The Industrial Dwellings Society (1885) Limited

President
Sir Evelyn de Rothschild

Board
Jonathan Davies (Chairman)
Robin Ellison (Vice Chairman)
Maggie Cooke (Tenant Member)*
Alan Fell* (from 2 December 2015)
Michael Firman
Janis Goodkind
Bernard Myers
Leon Newmark (Tenant Member)*
Ray Peacock (from 3 November 2015)
Michael Rabinowitz (from 3 November 2015)
Julian Romain (retired 3 November 2015)
Nicola Solomons
Joseph Stauber * co-opted

Central Staff
Chief Executive
Paul Westbrook
Secretary to the Chief Executive
Madge Raymond
Receptionist / Administrator
Munni Begum

Technical Services
Director of Technical Services
Melvin Dawson
Senior Surveyor
Sean Kelly
Project & Building Surveyor
Amir Zarrinkhat
Technical Services Administrators
Jane Harper
Jane Patterson

In-house Team
Technical Services Co-ordinator
Marsha Allen
Gas Engineers
Anthony Smith
Kim Wiltshire

Decorator
Michael McFarlane

Electrician
James Green

Multi-tradespersons
Michal Fibor
Yanko Smilenov

Finance
Director of Finance
Omar Mapara
Finance Manager
Tajul Islam
Finance Officers
Phuong Le
Gillian Young

Finance Assistant
Hussain Sofiean

Housing Management
Director of Housing Services
Richard Hawkins
Housing Manager
Annette Henry
Supported Housing Manager
Adnan Wadud
Rental Income Manager
Kevin Coleman
Allocations & Lettings Manager
Ernest Lee
Tenant Participation & Community Development Officer

Housing & Tenancy Enforcement Officer
Stefan Hartman
Housing Administrator
Florence Hines
Housing Welfare & Support Officer
Robert Davenport
Housing Services Administrator
Kevin McLaughlin
Estate Managers
Richard Cousins
David Donovan
Catherine Gibson
Ricky Kasabi
Janice Dalziel
Merle Donovan
Margaret Hartley
Lyudmila Khachatryan

Sheltered Scheme Managers

Caretakers
Mohamed Bouyahiaoui
Andrew Brookes
John Caruana
Omar Funes
Shuzna Khatum
Rafael Larce

Cleaner
Gloria Francis-Uzoemyi
Despite the challenging environment in which we operate, 2015-16 was a good year for IDS. Whilst progress on the two schemes we have on site – Windmill Street, Bushey Heath and Phase 3A Millbrook Park, Mill Hill – has not been as rapid as we would have hoped, both projects are nearing completion. The seven houses in Bushey Heath will be the first directly managed scheme we own in Hertsmere and the ten flats and four houses in Mill Hill will provide a welcome increase to our housing stock in the London Borough of Barnet.

Last year, following the Government’s announcement of a four-year period of mandatory rent reductions, we had to scale back dramatically from new housing developments. We have now had the opportunity to re-assess the situation and are able to plan a modest expansion to our programme. The introduction of the Right to Buy scheme for housing associations and the roll out of Universal Credit to replace Housing Benefit have both been delayed and have not as yet impacted significantly on our operation.

We have successfully introduced a group structure to bring Otto Schiff Housing Association (OSHA) under the ultimate control of IDS. Currently OSHA has a leasehold interest in 12 flats only. Eight of these are in Selig Court in Golders Green and the remaining four flats are in Edgware. These schemes are managed by Jewish Care and the Langdon Foundation respectively. OSHA rules have the specific aim of providing homes for Jewish people and our aim is to increase the housing stock of OSHA as opportunities arise.

At a time of sustained pressure on the availability of welfare benefits, it is a mark of success that we have been able to reduce the overall level of rent arrears. The figure, adjusted for late payment of Housing Benefit, is the lowest for several years. We have also significantly reduced the “void turnaround period” the period between properties being vacated and re-let.

