



Christmas Newsletter

2025

Welcome to our Fold Newsletter – Looking Ahead to 2026



Dear Tenants, Residents and Families

As we come to the close of another busy and rewarding year, everyone at Fold Housing would like to extend a heartfelt thank you to all our residents for your continued support, kindness, and community spirit throughout 2025. Whether you've been with us for many years or are new to the Fold family, you've each played a part in making our communities vibrant, welcoming, and full of life.

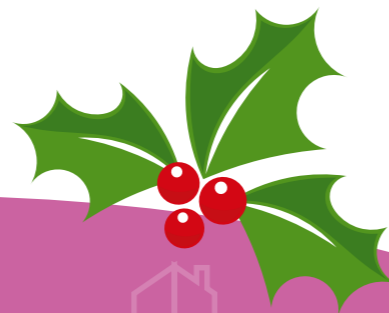
Looking ahead to 2026, we're excited about what's to come. The year ahead will bring new developments, improvements to existing homes, and more opportunities for

residents of all ages to get involved and share their voices. We'll be focusing on sustainability, community wellbeing, and strengthening the support and services that help make Fold Housing a place where everyone can belong.

From energy efficiency upgrades to new community initiatives, we're committed to ensuring that every Fold community continues to thrive — safe, connected, and forward-looking. Most importantly, we look forward to celebrating the people who make our neighbourhoods so special: you, our residents.

Together, let's make 2026 a year of progress, pride, and shared purpose.

Warm regards,
Martina Conroy



Great Neighbour Award

Congratulations to Our Fold Housing Great Neighbour Award Winners!

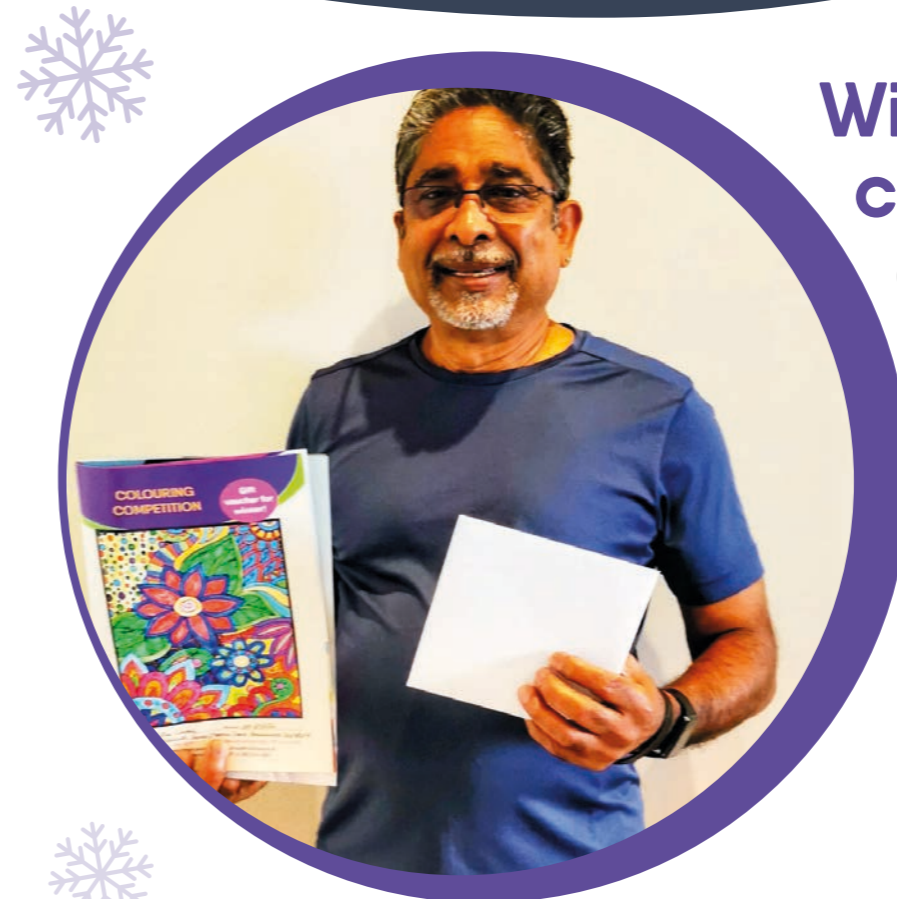
Fold Housing is delighted to celebrate two outstanding members of our communities who have gone above and beyond to make a difference.

