

theLink

Newsletter for the tenants of
Hornsey Housing Trust



September 2022



Dear all,

I hope you have had an enjoyable Summer. You may know that Alwyn Lewis retired in August, after more than eight years as the Chief Executive of Hornsey Housing Trust. Deputy Chair Euan Barr announced the news to tenants at our summer BBQ and we said goodbye and thank you to Alwyn at a leaving event on 10 August.

We are now recruiting a new Chief Executive and during August members of the Board, the senior team and a group of tenants met with Gatenby Sanderson, our recruitment consultants, to discuss what we are looking for in the new Chief Executive, our priorities and ambitions. We hope to have made our selection by the end of October.

This may seem like a long time but we are trying to ensure we get the right person. Board members, senior staff and tenants' representatives will be involved in the selection process and we are also going to use a range of tests to help us as well as interviews. We'll let you know how we get on.

In the meantime the leadership team are managing the day to day running of the Trust and we are looking for additional resources to help with this.

Best regards,
June Barnes
Chair, Hornsey Housing Trust



Queen Elizabeth II – 1926-2022

Hornsey Housing Trust was deeply saddened to hear of the death of HM Queen Elizabeth II. We are sure this sorrow was shared by many of our tenants and colleagues who recognise the dedication and service of our longest reigning monarch. Our heartfelt condolences are with the Royal Family at this time.



Summer barbecue returns to Abyssinia Court

By Barbara Moore,
Housing Support Coordinator



Mrs Wignal receives her first prize in the raffle



The choir sing 'Amazing Grace'



Former HHT Housing Officer Maria Reyes (left) with Housing Officer Vicky Laker



To launch our new Tenant Engagement Strategy which we shared in the previous *Link*, the Trust started with our annual summer BBQ which was held for the first time since 2019 due to the pandemic. The Trust took the opportunity to listen and hear tenants' views on the service provided. Tenants completed a survey and were given a raffle ticket for the tombola.

We celebrated the event's return to Abyssinia Court with a DJ, some fine Caribbean and barbecue food and plenty of tenants were out to enjoy the fine weather.

There was a wonderful rendition of 'Amazing Grace' from the Tenants' Choir and people also enjoyed dancing and later on taking part in the raffle.

HHT staff past and present were in

attendance, as well as Board members.

The Trust want to continue to hear your views and hear what service you would like to see. Please do feel free to contact us and provide feedback using the details at the back of the *Link*.



Cost of Living

by Phil Johnson, Head of Housing



Hornsey Housing Trust wants all our tenants to know that we're more than just a landlord. We're here to help.

It's our priority to help you remain in your home and live safely, including helping you with financial advice and support.

The cost of living is increasing, so we want to make sure you're getting all the right financial benefits, navigating income benefits, and managing your money.

Our new Tenant Sustainment Officer can offer you specialist assistance. Please contact us as soon as possible and a team member will complete a referral form with you.

Also, to help tenants with rising energy bills, we are looking into providing warm spaces in our communal areas for you to sit and have a cup of tea. We really would like tenants to take us up on this offer and would welcome any ideas as to what you would like to see or be involved in at the communal areas. We forward to hearing from you.

Energy prices – how you can get help

There is now an energy price freeze cap at £2500 per year, however you may still find this difficult to manage. Please contact our office to arrange a referral to our Tenant Sustainment Officer.



There have been some benefits and entitlements over the last few months and there are more to come, so please make sure you have received these payments or you are expecting them if you are eligible. Again, if you need assistance please contact the Trust.

Warm Homes Discount. This is a one-off £140 deduction from your electricity bill between September and March. You may be able to get the discount on your gas bill, rather than your electricity bill, if your supplier provides both your gas and electricity.

Winter fuel payment. If you were born on or before 26 September 1955, and receive a state pension or another benefit, you may be eligible for the Winter Fuel Payment to help towards your heating bills. Payments of between £100 and £300 (depending on your circumstances) are made automatically

between November and December, usually by mid-January.

Cold weather payments. You could receive £25 if the average temperature in your area drops below zero for seven days in a row. You may be eligible if you claim certain means-tested benefits.

Energy bill rebate. The Government has announced support to help households with higher bills. A £400 upfront discount will be added to domestic energy bills from October 2022, which won't need to be repaid. This rebate applies to customers who are directly billed by their energy supplier. Additionally, households in Council Tax bands A to D will get a £150 Council Tax rebate from April 2022. This won't have to be repaid. If you pay the Council Tax bill by Direct Debit, the rebate will be paid directly into your bank account.

If you do not pay by direct debit your council will contact you to confirm your preferred payment method.

Food Bank

Holy Trinity Food Bank is based in Stroud Green, alongside St Aiden's School on Stapleton Road N4. If you wish to be referred please contact Tennicia Cameron at the Housing Trust, who will help you to fill in a referral form.