In August 2015 our long serving Chief Executive, Paul Westbrook, announced his intention to retire in the following year. The advance notice enabled us to recruit a new Chief Executive in a timely manner. With the assistance of external consultants we carried out a full recruitment process and I am delighted that we were able to appoint Richard Hawkins to take up the position from September 2016. Richard has provided a first-rate service to IDS for many years as Director of Housing.

Paul has been our Chief Executive since 1988 and has successfully steered IDS through enormous changes in Government policy and regulation. He has steadily expanded the housing stock and carefully avoided the pitfalls to achieve for us our top rating as a well-run housing association. He leaves IDS in very good shape. We are grateful to him for all his hard work over the years and wish him a long and happy retirement.

We were also able to recruit two excellent new Board members Michael Rabinowitz and Alan Fell. They have experience at senior level in IT and HR respectively, areas where we sought to enhance the Board’s expertise. Both have made significant contributions from the start. I thank them and the other Board members who all continue to undertake their voluntary roles in a highly professional, effective and dedicated manner.

Jonathan Davies, Chairman
September 2016.
Lettings

During the year we carried out 91 lettings, compared to our Lettings Plan of 104. The main reason for the shortfall was the delay in a new build scheme of seven houses which will now be completed in July 2016. There were also three lettings carried out for Hackney Housing Co-Operative this year, one more than last year.

Sheltered lettings accounted for 27% of all lettings, a reduction from 32% last year. The year before the figure was also 27%, so the proportion of lettings at our sheltered schemes was in line with the expected level.

Over the last three years there has been a steady reduction in the void turnaround period for vacancies within our sheltered schemes. In 2013-2014 it took 64 days to let sheltered properties. This fell to 59 days in 2014-2015 and 49 days in 2015-2016, a reduction of 17%.

82% of the new tenants completed the lettings satisfaction questionnaire this year. 100% of the respondents were either very, or fairly satisfied with the accommodation.

Lettings: categories source shown as %

<table>
<thead>
<tr>
<th>Category</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>LA Nominations</td>
<td>40</td>
</tr>
<tr>
<td>Transfers</td>
<td>23</td>
</tr>
<tr>
<td>Referral Agencies</td>
<td>4</td>
</tr>
<tr>
<td>Direct Applicants Sheltered</td>
<td>12</td>
</tr>
<tr>
<td>Direct Applicants Evelyn Court</td>
<td>3</td>
</tr>
<tr>
<td>Community Worker</td>
<td>5</td>
</tr>
<tr>
<td>Community Letting</td>
<td>3</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>1</td>
</tr>
</tbody>
</table>

“Over the last three years there has been a steady reduction in the void turnaround for vacancies within our sheltered schemes.”

Rent collection

Arrears at the end of the financial year were £377,848 which was 4.3% of receivable rent. This figure is significantly higher than previous years due to the four-weekly Hackney Housing Benefit payment being delayed beyond the year end.

Our target was to maintain the level of arrears at or below 3.0%, adjusted for outstanding Housing Benefit. £213,105 was outstanding at the year end, so net arrears were £165,173 equivalent to 1.9% of receivable rent.

The gross rent due for the year was £8,567,489 with £8,469,354 being collected. This was 98.85% of rent due. Rent due excludes void losses of £85,100. The rent collected was also affected by the delay in the Hackney Housing Benefit payment.

During the year, 142 Notices of Seeking Possession were served. 54 cases proceeded to Court of which 28 were adjourned either generally or on terms. 26 Possession Orders were obtained.

We presented 10 cases to the Housing Committee seeking permission to evict. All cases were approved; some subject to further action or information prior to the eviction taking place. Five tenants were evicted.

The budget provision for bad debts was £50,000. We actually wrote off bad debts to the value of £41,159.62.
Diversity monitoring

The Ethnic Monitoring Statistics for lettings during 2015/16 showed an improved response rate compared to the previous year. All new tenants completed the questionnaire.

The proportion of lettings to white households was 59%, increased from 44%. Lettings to Asian households decreased to 9% from 12% in the previous year.