Alan Byrne, of St. Agnes, has been honoured with the *Fold Housing Great Neighbour Award* — a well-deserved recognition of his kindness, generosity, and constant willingness to help others. Alan is known throughout the complex for his caring nature and the way he always puts community first.

John Dunne, of Abelard Square, has also been named a *Fold Housing Great Neighbour Award* winner. John's friendly spirit, readiness to lend a hand, and dedication to those around him make him the kind of neighbour everyone wishes they had.

Both Alan and John embody the true meaning of community, kindness, support, and togetherness. Their positive impact reminds us all of the importance of looking out for one another.

Well done, Alan and John — and thank you for making your communities such wonderful places to live!



Winner of colouring Paul

Congratulations to Palitha Cooray the winner of our Summer Newsletter Colouring Competition!

A huge thank you to everyone who submitted an entry. The winning entry was selected by an independent judges from outside the organisation to ensure fairness.

Well done again to Palitha, and thanks to all who took part!





What is happening around the schemes

Summer Howth trips- Ballygall, Wellview, New Seskin, St Agnes, Abelard, Hansfield.

We held our summer day trips to Howth, where many residents enjoyed a wonderful day out by the sea. The trips provided a great opportunity to relax, explore the beautiful coastal scenery, and spend quality time with neighbours. Everyone had a memorable experience filled with fresh air, laughter, and great company.

NDP Summer Event

New Dolphin hosted a summer event in conjunction with the CDA, featuring great entertainment, music, and food — overall, a fantastic afternoon enjoyed by everyone.



Cuil Duin Summer Event

Cuil Duin recently held a summer garden party, bringing together residents for an afternoon of fun, games, and community spirit. Set in their beautiful gardens, the event offered a warm and lively atmosphere — a truly enjoyable day for all.



The Mews Summer Event

We hosted an afternoon in the Mews Day Room, featuring food and entertainment for everyone to enjoy.

Recycling Wellview/ Ballygall

We held a recycling afternoon in Ballygall and Wellview to inspire residents to improve their recycling habits and contribute to a cleaner, greener community.



Battery Boxes

St Agnes proud to introduce a battery box recycling program — small action which has a big impact.

Hansfield Coffee Morning

Hansfield recently held a welcoming coffee morning with entertainment, providing a great opportunity for residents to meet, and build connections in this new scheme.



Wellbeing class Ballygall / Wellview

Wellbeing classes across our schemes, and the response has been overwhelmingly positive. These sessions are designed to support both mental and physical health, giving individuals tools to manage stress, build resilience, and improve overall wellbeing.



Anam Cara

Howth Harbour - What a wonderful day out for our amazing residents in Anam Cara!

We set sail for a scenic boat trip along the stunning coast of Howth, soaking up the sea breeze, sunshine, and breathtaking views.

And what's a seaside adventure without classic fish and chips? Crispy, golden, and delicious — the perfect way to wrap up a perfect day!

Big smiles, hearty laughs, and cherished memories were shared all around. Here's to many more adventures together!



The Mansion House - A Truly Memorable Afternoon

Residents from Anam Cara were honoured to be invited to the Mansion House in Dublin for a delightful afternoon tea with the Lord Mayor.

It was a day filled with smiles, stories, laughter, and a touch of elegance in one of Dublin's most historic settings. Our residents enjoyed delicious treats, warm hospitality, and the chance to share a lovely moment with the Lord Mayor and fellow guests.

A huge thank you to the Mansion House team for such a warm welcome — this will be a cherished memory for all who attended.