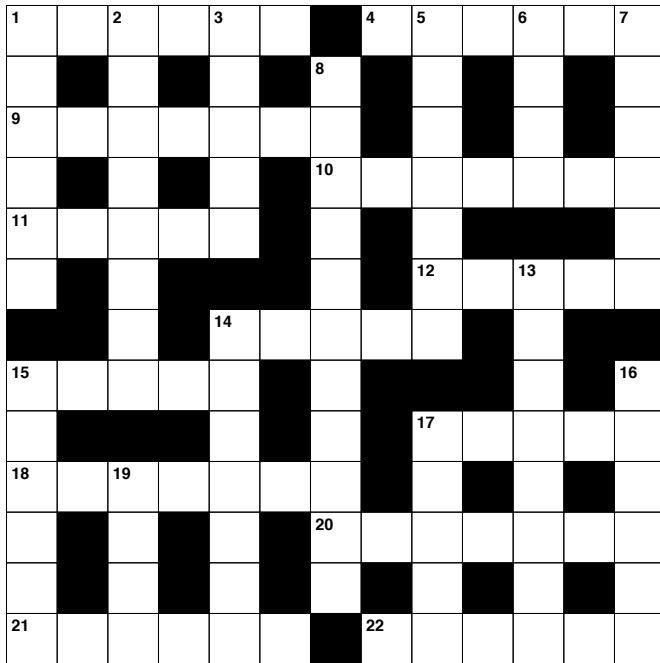
Energy Saving Tips

There are also a number of practical things you can do to help you save money (and reduce your carbon impact)

- Take control of your heating. Turning your thermostat down by 1°C can reduce your bills by up to 10%. Keeping your home at a set temperature between 18-21°C will help you stay healthy over the winter
- Use the timer for your heating system to ensure the heating is on when you need it. You can set the timer to:
 - › Switch on just before you get up and to go off before you go to bed
 - › Turn off during the day when you're out and switch on again before you return home.
- Ask your energy supplier for a smart meter, so you can track your energy use
- Move furniture away from your radiators to allow the warmth to circulate better
- Use energy-saving light bulbs such as LEDs, which use around 60% less energy
- Turn off lights when you're not using them
- Switch off or unplug chargers and appliances, rather than leaving them on standby
- Only fill the kettle with as much water as you need – if you like two or more cups of coffee/tea in a morning or afternoon, consider boiling one lot of water and filling a thermos
- Make sure your washing machine is full before switching it on
- Fill up a bowl or sink with hot water, rather than leaving the tap running
- Take shorter showers. Spending one minute less will save money and water
- Use storage heaters efficiently. Keep the input constant at the amount you need and you can turn the output down to a minimum when you don't need the heating on.



Crossword



Across

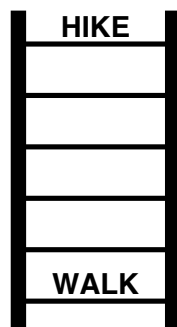
- 1 Bovine animals (6)
- 4 Forever (6)
- 9 Highest amount (7)
- 10 Dull (7)
- 11 Living in a city (5)
- 12 Natural elevation (5)
- 14 Every 24 hours (5)
- 15 Foot joint (5)
- 17 Elevated step (5)
- 18 Write music (7)
- 20 Faithfulness (7)
- 21 Large property with land (6)
- 22 Seller (6)

Down

- 1 Grounds and buildings of a university (6)
- 2 Manual of instruction (8)
- 3 Yellow citrus fruit (5)
- 5 Clothes for washing (7)
- 6 Extent of a surface (4)
- 7 Garment part that covers an arm (6)
- 8 Instantly (11)
- 13 Elaborate (8)
- 14 Sum of money put in the bank (7)
- 15 Recess (6)
- 16 Request made to God (6)
- 17 Manner of writing (5)
- 19 Liquefy (4)

Word Ladder

Move from the word at the top of the ladder to the word at the bottom of the ladder by changing one letter on each step of the ladder. Do not rearrange the order of the letters. There may be more than one way of doing this.