The proportion of lettings to black households decreased to 28%, compared to 33% in the previous year. The proportion of mixed race cases decreased to 4% from 8%.

Lettings to BME households represent 41% of all lettings, down from 55% last year.

The overall share of lettings across the ethnic groups is in line with the ethnic mix of the boroughs in which we operate.

Our customer survey indicates continuing high levels of satisfaction across all ethnic groups, with 100% of new tenants satisfied with their new homes.

Satisfaction with new home

<table>
<thead>
<tr>
<th>Ethnic Group</th>
<th>Very Satisfied</th>
<th>Fairly Satisfied</th>
<th>Not Satisfied</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>82%</td>
<td>18%</td>
<td>-</td>
</tr>
<tr>
<td>Mixed</td>
<td>34%</td>
<td>66%</td>
<td>-</td>
</tr>
<tr>
<td>Asian</td>
<td>56%</td>
<td>44%</td>
<td>-</td>
</tr>
<tr>
<td>Black</td>
<td>83%</td>
<td>17%</td>
<td>-</td>
</tr>
<tr>
<td>Other</td>
<td>100%</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

We let 91 properties during the year and all new tenants were satisfied with their home.

Lettings by ethnicity:

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>White British</td>
<td>32%</td>
</tr>
<tr>
<td>Black African</td>
<td>15%</td>
</tr>
<tr>
<td>Black Caribbean</td>
<td>13%</td>
</tr>
<tr>
<td>White Other</td>
<td>24%</td>
</tr>
<tr>
<td>Mixed White &amp; Black Caribbean</td>
<td>2%</td>
</tr>
<tr>
<td>Asian Bangladeshi</td>
<td>5%</td>
</tr>
<tr>
<td>Mixed Other</td>
<td>1%</td>
</tr>
<tr>
<td>Mixed White &amp; Black African</td>
<td>1%</td>
</tr>
<tr>
<td>Asian Other</td>
<td>4%</td>
</tr>
<tr>
<td>White Irish</td>
<td>3%</td>
</tr>
</tbody>
</table>

“... 100% of new tenants satisfied with their new homes.”

A “Meet your Neighbour” event was held at Stepney Green Court
Arsenal continue successfully to deliver the youth programme on Evelyn Court. Their twice weekly sessions are well attended and are extremely popular. They re-established the online Double Club educational workshop, which runs during one of their sessions.

The Friday evening youth club sessions on the Beckers Estate have continued to provide an outlet for some of the older youths to engage. This session is well attended and provides an additional activity for our young people.

Star Academy Solutions, the IT providers at bay 6 on Evelyn Court estate, have a variety of IT classes and workshops running every day. They have recently been awarded training contracts by the Learning trust in Hackney to deliver ESOL and other training activities at Evelyn Court.

For the first time, we organised three Family Fun Days in August. The traditional event was held on Evelyn Court but, by popular demand from residents, events were also held at Stoke Newington and Navarino Mansions.

Activities within our sheltered schemes continued with keep fit and IT classes taking place at several schemes. Trips to the seaside and variety shows were organised and, as usual numerous coffee mornings and afternoon cream teas were enjoyed.

All the events were well attended and residents are keen to organise similar events this year.

“All the events were well attended and residents are keen to organise similar events this year.”

IDS Tenant Participation and Community Development Officer, Ernest Lee (left) receiving an award from Arsenal for our work with the community in Hackney.
Development

Two new IDS developments are nearing completion. Seven houses in Bushey Heath (right) have been allocated to new tenants. Fourteen homes at Millbrook Park (below) will include flats for rent and shared ownership sale and houses for rent.
Looking back over 28 years

I joined IDS at the end of March 1988. I was told at my interview that I was only the fifth Chief Executive for the organisation in its then 103 year history. When I confirmed that my intention would be to remain for a considerable period of time, I did not realise it would cover the next 28 years.

