

teachers' housing association
Celebrating 50 Years
1967 - 2017



“ Celebrating 50 Years of housing people in need,
particularly those associated with education. ”

Introduction

I am delighted to introduce this brochure marking THA's 50th anniversary. Since 1967 we have provided housing for people in need, making a real difference to thousands of lives by providing safe and affordable housing accommodation.

I am proud of the effort and achievements reflected in the following pages which give a snapshot of the Association's history and success, and demonstrate our commitment to carry on delivering a high quality service to people in need, particularly those associated with education.



We are optimistic about our future. We have a strong Management Board, an excellent team of staff, supportive partners and we will continue to make a difference to individual lives and communities through our work.

Chris Bright
Chairperson

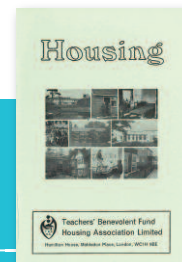


20.01.1967

Benevolent & Orphan fund of National Union of Teachers (NUT) decide to form a Housing Association

16.05.1967

Teachers' Benevolent Fund Housing Association (TBFHA) registered under the Industrial & Provident Societies Act with the Registry of Friendly Societies



How it all began

In January 1967, members of the governing body of the Benevolent and Orphan Fund of the National Union of Teachers, later known as the Teachers' Benevolent Fund and now the Education Support Partnership, recognised the pressing need for housing for retired teachers. It was agreed to form a housing association and the Teachers' Benevolent Fund Housing Association was formally established on 16 May 1967. 50 years later and now known as Teachers' Housing Association we celebrate our success in delivering the aims of our original founders.



During the early years the emphasis was on developing sheltered housing for "retired teachers and their dependants". The first scheme, Queen Mother Court in Bournville was officially opened by the Queen Mother in May 1970.



1968

Building began for the first sheltered housing scheme in Bournville, Birmingham

1970

Official Opening of Queen Mother Court
by HM Queen Elizabeth The Queen Mother

How we developed

A further six sheltered housing schemes followed -

- Dunham Gardens (Hull - 1973)
- New Park Gardens (Stoke on Trent - 1973)
- The Anchorage (Christchurch - 1976)
- The Dene (Rottingdean - 1976)
- Romaleyn Gardens (Paignton - 1976)
- Peter Kennedy Court (Croydon - 1986)

The 1974 Housing Act facilitated funding for housing associations and as a result we began providing housing for teachers and others in housing need in London.

The first of our schemes was at Verona Drive in Surbiton.

Our work then extended to other boroughs including Haringey when in 1998 we completed a Transfer of Engagements with Haringey Educational Housing Association.

In 2006 we completed our first development under a Section 106 agreement providing 14 flats for teachers in Waltham Forest.

1973

Development at Dunham Gardens, Hull completed



1973 Board decide to go ahead with the provision of suitable housing for serving teachers.
First property acquired: 84 North Cray Rd., Bexley.



1973

First tenant moved into New Park Gardens, Trentham, Stoke on Trent



1975

Purchased first block of ready-built development for serving teachers: Verona Drive, Surbiton.



1975

Ten properties in Brent purchased for serving teachers



Recent developments

Other projects have followed including developing sub-market housing for teachers at Verona Drive, Surbiton incorporating energy efficient features and establishing a small area office and meeting room, Queen Street, Croydon and most recently at Holmesdale Road, Selhurst.

The Old Etonian Housing Association shares our commitment to providing housing solutions for teachers and we have been their managing agents since 2006, providing a comprehensive management service for properties in Islington and more recently in Windsor.



1976

The Anchorage, Christchurch completed



1976

Conversion of the The Dene Hotel, Rottingdean, completed and opened as sheltered "hostel"

1976

Romaleyn Gardens, Paignton completed



Why Sheltered Housing?

Mary Hartnett, aged 99, has lived at Peter Kennedy Court for 26 years. She moved from nearby Sutton where she taught for 40 years, focussing on primary age children. After an illness she realised that she no longer had family nearby for support and wanted to live where people could help her if necessary.

Following her move, being a keen gardener, she immediately planted the first of many camellias which have flourished and continue to bring pleasure to people at Peter Kennedy Court.

Whilst she enjoys cooking she looks forward to the weekly lunch club and other activities within the scheme where she has formed many friendships.

Mary says *"the best thing about living here is independence - but confidence that someone will listen to you and do things if you need them"*.



Mary with Scheme Manager, Lynne Sales



1980

Site in Orchard Way, Shirley, Croydon acquired (for Peter Kennedy Court development)



1984

Conversion of Romaleyn House into 15 flats completed

1986

First flats let in Peter Kennedy Court - serving teacher block and sheltered flats

Why Housing for Teachers?

When Natercia Teves was offered a two bedroom flat in Willesden Green, near the primary school where she teaches, she was overwhelmed and speechless. She knew this would be a new start for herself and her son and she could carry on teaching. Her previous accommodation was expensive, badly maintained and lacked heating causing them health problems. Life was stressful and she was struggling to focus on her job.

"It was truly life changing, not only financially but also in terms of our health, happiness and comfort. Our quality of life changed so much that the thought of leaving London disappeared."

Being able to feel better and happier gives me the energy to do what I love the most, which is teaching. It made me believe anything is possible, that if you are determined and never give up you can achieve".

Natercia feels she has been given a new life opportunity and is now much happier.

"Now I can walk to work, I can do what I love with such a positive attitude to the point that I will never be able to thank Teachers' Housing Association enough."



1994

Head Office moved from Hamilton House to Rugby Chambers – expansion of staff



1998

TBFHA completes Transfer of Engagements with Haringey Educational Housing Association resulting in additional 113 units of housing stock



Where Next?

We are a small specialist housing association and our commitment to providing safe, secure and affordable housing is as strong as when we were established 50 years ago. We continue to benefit from the overwhelming support of our tenants, voluntary board members, staff and partners and are in a strong position to provide more homes and deliver a high quality tenant focussed service to those living in them.

Partnership working is key to achieving our objectives and the housing we provide makes a key difference to the wider community.

We will continue to explore opportunities to provide more homes for people living and working in London and continue to invest in our properties to ensure that we can provide good quality housing into the future. Tenant services are at the heart of what we do and our future goals and developments will reflect this.



2001

Name change from TBFHA to Teachers' Housing Association (THA)



2006

THA enters into Management Agreement with Old Etonian Housing Association (OEHA) managing 53 units including housing for teachers

50 Faces – a selection of our current tenants, staff, Board Member



2006

Completion of 14 flats for teachers in Waltham Forest at Firmans Court under a S106 Agreement



2012

Verona Drive – project providing 5 flats for teachers, plus new area office and meeting room facility



s, contractors and consultants who contribute to the success of THA.



2013

Queen Street – completion of 5 new flats for teachers in Croydon – timber frame construction



Feb 2017

Completion of project to provide 8 new flats in Holmesdale Road, Selhurst for teachers



May 2017

THA now manages 646 homes, of which 580 are owned by the Association. This includes seven sheltered housing schemes for older people, plus teacher and family housing in seven London boroughs. We employ 43 people in a wide range of roles across our central office and schemes.



“ Thank you to the many people who, over our first fifty years, have been part of Teachers' Housing Association's growth and development. Together with our Board, I look forward to many successful years ahead. ”



Sian Llewellyn -
Chief Executive

Teachers' Housing Association

Rugby Chambers, 2 Rugby Street, London WC1N 3QU

Tel: 020 7440 9440 Email: enquiries@teachershousing.org.uk

Web: www.teachershousing.org.uk

Designed & produced by:
Double 7 Design Ltd. www.d7d.co.uk