Sudoku

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 5 | | 8 | | 7 | 6 | 9 |
| | | | | | | | | 1 |
| | 6 | | | | 9 | 4 | 2 | 3 |
| 9 | | 1 | | 2 | 5 | | 4 | |
| 5 | | | | 3 | | | | 2 |
| | 3 | | 4 | 9 | | 1 | | 5 |
| 2 | 9 | 4 | 8 | | | | 1 | |
| 6 | | | | | | | | |
| 8 | 5 | 3 | | 1 | | 6 | | |

Clothes wordsearch

See if you can find all the words in this clothes-related wordsearch



| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| R | C | A | R | D | I | G | A | N | P |
| T | R | O | U | S | E | R | S | R | T |
| V | S | G | R | F | M | I | D | K | T |
| I | G | L | E | E | U | S | P | A | B |
| C | N | O | P | B | B | K | O | R | M |
| S | I | V | M | X | L | C | A | O | Y |
| H | G | E | U | X | N | O | G | N | E |
| I | G | S | J | I | Y | S | U | A | H |
| R | E | R | A | P | N | E | S | S | R |
| T | L | R | Z | Q | B | Y | J | K | E |

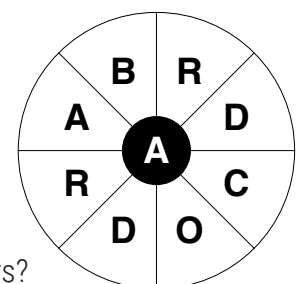
ANORAK
BLOUSE
CARDIGAN
GLOVES

JUMPER
LEGGINGS
RAINCOAT
SHIRT

SOCKS
TROUSERS

Wordwheel

Find as many words as you can of three or more letters in the wheel. Every word must contain the centre letter. Can you find the word that uses all nine letters?



QUIZ!

Our first Quiz in the June Link attracted a number of entries and the prize entry was drawn and presented at the Summer Barbecue. The winner was Mrs Batchelor.

If you send us your answers along with your contact details we will enter you in a prize draw – first prize £50 Voucher, second prize £25 voucher (the winners will be able to choose the type of voucher). You can email your answers to admin@hornseyht.co.uk or post them to us, again with your contact details, using the address at the back of this newsletter. Alternatively, hand them to your scheme manager or housing officer.

What is the name of the consultant firm we are using to hire a new CEO?

.....

What song was sung by the choir at the summer barbecue?

.....

How much could you receive for a Cold Weather Payment?

.....

Who won first prize in the raffle at the summer barbecue?

.....

Where did our former CEO Alwyn Lewis start his career?

.....

What is the job title of Samson Sunmonu?

.....

Which artist painted the birds painting on page 7?

.....

How much money is the one-off Warm Homes discount worth?

.....



Saying goodbye to CEO Alwyn Lewis

In August HHT said goodbye to Chief Executive Alwyn Lewis, who had taken the decision to retire after having joined as interim CEO and then over eight years in the permanent role.

A party was held at Abyssinia Court, attended by many from the housing world as well as former and current HHT Board members.

HHT Chair June Barnes said: "I first met Alwyn at East Thames Housing over 20 years ago. He was a popular person who worked hard and focussed on the long term. He was respectful of colleagues, tenants and stakeholders – an honourable, decent man."

"He left East Thames after a few years and after a range of roles became the interim CEO of Hornsey Housing Trust and then the permanent CEO for eight years."

"He leaves it a happier, better run organisation, concentrating on services to our tenants, ensuring our governance is in order to keep the regulator away, and ensuring we have positive relationships with key stakeholders including Haringey Council, local MPs, councillors and the organisations and people providing services to HHT."

"He started his career in housing at the GLC in February 1975 and leaves us 47 years later with a continuing commitment to providing good housing."



HHT Chair June Barnes talks about the contribution Alwyn Lewis made to HHT



Investments in our properties



by Christopher Adegoroye, Asset Manager

Hornsey Housing Trust is committed to carrying out important programmes, despite the harsh economic conditions.

Our limited resource means that we have to carry out such capital investments in a programmed manner. This means we need to take into account our available budget year by year, as well as assessing the lifecycle and condition of the components.

In 2022 we carried out a renewal of four lifts in three of our blocks, investing around £550,000, will ensure that the schemes have functioning lifts for many years or decades to come.

We also invested £80,000 to replace components such as new bathrooms and kitchens in some of our properties.

Discounted travel on buses and trams

TfL offers 50% off buses and trams if you are: living in a London borough, aged -18 - 60 and getting no other free or discounted travel. You also need to be claiming one of these benefits:

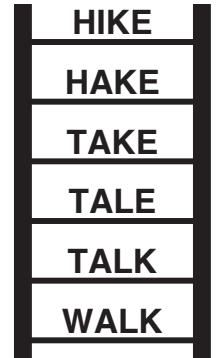
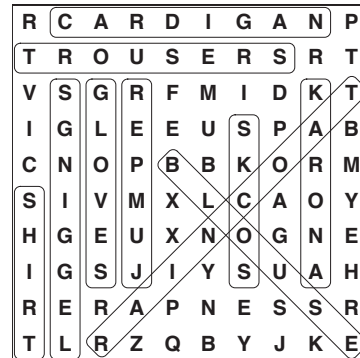
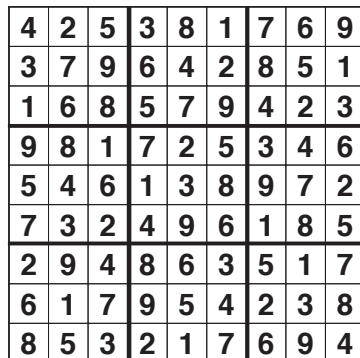
- Income Support or Employment and Support Allowance
- Jobseekers Allowance for at least 13 weeks