The Housing Corporation, then responsible for regulation, had just issued a highly critical report about the organisation and its practices. I inherited a system in which every single member of staff reported directly to the Chief Executive. This was entirely impractical and we soon reorganised into three main departments of Housing, Finance and Development which still remain today.

By the next January we no longer had a development manager but instead employed our first head of maintenance who, of course, is still in post. The modernisation project for Navarino Mansions had been set in motion but no funding obtained from the Housing Corporation. This was one of my first tasks. The approach to regulation has changed several times in the intervening period but I am proud that since those early days we have established and maintained the approval of our Regulators under the various systems operated.

We have consistently achieved the highest standard for both governance and viability. It was with great satisfaction that following our one and only inspection by the Audit Commission we were selected for a performance award.

With the successful modernisation of Navarino Mansions we embarked on a development and acquisitions programme, including the purchase of Ajex House and Hilary Dennis Court. Initially we carried out development ourselves but subsequently have mostly worked in partnership with larger associations. This has included the development of our first family housing scheme in the London Borough of Barnet and the purchase of a site for future housing development in Borehamwood.

It had become increasing difficult to provide housing for the Jewish community, the *raison d'être* of the organisation. After a painfully difficult and bureaucratic process we have recently taken control of the Otto Schiff Housing Association within a group structure. I sincerely hope that through this vehicle my successors will be able to fulfil this aim.

In my period at IDS I have worked under four Chairmen. Each had a highly distinctive approach to their leadership role but all were focussed on the main aim of IDS to provide affordable decent housing for people with limited means. In this they have all been supported by Board members with exceptional dedication and skill.

One of my greatest pleasures has been working with such a wonderful team of staff here at IDS. Of course there have been exceptions, but the organisation has been extremely fortunate to recruit and retain such a dedicated and loyal group of people. I will truly miss them when I leave these shores for my new life in Israel.

The housing world is facing a difficult time. Rent reductions together with pressures to reduce costs and the introduction of the Right to Buy pose significant challenges. Many of our tenants are experiencing reductions in the welfare benefits essential for them to provide for their families and to maintain their tenancies.

I am confident that under the leadership of the Board and our new Chief Executive IDS will be able to meet and overcome the challenges ahead.
Progress report

Achievements and challenges since 1988 are reflected in IDS annual reports.
During the year we undertook the following projects:

**Ajex House**
- Replaced 7 kitchens, redecorated communal areas and replaced the warden call / door entry system.

**Charlotte Court**
- Replaced 23 kitchens, renewed communal lighting using low energy fittings, rewired all 24 flats and redecorated communal areas.

**Evelyn Court**
- Replaced 13 gas central heating systems, replaced 2 kitchens and 4 bathrooms and replaced the external communal lighting with low-energy fittings.

**Hilary Dennis Court**
- Redecorated communal areas.

**Nathaniel Court**
- Replaced the external communal lighting with low-energy fittings.

**Navarino Mansions**
- Replaced 40 central heating boilers, replaced 23 kitchens, replaced the external communal lighting with low-energy fittings and redecorated communal areas.

**Stoke Newington Estate**
- Replaced 11 kitchens, laid vinyl floor covering to the communal staircases and refitted shop unit to provide office accommodation for two staff members transferring from Ockway House.

**Miscellaneous**
- Fitted out of the new Head office at Anna House.
- Replaced the windows and external doors to a street property
- Replaced 11 bathrooms, 17 central heating boilers, and 7 kitchens at various properties and rewired 2 properties

**Value for Money**
As part of our Value for Money action plan we are examining the cost of delivering our major repairs programme. The re-tendering of contracts and the use of our in-house team has provided savings.

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**Targets**
This year we have fell short of our target in two out of four categories. The target is 97%.

- 292 Emergency repairs: 97.6%
- 1925 Urgent repairs: 93.25%
- 1648 Non urgent repairs: 96.26%
- 11 Planned repairs: 100%
- 3940 Overall: 94.90%
In November 2015 at the Plaisterers’ Hall in London, the in-house team was presented with a Bronze Award for outstanding workmanship across all projects.

