people. The first post-war construction was at Herringthorpe, Blackburn and Thorpe. The first pair of traditional, permanent houses were completed in Herringthorpe in December 1945, just three months after VE Day.



FIND YOUR NEW HOME IN ROTHERHAM

Rotherham Council has been building homes for 100 years, and continues developing new homes for people across the borough.

Rother Living is a Rotherham Council brand which promotes all new council-led housing developments, for people looking to take their first step onto the property ladder

The Council recognises the challenges faced by residents who want to buy a home of their own. Home ownership is becoming increasingly difficult to afford, as too are private rents, so more and more people are turning to the Council for help.

To address some of the issues around affordable housing the Council has recently embarked on its biggest new homes programme for decades – aimed at increasing the housing choices available in Rotherham.

Part of delivering this exciting housing programme includes new developments in Maltby, Rawmarsh, Canklow, Broom, East Herringthorpe and the Town Centre

Affordable rents

There are new homes being built at, Canklow, Rawmarsh, Dinnington and East Herringthorpe for rent by Council tenants. Tenants will live alongside owner occupiers on mixed-tenure developments that will create a rich and diverse community. You will need to register at keychoices.co.uk to be eligible.

Developments in Broom and the Town Centre will also be coming soon.

Shared Ownership

Shared ownership is the 'part buy, part rent' way to own a home. This gives you the ability to buy a share of your home, anything from 25 per cent, and allows you to increase that share

over time if you want to. It is ideal for first-time buyers, or anyone struggling to get on the housing ladder.

Owning a Rother Living Home

Outright home ownership is where you can buy a home using savings or a mortgage, or a combination of both. Rother Living is developing some houses for outright sale, and investing the proceeds back into its social housing projects.

Who can buy?

If you can raise a deposit and can secure a mortgage then you should be eligible to buy or part buy a Rother Living home.

How can I buy?

You may also be eligible for Help to Buy, a Government scheme designed to assist people buying a home.

Once you know you can buy, our sales teams will help you find your new home at one of our exciting new developments.



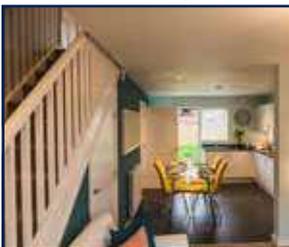
1950s: WATH

Demand for council housing continued into the 1950s with housebuilding surging across the country. Construction took place across the borough, including more than 600 homes, now known as the Newhill Estate, which were built by Wath Urban District Council. This comprised both houses and bungalows and is just one example of housebuilding in Wath in the post-war period.

ROTHER LIVING DEVELOPMENTS

There are affordable homes available for sale and shared ownership now , with more on the way. The modern two, three and four bedroom homes will offer something for everyone.

NORTHGATE, MALTBY



Northgate is a collection of two bedroomed shared ownership apartments for older people and three and four bedroom family homes for sale.

Built on the edge of the countryside, the location is ideal for families with all the local amenities you need on your doorstep, paired with excellent transport links.

Details

Types: 2, 3 and 4 bed homes to buy or part buy. Prices from: £160,000 (this is for outright sale) – with Shared Ownership you can buy as little as 25 %

THE BELLOWS, RAWMARSH



The Bellows is a collection of two and three bedroom houses and apartments set in the heart of Rawmarsh. Each home showcases the very best that new homes have to offer including contemporary kitchens and stylish bathrooms with excellent town centre transport links.

Details

Types: 2 and 3 bed homes to rent or part buy. Prices are to still be confirmed.

FARNSWORTH, EAST HERRINGTHORPE



Farnsworth is a development of sixteen attractive homes close to local amenities and the town centre. The development is set within an established residential area and the properties will be ready in the autumn 2019.

Details

Types: 2 and 3 bed homes. Prices are to still be confirmed.

CONWAY CRESCENT, EAST HERRINGTHORPE



Farnsworth is a small development of two and three bed homes close to local amenities and the town centre.

The development will be completed in the autumn 2019.

Details

Types: 2 and 3 bed homes. Prices are to still be confirmed.

For more information about Rother Living and how we can help you find your new home in Rotherham visit www.rotherliving.co.uk

For more information on the new council homes for rent visit: www.rotherham.gov.uk/keychoices

1960s: OAKHILL FLATS

Flats became more popular in the post-war period and Rotherham embraced the building of large blocks, designing smaller accommodation for those who needed it. At Oakhill 273 old terraced houses were demolished to make way for 600 modern flats.