Bread Making

Our amazing residents in Anam Cara rolled up their sleeves today for a heartwarming baking session — and the kitchen has never smelled better!

From golden brown scones to hearty homemade brown bread, every bite was made with laughter, stories, and a sprinkle of joy.



Ice cream van - Sun, smiles & soft serve!

What better way to enjoy a sunny afternoon than with a classic ice cream whippy? Our wonderful residents in Anam Cara soaked up the sunshine today, sharing laughs, stories, and sweet treats in the garden. Pure joy in every scoop! #SummerVibes #WhippyJoy #ElderlyCare #GoldenYears





Summer

Summer fun in Anam Cara today enjoying the glorious sunshine with our fabulous residents.

Father's day - Happy Father's Day from Anam Cara

We celebrated the incredible fathers, grandfathers, and father figures who call our community home. Family members, residents, and staff came together for a day filled with love, laughter, music, and meaningful memories. From special treats to heartfelt stories, it was a beautiful reminder of the strength and wisdom these amazing men share with us every day.

Thank you to all the families and team members who helped make this day so special.



Cherryfield

Trip to knock shrine July 2025.



Rose and Mairead getting ready to go on coach for Knock Shrine.



Trip to National concert Hall



Making trifle in Cherryfields



Enjoying the baked treats

Fun times in Cherryfield with Giant games

Little Elvis entertaining the residents with good singing.

Halloween fun and games

Resident Engagement Strategy 2026

Exciting News: Our New Resident Engagement Strategy

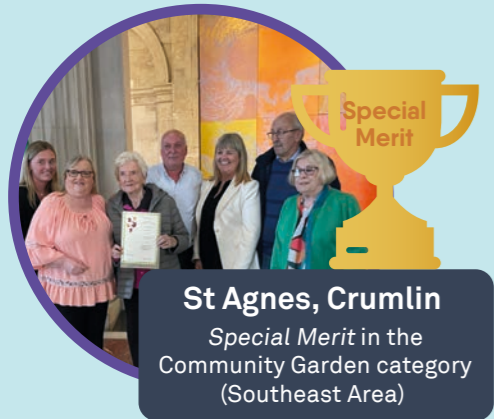
We're proud to announce we are writing our new Resident Engagement strategy, designed to drive innovation, improve sustainability, and deliver greater value to our community. This next chapter is all about smarter solutions, stronger collaboration, and creating long-term positive impact.



City neighbour Awards

A Big Congratulations to Four of Our Schemes!

We're delighted to share the fantastic results from the *City Neighbourhoods Competition 2025*. A huge well done to all involved for all the hard work and dedication. Here are the winning schemes:



St Agnes, Crumlin
Special Merit in the Community Garden category (Southeast Area)



New Dolphin Park
1st Prize in the Senior Citizen Complex category (South Central Area)



Wellview House
1st Prize in the Senior Citizen Complex category (North Central Area)



Ballygall
3rd Prize in the Senior Citizen Complex category (Northwest Area)



Wellview House

A big congratulations to Wellview House for achieving overall second place in the Best Senior Citizen Support category in the City Neighbourhoods Competition 2025.

Well done to all involved – what a great team effort!



The Importance of Fire Extinguishers

Please do not use fire extinguishers as doorstops. Fire extinguishers are critical life-saving equipment for combating fires in their early stages and using them as doorstops renders them useless in an emergency. Keeping fire doors closed is essential for containing fire and smoke and using a fire extinguisher to prop a door open compromise building safety and could result in serious injury or death.



Why fire extinguishers are for fires only

- **They are life-saving tools:** Fire extinguishers are designed to be used to fight a fire, protecting people and property.
- **They are active fire protection:** They are a form of active fire protection that requires human action to be useful in a fire emergency.
- **Misuse can be dangerous:** Using an extinguisher as a doorstop means it will not be available to put out a fire and can make a building less safe. In some cases, it can be a criminal offense.