Replacement of the external lighting at Navarino Mansions. The ducting was laid by one of our contractors while the wiring and installation of lighting was undertaken by the in-house team.

IDS has maintained its strong financial position and has operated well within its budget. The surplus for the year was £2,447,000 which exceeded the forecast by £881,000. This has been further increased by an actuarial gain on the Pension Fund of £1,209,000. Turnover has increased from £9,392,000 to £9,726,000. Operating costs decreased to £6,585,000 from £7,725,000 last year. We spent £2,397,000 compared to £3,307,000 last year on maintaining our properties. The financial statements have been produced using the new Financial Reporting Standard 102.

The strong asset base at IDS includes housing properties costing £79,250,000 with loans of only £9,719,000 charged against some of these properties and substantial unencumbered assets. We spent a further £951,000 on capitalised major works this year and paid £3,505,000 on developing new schemes. Our liquidity position is very strong with a cash balance of £2,477,000.

The 30 year Business Plan indicates that IDS is financially viable and has adequate resources for the future, including an undrawn loan facility of £5 million with the Royal Bank of Scotland to fund future development. We continue to meet the expectations of the Homes and Communities Agency, lenders, internal and external auditors and maintain our G1V1 status for governance and viability.

Where the money comes from (£000’s)

1 Rents 7,148
2 Service charges 1,621
3 Amortised government grants 634
4 Commercial properties 166
5 Interest received 13
6 Profit on fixed asset disposals 188
7 Other income 157
Total 9,927

How we spent it (£000’s)

1 Management 1,298
2 Service cost 1,434
3 Routine maintenance 1,827
4 Planned maintenance 570
5 Surplus 2,447
6 Depreciation 1,135
7 Development administration 196
8 Tenant welfare services 177
9 Loss on revaluation of investment properties 70
10 Other 136
11 Loan interest 637
Total 9,927
### Accounts

#### Statement of comprehensive income year ended 31 March 2016

<table>
<thead>
<tr>
<th></th>
<th>2016 £000</th>
<th>as restated 2015 £000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turnover</td>
<td>9,726</td>
<td>9,392</td>
</tr>
<tr>
<td>Operating expenditure</td>
<td>(6,585)</td>
<td>(7,725)</td>
</tr>
<tr>
<td>(Loss)/gain on revaluation of investment properties</td>
<td>(70)</td>
<td>5</td>
</tr>
<tr>
<td><strong>Operating surplus</strong></td>
<td><strong>3,071</strong></td>
<td><strong>1,672</strong></td>
</tr>
<tr>
<td>Interest receivable and finance income</td>
<td>13</td>
<td>27</td>
</tr>
<tr>
<td>Interest payable</td>
<td>(637)</td>
<td>(625)</td>
</tr>
<tr>
<td><strong>Surplus for the financial year</strong></td>
<td><strong>2,447</strong></td>
<td><strong>1,074</strong></td>
</tr>
</tbody>
</table>

### Other income

<table>
<thead>
<tr>
<th></th>
<th>2016 £000</th>
<th>as restated 2015 £000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actuarial gain/(loss) in respect of pension schemes</td>
<td>1,209</td>
<td>(592)</td>
</tr>
<tr>
<td><strong>Total income for the year</strong></td>
<td><strong>3,656</strong></td>
<td><strong>482</strong></td>
</tr>
</tbody>
</table>

### Fixed assets

<table>
<thead>
<tr>
<th></th>
<th>2016 £000</th>
<th>as restated 2015 £000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property, plant and equipment &amp;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing properties</td>
<td>61,750</td>
<td>58,699</td>
</tr>
<tr>
<td>Other property, plant and equipment</td>
<td>436</td>
<td>164</td>
</tr>
<tr>
<td>Investment properties</td>
<td>2,395</td>
<td>2,465</td>
</tr>
<tr>
<td>Post employment benefits</td>
<td>441</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total fixed assets</strong></td>
<td><strong>65,022</strong></td>
<td><strong>61,328</strong></td>
</tr>
</tbody>
</table>