The design of these was highly commended by national committees at the time. Oakhill was replaced by Springwell Gardens in 1997.



NEW HOMES FOR ROTHERHAM AT A GLANCE

You may have already seen developments around the borough under the Rother Living brand. Here is a map to show you where all of the new homes we are delivering will be located including those we're delivering in partnership with others.

1 Rother Living homes

1 Broom
20 for council rent
24 shared ownership

2 Canklow
80 council rent

3 Dinnington
5 council rent

4 East Herringthorpe
9 council rent
21 shared ownership

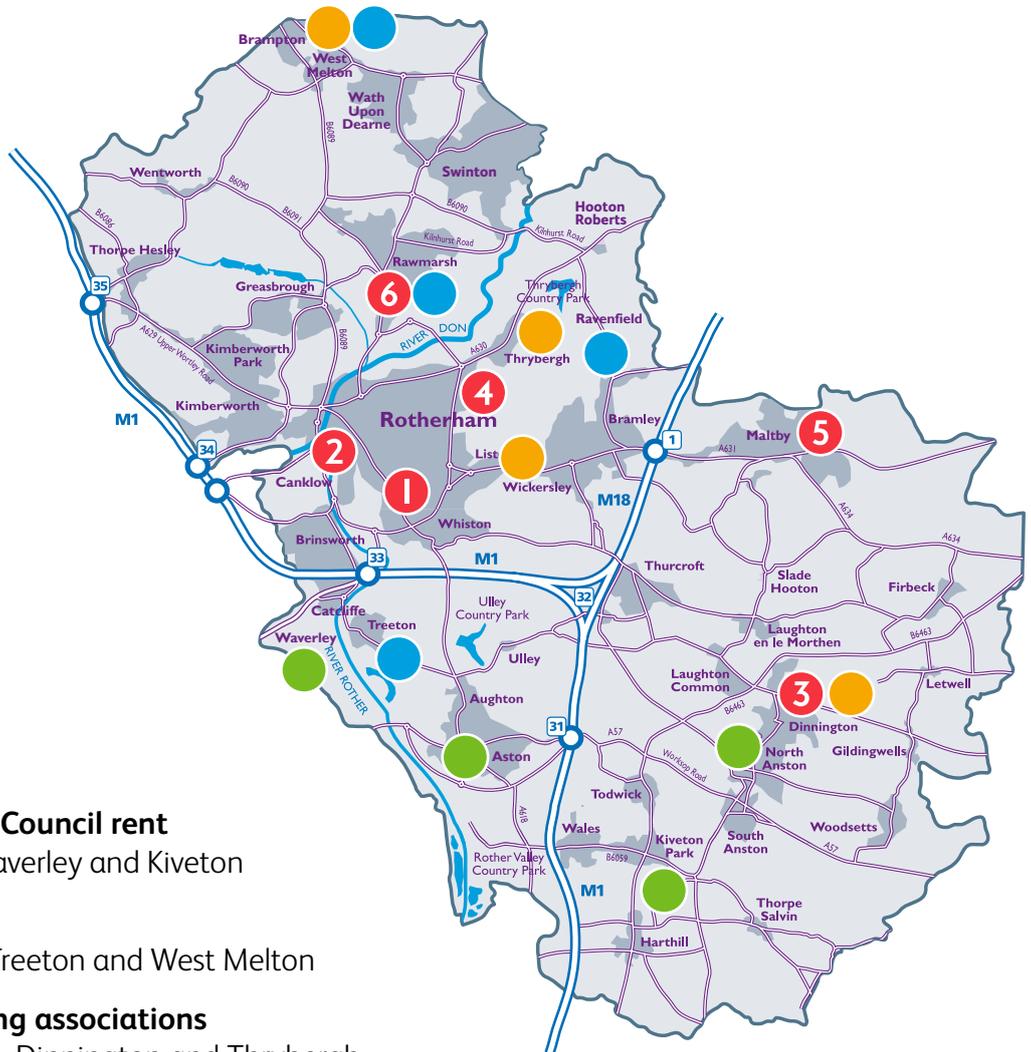
5 Maltby
4 council rent
15 shared ownership
83 outright sale

6 Rawmarsh
28 for council rent
30 shared ownership

Strategic acquisitions Council rent
Aston, North Anston, Waverley and Kiveton

Bungalows
Rawmarsh, Ravenfield, Treeton and West Melton

Partnering with housing associations
Wickersley, West Melton, Dinnington and Thrybergh



INTERESTED IN RENTING OR BUYING ROTHER LIVING HOMES?