Why fire doors must be kept closed

- **They contain fire and smoke:** Fire doors are specifically designed to prevent fire and smoke from spreading throughout a building for a limited time.
- **They provide safe escape routes:** Keeping them closed helps maintain the integrity of safe escape routes, allowing occupants to get out of the building.
- **They are a legal requirement:** Keeping fire doors closed is a critical part of fire safety regulations and is essential for building safety.

Fire door keep closed

For residents who wish to prop a door open, please use designated door stops and avoid propping it open with any emergency equipment, such as a fire extinguisher or pieces of wood.

Christmas Fire Safety

1. Christmas lights, and electrical presents such as games consoles are a fire risk.
2. Please always check your Christmas lights are in good working order.
3. Extension leads generate heat so should be used carefully. Never make a chain of extension leads, and always fully extend wind-up extension leads and do not plug into a double adapter
4. An artificial tree is safer than a real tree as it is fire-resistant, check for genuine CE mark when buying
5. Always turn your (Christmas) lights off before bed or going out.
6. Laptops, games consoles, phones and tablets can heat up when in use or being charged. Place on a hard surface and always use the official charger.



Staying Safe in Cold Weather

- ✓ As temperatures drop, staying safe in cold weather becomes essential for protecting your health and well-being.
- ✓ Dress in layers. Wear several thin layers of clothing rather than one heavy coat. This traps warm air and helps regulate body temperature. Don't forget hats, gloves, and scarves.
- ✓ Keep dry. Wet clothing loses heat rapidly, so change out of damp clothes as soon as possible. Waterproof outer layers can help you stay warm even in snow or sleet.
- ✓ Stay nourished and hydrated. Eat warm meals and drink fluids regularly—your body uses more energy to stay warm, and dehydration can happen even in cold weather.
- ✓ Be cautious outdoors. Ice and snow can make walking and driving treacherous. Move carefully, wear slip-resistant shoes, and keep emergency supplies in your vehicle in case you get stranded.
- ✓ Check on others. The elderly, young children, and those with health conditions are especially vulnerable to the cold. Make sure they have enough warmth and resources to stay safe.

Cold weather can be beautiful and refreshing – but only if we treat it with respect. With a little preparation and awareness, we can all stay warm, healthy, and safe throughout the winter season.



Does and Don'ts

This section is to look at what Fold provides as a landlord for maintenance and what is your responsibility as a tenant

Landlord

- Storm damage.
- Severe roof leaks (Note: It may not be safe for Contractors to go up onto roofs if there is wind and rain).
- Burst pipes.
- Blocked drains (where we are the management company)
- Blockage of your only toilet.
- Loss of electrical power
- Loss of gas.
- Loss of heating
- Loss of hot water
- Taps which cannot be turned off or on
- Leak from water or heating pipe, tank, or cistern
- Unsecure external window, door, or lock
- Loose or detached banister or handrail
- External intercoms (where we are the management company).
- Extractor fan in kitchen or bathroom
- Breakdown of Passenger Lift
- Breakdown of Fire Alarm System
- Major fault with Main Electrical (where there is no planned power cut)