### Current assets

<table>
<thead>
<tr>
<th></th>
<th>2016 £000</th>
<th>as restated 2015 £000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trade and other debtors</td>
<td>489</td>
<td>662</td>
</tr>
<tr>
<td>Investments</td>
<td>1,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Cash at bank and in hand</td>
<td>1,477</td>
<td>970</td>
</tr>
<tr>
<td><strong>Total current assets</strong></td>
<td><strong>2,966</strong></td>
<td><strong>4,632</strong></td>
</tr>
</tbody>
</table>

#### Creditors: amounts falling due within one year

<table>
<thead>
<tr>
<th></th>
<th>2016 £000</th>
<th>as restated 2015 £000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Net current assets</strong></td>
<td><strong>1,099</strong></td>
<td><strong>2,752</strong></td>
</tr>
</tbody>
</table>

#### Total assets less current liabilities

<table>
<thead>
<tr>
<th></th>
<th>2016 £000</th>
<th>as restated 2015 £000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total assets less current liabilities</strong></td>
<td><strong>66,121</strong></td>
<td><strong>64,080</strong></td>
</tr>
</tbody>
</table>

#### Creditors: amounts falling due after more than one year

<table>
<thead>
<tr>
<th></th>
<th>2016 £000</th>
<th>as restated 2015 £000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Post employment benefits</td>
<td>-</td>
<td>(842)</td>
</tr>
<tr>
<td><strong>Net assets</strong></td>
<td><strong>26,091</strong></td>
<td><strong>22,435</strong></td>
</tr>
</tbody>
</table>

### Capital and reserves

<table>
<thead>
<tr>
<th></th>
<th>2016 £000</th>
<th>as restated 2015 £000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Share capital (non-equity)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Income and expenditure reserve</td>
<td>26,091</td>
<td>22,435</td>
</tr>
<tr>
<td><strong>Total capital and reserves</strong></td>
<td><strong>26,091</strong></td>
<td><strong>22,435</strong></td>
</tr>
</tbody>
</table>

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A full set of audited accounts is available on request from IDS head office.
## Property Managed