Be amongst the first to find out when these new homes become available to rent or buy.

Register your interest at: www.rotherham.gov.uk/housing



1970s: BEEVERSLEIGH

Beeversleigh is one of the most prominent buildings on Rotherham's skyline, with its unique hexagonal shape. Built in 1970, it is the only high-rise apartment block in Rotherham, has 13 floors, is approximately 40 metres tall and consists of 48 flats.

A DAY IN THE LIFE

...of Aaron Pedley Council's Home Ownership Manager

Owning a brand new home in Rotherham will be possible for even more households this summer, thanks to the Council's brand new Shared Ownership Scheme; one of the first schemes of its kind by a Local Authority in South Yorkshire.

We caught up with the Council's Home Ownership Manager, Aaron Pedley, to find out how this scheme can benefit local people, he said:

"As part of the Council's ambitious housing growth programme, the Council is committed to increasing the range of housing options available to people wanting to live in and across the borough. Our Shared Ownership scheme is just one of these options; its purpose is to make home ownership more affordable, and therefore possible, for people who may have previously thought it was beyond their means.

The Shared Ownership product enables people to purchase an initial share in a property, between 25 per cent and 75 per cent, with rent being payable, to the Council, on the remaining unowned share. For this reason Shared Ownership is sometimes referred to as 'part-buy/part-rent', it shouldn't be confused with having to share your new home with another household..."



The Council's delivering a range of high specification Shared Ownership homes across Maltby, Rawmarsh and Broom – including a mixture of two and three bedroom houses, and one and two bedroom flats. Part of the development is being purpose built for people aged 55 and over, who are looking to downsize or move to more accessible accommodation.

Aaron went on to explain that these properties will be available to anyone who meets the relevant eligibility criteria; they are not restricted to existing social housing tenants.

For those who are eligible, the initial purchase can be through either an upfront cash payment or by mortgage. Over time owners can choose to increase the share they own, all the way to 100 percent outright ownership, by purchasing additional shares through a process called 'staircasing'.

He added, "I would encourage anyone interested in a more affordable route into home ownership."

**For more information please visit:
www.rotherliving.co.uk**

1980s: RIGHT TO BUY

The Right to Buy was introduced in the 1980 Housing Act. This gave almost all tenants the option to buy their council home at a discounted rate after three years. It was a highly publicised initiative and uptake was high, with over 100,000 homes being sold across England and Wales in the first year.



CELEBRATING NEIGHBOURHOODS

Making new friends at his local neighbourhood centre has been at the heart of Peter Whitehead, 71, being able to settle into his new home.

At first he didn't know anybody at the Sheltered Housing scheme at Dalton, but now he knows practically everyone simply by going to the Dorothy Taylor Centre, where he was welcomed by members of the Leverton Way TARA group.

When we called in for tea and cake with Peter at the centre he said: "No matter what ups and downs are going on in your own life, coming down to the centre and meeting a friendly face makes your troubles go away. You can do all sorts. There's film nights, fish and chip dinners, games nights, and day trips. It helps you feel less alone.

"When grandchildren visit we can bring them here and play pool. There is a Lego club so that the children can come along and meet other children on the estate. We even have a treadmill and I often use this to help keep myself fit."

Why not hold a party to celebrate 100 years of Council housing?

Neighbourhood centres are located at Council housing estates across the borough, and make a great venue to hold your 100 years of Council housing celebration.

How to get involved

Each centre has a communal lounge area, kitchen and toilet facilities. Some of the centres also have a laundry facility.

The Council can also offer support to set up new groups through our tenant involvement team and Rotherham Federation of Communities.

If you would like to know what is happening in your centre please email councilhomes@rotherham.gov.uk or call 01709 336009.



Peter (back row right) with friends at the Dorothy Taylor Centre.