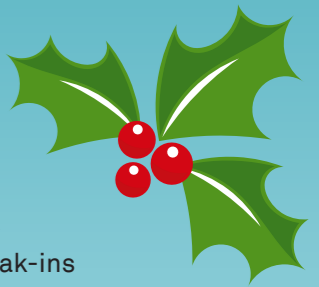


Tenants

- Replacement battery for smoke alarms
- Replacement of keys for front door, post boxes
- Replacement of fobs and car park zappers
- Not to block the drains or sinks with grease or any other item that would cause a blockage
- To keep the property clean
- To make sure the property is well ventilated
- To report any maintenance issues in a timely manner
- To Use extractor fans when cooking and showering
- Report any leaks
- To have prepayments topped up all of the time
- Repair and maintain any item that belongs to the Tenant or that the Tenant provided to the Property.
- Ensure that the Property is regularly cleaned.
- Do not cause any damage to the Property, its fixtures, and fittings and to pay the Landlord for the costs of repairing damage the Tenant has caused, beyond normal wear and tear.
- If there is a garden or outdoor area, the Tenant shall cut the grass and maintain the area in a good standard of repair.
- The tenant is responsible for the installation of fixtures and fittings, such as dishwashers, washing machines and cookers, where these are not provided by Fold. Items gifted to the Tenant by Fold will also be the responsibility of the Tenant.
- The Tenant shall replace light bulbs during the tenancy.
- The Tenant shall report to Fold any repair issues which arise in the Property that are the responsibility of Fold.
- The Tenant shall pay the utility charges for electricity, waste removal, gas and water for services used in the Property.
- The Tenant is obliged to adequately ventilate the Property, to prevent excessive condensation in the Property.

Examples of the above are:

- Resetting trip switches
- Lost keys to door and window locks
- Repairing of damage caused by break-ins
- Plugs and chains to sinks, wash hand basins and baths
- TV aerials
- Surface damage to internal plasterwork
- Pelmet, picture, and curtain rails



Other tenant responsibilities

- Gate and shed latches and bolts
- Replacing glass and windowpanes including where breakage was caused by a third party
- Unblocking sinks and wastes
- Replacing broken hoses and shower heads
- Replacing bulbs to external security lights to the property
- Replacing internal light bulbs
- Replacing broken toilet seats
- Fixing loose handles to internal doors
- Easing doors to fit over carpets or other floor coverings
- Installing washing machine, cooker, dishwasher etc.
- Replacing meter cupboard doors
- Bleeding radiators
- Removing scale from taps, sinks, baths, and toilet pans
- Lubricating door and window hinges and locks
- Replacing batteries to fire alarms
- Replacing letter box covers
- Carrying out internal decorations
- Taking reasonable steps to prevent pipes freezing in winter
- Properly installing washing machines and electrical and gas appliances. For legal and safety reasons, tenants may use only suitably qualified persons to carry out work involving electricity and gas and Fold may ask for proof of the tradesperson's qualifications
- Taking reasonable steps to prevent drains from becoming blocked. Tenants will be recharged for blockages caused by toys/toilet fresheners, nappies etc.
- Ensuring that the property is treated in a reasonable manner and repairing or replacing any item damaged by the tenant, a member of the household or any visitor to the property
- Allowing Fold's staff, agents, and contractors access at reasonable hours of the day to the property to inspect or carry out repairs or to undertake annual servicing of appliances.

Budget tips from our finance department

Festive Tips for a Budget-Friendly Christmas

The twinkling lights are going up, the smell of mince pies is in the air, and Christmas 2025 is just around the corner! But while it's the season of joy, it can also be the season of big bills. The good news? With a sprinkle of planning and a dash of creativity, you can enjoy all the sparkle of Christmas without the stress of overspending. Here are some festive tips to keep your celebrations merry and money smart.

Gifts that Mean More

- Make a list (and check it twice!) of who you're buying for and set a spending limit.
- Try a Secret Santa with family or friends – it's fun, and everyone saves.
- Homemade gifts – cookies, crafts, or a framed family photo – often bring more smiles than shop-bought ones.

Feast Without the Fuss

- Keep an eye out for supermarket deals in the weeks before Christmas.
- Share the load: if you're hosting dinner, ask everyone to bring a dish.
- Avoid waste by planning portions – those leftovers can become delicious lunches on St. Stephen's Day!

Deck the Halls (for Less!)

- Dust off last year's decorations – they often shine just as bright.
- Get crafty with DIY garlands, paper snowflakes, or a bit of sparkle from nature (pinecones, holly, ivy).
- Swap decorations with a neighbour or friend for a fresh festive look without spending.

Keep It Cosy, Keep It Low-Cost

- Choose LED Christmas lights – they use less energy and look just as magical.
- Pop them on for a few hours in the evening rather than all day.
- Keep heat in by closing curtains early and using draught stoppers.