<table>
<thead>
<tr>
<th>Scheme</th>
<th>Borough</th>
<th>Built</th>
<th>Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abraham Cohen Court</td>
<td>Redbridge</td>
<td>2003</td>
<td>11</td>
</tr>
<tr>
<td>Ajax House</td>
<td>Hackney</td>
<td></td>
<td>45</td>
</tr>
<tr>
<td>Cardinal Avenue(^5)</td>
<td>Hertsmere</td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>Charlotte Court</td>
<td>Redbridge</td>
<td>1984</td>
<td>24</td>
</tr>
<tr>
<td>Clifford Lawton House</td>
<td>Hackney</td>
<td>1988</td>
<td>24</td>
</tr>
<tr>
<td>Cross Keys Court</td>
<td>Redbridge</td>
<td>2009</td>
<td>8</td>
</tr>
<tr>
<td>Evelina Mansions</td>
<td>Southwark</td>
<td>1901</td>
<td>72</td>
</tr>
<tr>
<td>Evelyn Court</td>
<td>Hackney</td>
<td>1934</td>
<td>317</td>
</tr>
<tr>
<td>Finchley Road</td>
<td>Camden</td>
<td>2015</td>
<td>4</td>
</tr>
<tr>
<td>Gabriel House(^4)</td>
<td>Hackney</td>
<td>2010</td>
<td>8</td>
</tr>
<tr>
<td>Genas Close(^4)</td>
<td>Redbridge</td>
<td>2007</td>
<td>4</td>
</tr>
<tr>
<td>Hackney Housing Co-op(^1)</td>
<td>Hackney</td>
<td></td>
<td>86</td>
</tr>
<tr>
<td>Hilary Dennis Court(^2)</td>
<td>Redbridge</td>
<td>1997</td>
<td>35</td>
</tr>
<tr>
<td>John Golding House(^3)</td>
<td>Barnet</td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>Koban Court(^4)</td>
<td>Barnet</td>
<td>2007</td>
<td>8</td>
</tr>
<tr>
<td>Laurel Court</td>
<td>Hackney</td>
<td>2009</td>
<td>10</td>
</tr>
<tr>
<td>Leslie Prince Court</td>
<td>Southwark</td>
<td>1979</td>
<td>11</td>
</tr>
<tr>
<td>Mocatta House</td>
<td>Tower Hamlets</td>
<td>1905</td>
<td>20</td>
</tr>
<tr>
<td>Mountside Walk(^4)</td>
<td>Hackney</td>
<td>2010</td>
<td>15</td>
</tr>
<tr>
<td>Nathaniel Court</td>
<td>Hackney</td>
<td>1968</td>
<td>24</td>
</tr>
<tr>
<td>Navarino Mansions</td>
<td>Hackney</td>
<td>1905</td>
<td>250</td>
</tr>
<tr>
<td>Olive Court</td>
<td>Hackney</td>
<td>2009</td>
<td>5</td>
</tr>
<tr>
<td>Rebecca House</td>
<td>Tower Hamlets</td>
<td>1933</td>
<td>32</td>
</tr>
<tr>
<td>Shared Ownership</td>
<td>Various</td>
<td></td>
<td>26</td>
</tr>
<tr>
<td>Somers Court(^5)</td>
<td>Barnet</td>
<td></td>
<td>8</td>
</tr>
<tr>
<td>Stepney Green Court</td>
<td>Tower Hamlets</td>
<td>1896</td>
<td>115</td>
</tr>
<tr>
<td>Stoke Newington</td>
<td>Hackney</td>
<td>1903</td>
<td>277</td>
</tr>
<tr>
<td>Street Properties</td>
<td>Various</td>
<td></td>
<td>37</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>1486</strong></td>
</tr>
</tbody>
</table>

1. Managed by IDS on behalf of Hackney Housing Co-op.
2. Hilary Dennis Court is owned by IDS and managed in conjunction with Jewish Blind and Disabled.
3. John Golding House is managed by IDS on behalf of the John Golding Trust.
4. Excludes shared ownership.
5. Cardinal Avenue and Somers Court leased to Norwood for a term of 30 years.
Housing stock analysis by size and type 31 July 2016

- 1 room: 7 units
- 2 rooms: 173 units
- 3 rooms: 425 units
- 4 rooms: 425 units
- 4+ rooms: 1 unit

Key:
- Blue: Shared ownership
- Green: Special needs
- Teal: Sheltered
- Purple: General needs
- Light purple: General needs managed for others
- Orange: Development pipeline

Non-residential property:
1. Light workshops and storerooms at Evelyn Court, let on individual commercial leases
2. A parade of shops in Stoke Newington Road, let on individual commercial leases
3. Three workshops at Glenhaven Avenue, Borehamwood
The Industrial Dwellings Society was established in 1885 as the Four Per Cent Dwellings Company by a group of Jewish philanthropists who hoped to relieve the overcrowding in homes in the East End of London. In 1952, it became the Industrial Dwellings Society (1885) Ltd.

Today IDS manages over 1,400 properties in Hackney, Tower Hamlets, Southwark, Redbridge, Barnet and Hertsmere. The housing stock includes flats, houses, sheltered housing, accommodation for people with special needs, as well as a number of shared ownership properties. We currently employ over fifty staff, including residentially-based teams. We have an on-going development programme, and enjoy enviable performance statistics in housing management and tenant satisfaction.

A reception to mark Paul Westbrook’s retirement was held at the Rothschilds headquarters in August 2016. (The Industrial Dwellings Society was founded by the first Lord Rothschild in 1885 to improve the housing conditions of recent Jewish migrants.)