1990s: SPRINGWELL GARDENS

Oakhill Flats were in a state of decline by the turn of the century so plans were drawn to replace this complex with a new estate. In 1997 construction started at Springwell Gardens' of 220 houses and flats. The community centre on the estate is now the home of Rotherham Federation of Communities.

COMMUNITY STARS

As we celebrate 100 years of Council Housing, Rotherham Federation shines a spotlight on the stars in our community who go out of their way to help others and make Rotherham a nicer place to live in.

Donna Draper



Canklow Rainbow Kids Club

For the past two years, Donna

Draper has been the chair of Canklow Rainbow Kids Club, a local community group which runs activities for children in the local sports pavilion. The weekly sessions include outside games, painting and crafts.

As well as working hard to gain the qualifications required to run the group, Donna has been successful in applying for funding to put on fun days for the whole community.

The group has been shortlisted for a national tenants' engagement award for all of its work with the children and community in Canklow.

Sheila Dunker



Crafty Ladies

Sheila is chair of Swinton based-group, Crafty Ladies

which meets every Saturday at their local resident's centre. Most recently they have been using pottery to create their own masterpieces. They have also helped design and knit flowers for a Remembrance Day project. The group aims to improve mental health and support while reducing isolation in the Swinton community. Sheila is also a member of Swinton Community Focus Group which carries out community activities.

Their recent St George's Day community event was attended by hundreds of local residents and included entertainers, trampolines, singers, stalls, and raffles; a fantastic start for their first large scale event. Sheila said she is proud to be doing something to help others.

Pat Watson



The Lings Monday Club

Pat Watson is secretary of the

community group The Lings Monday Club. The group works hard to bring elderly people together and puts on activities such as coffee mornings, singing events, and dinners using their local resident's centre at The Lings in Wickersley. The group also organises trips to the coast in the summer.

Pat has been involved with the group for more than five years, dealing with correspondence, keeping in touch with other organisations, helping the group get funding and attending training through Rotherham Federation. She has the group at her heart and works tirelessly to support the needs of local people.

2019: ROTHER LIVING

Rother Living is a Rotherham Council brand promoting new council-led housing developments. The Council recognises that home ownership can be a challenge for many residents and private rental is becoming increasingly difficult to afford.

To address some of the issues around affordable housing the Council has embarked on its biggest new homes programme for decades, with developments at Maltby, Rawmarsh, Broom, East Herringthorpe and the Town Centre.



SHARED OWNERSHIP

ROTHER LIVING

TRANSFORMING ROTHERHAM



Buying your dream home could be closer than you think.



Shared Ownership means you can part buy, part rent a home.

This gives you the ability to buy a small share of your home and allows you to increase that share over time if you want to. It is ideal for first time buyers.

You can buy an initial share of your home, starting from 25 per cent and you will pay rent on the remaining unpurchased share. As your share increases, the rent is reduced.

There is no pressure to buy outright unless you feel able to do so. The total monthly payments are usually lower than you would need for full home ownership or private rent.

Who can buy using a shared ownership scheme?

Households:

- with income of less than £80,000,
- who can't afford to buy on the open market
- who are able to afford the property, and
- have been approved by the local Help to Buy Agent

If you aren't sure if you are eligible, we can offer support to check all of the above.

How can I buy?

You will need to have a deposit and a mortgage to buy. Advisors are available to support you with securing a mortgage. You may also be eligible for help to buy. Once you know you can buy, our sales teams will help you find your new home.

To find out more visit www.rotherliving.co.uk

CONTACT US

ONLINE

All of our services are available 24/7 online at www.rotherham.gov.uk

For housing advice, online payments or to report a repair to your home

www.rotherham.gov.uk/housing

Email

councilhomes@rotherham.gov.uk

If you do need to speak to us urgently the following numbers are available

TELEPHONE

Housing Enquiries and Repairs: **01709 336009**

Community Safety and Street Scene: **01709 336003**

Council Tax and Benefits: **01709 336007**

Children's Social Services: **01709 336080**

Adult Social Care (Single Point of Access): **01709 822330**

Homelessness Team (Out of Hours): **07748 143170**

DID YOU KNOW? You can also visit www.disabledgo.com to find out how accessible over 700 venues are across the borough. From wheelchair access to menus in Braille the handy online guide provides you with information to maximise independence and choice when visiting Rotherham.