Thinking Ahead

- Put aside a little "New Year cushion" now, if you can, to ease the January pinch.
- Note what you spend this year – future you will thank you when Christmas 2026 rolls around!

Most of all, remember: Christmas is about laughter, love, and memories – not the price tag. With some clever planning, you can wrap up the year feeling merry, bright, and budget-wise.



Staying Safe Online This Christmas

Christmas is a time of joy, but unfortunately, it's also a time when scammers try to take advantage of people—especially older people. Whether it's online shopping deals, fake charity appeals, or phone calls that sound a little too convincing, it's important to stay alert. Here are some tips to help you enjoy the season safely and securely.

Shopping Online

- Stick to trusted websites. If a deal looks too good to be true, it probably is.
- Check for the padlock symbol in your browser bar – this shows the site is secure.
- Use a credit or debit card rather than bank transfers, as they offer more protection if something goes wrong.

Phone & Text Scams

- Be cautious of calls claiming to be from your bank, delivery companies, or even government departments.
- Never give out personal details like PINs, passwords, or PPS numbers over the phone.
- If in doubt, hang up and call back using the official number from a bill, card, or website.

Email & social media

- Watch out for emails or messages with urgent wording like "act now!" or "your account will be closed."
- Don't click on suspicious links – hover your mouse over them first to see the real web address.
- Be wary of fake charity appeals – if you'd like to give, go directly to the charity's official website.

General Tips

- Keep your devices updated. Updates often include important security fixes.
- Use strong passwords and don't reuse the same one across different accounts.
- Talk to family or friends if something feels suspicious – two heads are better than one!

Common Christmas Scams to Watch Out For

- Fake delivery texts asking you to pay a small fee.
- Online ads for "must-have" toys or gadgets at unbelievable prices.
- Romance scams where fraudsters try to build trust over the holiday season.

Remember: You are never being "rude" by hanging up the phone, ignoring a suspicious message, or deleting an email. Protecting yourself is the most important thing.





Christmas Scam Checklist

Stay Safe This Festive Season

Keep this quick guide handy to protect yourself from scams over the holidays.



DO:

- Shop only on trusted websites (look for the padlock in the browser).
- Use credit or debit cards for purchases—avoid bank transfers.
- Double-check charity appeals through official websites.
- Hang up if a call feels suspicious—ring back using the official number.
- Ask family or friends for advice if something doesn't feel right.
- Keep your phone, tablet, or computer updated.



DON'T:

- Don't share personal details (PINs, passwords, PPS number) over the phone or email.
- Don't click links in emails or texts you weren't expecting.
- Don't pay "delivery fees" from random texts or emails.
- Don't rush – scammers often pressure you to act quickly.
- Don't be embarrassed – scams can happen to anyone.

Common Christmas Scams:

- Fake delivery texts
- "Too good to be true" toy or gadget offers
- Urgent banking calls pretending to be from your bank
- Romance or friendship scams

If in doubt, pause and check.



Residents corner

A very special birthday celebration was held in our Ballygall community room for our lovely Bridget. The residents thoroughly enjoyed the afternoon.



Christmas Cookies

Cook Time: 12 Minutes

What you need

- 600g/1lb 6oz Plain Flour
- 300g/11oz Butter (room temperature)
- 300g/11oz Shamrock Golden Caster Sugar
- 2 medium Eggs (beaten)
- 1 Teaspoon Goodall's Vanilla Essence
- Instant Royal Icing
- Coloured Writing Icing
- Silver/Gold Christmas Balls (optional)
- Christmas Cutters Stars, Trees, Snowmen etc.

Christmas Quiz

by Shay Kenna

1. How many ghosts appear in a Christmas Carol?
2. In the Christmas movie Home Alone, how many brothers does Kevin have?
3. If you were born on Christmas day, what is your star sign?
4. What is the Grinch's dog called?
5. What type of tree is most commonly used for Christmas trees?
6. In the song 'The Twelve of Christmas', what was the gift on the seventh day?
7. In what year was the first Christmas card sent?
8. Australia has a dessert called 'White Christmas', what is it made of?
9. Who invented the Christmas wreath?
10. How many states in the USA have a town called 'Santa Claus'?
11. Which popular Christmas beverage is also called 'milk punch'?
12. The movie 'Miracle on 34th Street' is based on a real-life department store. What is it?
13. In what modern-day country was St. Nicholas born?
14. Approximately 1.3 billion of these are sent each year in the United States each year during Christmas. What are they?
15. The first artificial Christmas tree was made from what?
16. In the film 'The Muppet Christmas Carol', who played Scrooge? Hint, it wasn't a muppet.
17. In the song 'We Wish You a Merry Christmas', what type of pudding is called for?
18. 'Mele Kalikimaka' means 'Merry Christmas' in what language?
19. What unlikely duo recorded the song 'Peace on Earth/Little Drummer Boy' in 1977?
20. Which country is the largest exporter of Christmas trees?



Christmas Crackers

by Shay Kenna

How did Rudolph learn to play the piano?

He was elf thought.



What do snowmen eat for breakfast?

Ice Krispies.



What do you get if you cross a snowman and a vampire?

Frostbite.



What is every Elf's favourite type of music?

Wrap

Who is never hungry at Christmas?

The turkey, he's always stuffed.



Why don't you see Santa in hospital?

Because he has private elf care.



Different names for Christmas from around the world

by Shay Kenna

In Irish its **Nollaig Shona**.

In French its **Joyeux Noel**.

In Spanish its **Feliz Navidad**.

In German **Frohe Weihnachten**.

In Italian its **Buon Natale**.

In Portuguese its **Feliz Natal**.

In Swedish its **God Jul**.

In Dutch its **Vrolijk Kerstfeest**.

In Japanese its **Meri Keuliseumaseu**.



Christmas traditions from around the world

by Shay Kenna

In Japan, it is a popular tradition to eat KFC at Christmas.

In Iceland, instead of Santa, there are 13 mischievous Yule lads that visit homes leaving gifts or rotten potatoes for naughty children.

To prevent witches and spirits from causing mischief, Norwegians hide all their broomsticks on Christmas eve.



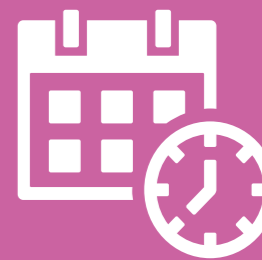
Christmas Quiz Answers

1. Four Jacob Marley, his old business partner and the ghosts of Christmas past, present and future
2. Two. Buzz and Jeff
3. Capricorn
4. Max
5. Nordmann Fir
6. Seven swans-a-swimming
7. 1843
8. Coconut oil, dried fruit, desiccated coconut and rice bubbles
9. Johann Hinrich Wichern, a German pastor
10. Three. Indiana, Arizona and Georgia
11. Eggnog
12. Macy's
13. Turkey
14. Christmas Cards
15. Goose feathers
16. Michael Caine
17. Figgy pudding
18. Hawaiian
19. Bing Crosby and David Bowie
20. Canada

Christmas Closing Hours:

The Fold Head Office will be closed from Wednesday 24th December to Friday, 2nd January.

For any emergencies during this period, please call 01822 8804 — this number will connect you to our out-of-hours service.



Holiday Wishes

As the year draws to a close, we would like to take this opportunity to wish all our residents a very Merry Christmas and a Happy New Year.

We hope you enjoy the festive season with friends and family. Here's to a happy, healthy, and bright year ahead!



Social Media

A heartfelt thank you to our colleagues, residents and tenants as they continue to engage with our social media content throughout 2025. We hope you will continue to follow us on all our social media platforms so we can keep you updated, gain insights, and hear of exciting news as we continue to provide quality housing and support services to our residents and tenants.



FoldHousing



FoldHousing1



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