- Universal Credit for at least 13 weeks, and not earning more than the threshold defined by the Department for Work and Pensions

You can apply at the TfL website here:

<https://tfl.gov.uk/fares/free-and-discounted-travel/bus-and-tram-discount>

Solutions to the puzzles on page 6



Words that can be made from the wheel include: board, abroad, add, ado, arc, baa, bad, bar, bard, boa, boar, board, bra, broad, cab, cad, car, card, cardboard, cobra, coda, crab, dab, dad, dado, drab, oar, orca, radar, road, roar

Target: 17 Good: 23 Excellent: 28

Art classes to bring people together

by Tennicia Cameron, Housing Support Officer



We have managed to find two new artists, one of which is a tenant, to come and host our art classes which are held at Abyssinia Court. Art is a great way to express yourself and we encourage you to come and participate. It doesn't matter if you have never painted or drawn before, it's all part of the fun of the class. The first class will be held on 25th October. Contact Tennicia on 020 8347 2201, or email her at tenniciac@hornseyht.co.uk for more details.



Kelvin "Tabu" Duberry aka De-Ahtist

A former Montserrat Minister of Education said: "Kelvin Tabu Duberry is the light of Montserrat. Anything he does is Celestial."

He has been an art teacher for the past 28 years, in Montserrat and Essex.

As 'De-Ahtist', Tabu is one of Montserrat's oldest survivors of the calypso art form, winning all of the major crowns including Calypso Monarch, Soca Monarch, and Road-March King. Today, he splits his time between Montserrat and the UK.

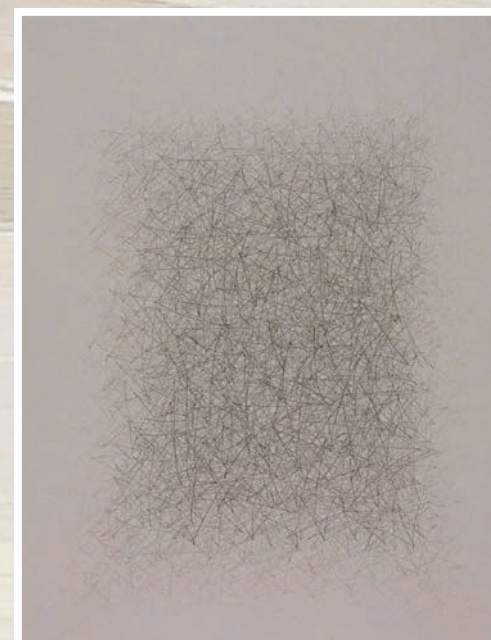


Helga Schmidt

Helga, who is an HHT tenant, says her work came from searching for an abstract way to talk about the disadvantages of women in our society.

She draws in a pattern of strokes which combine in a never ending 'line', only taking the pencil off the paper when it needs to be sharpened. She tries to draw her strokes as straight as possible, with sharp angles.

She says "I am always looking forward to the result that I don't know beforehand. To produce these drawings is like meditation".



A day in the life of...

Samson Sunmonu

Support Services Officer, Hornsey Housing Trust



I started working at Hornsey Housing Trust in February 2022 as a Support Services Officer. I am the proud father of two who has been working within the housing sector for the past ten years.

I have gathered a lot of experience within the housing sector, working in roles ranging from Repairs Officer, Customer Services Officer and Housing Officer and now of course Support Services Officer with HHT.

My last role as a Housing Officer, before joining HHT, was a fast-paced role that provided me with a deep understanding of the relationship between the organisation and its residents. It allowed me to work closely with external agencies and I have now brought that experience to HHT.

Hornsey Housing Trust is a smaller organisation compared to the previous organisations that I have worked for, meaning everyone needs to work very closely as a team. The role has provided new challenges as it's a completely different role from previous positions I have had within the

“ I especially enjoy engaging with the residents I have met in person to date or on the sites I manage. ”

housing sector, this role allows me to expand and add to my style of working in carrying out my duties.

It also provides me the flexibility to utilize available internal and external resources in providing a professional service for all of HHT customers & stakeholders within this organisation, especially engaging with the residents I have met in person to date or on the sites I manage.

To those tenants and others whom I have not yet met, I really look forward to meeting more of you as time goes on.



Staff list

more than just housing

Christopher Adegoroye

Asset Manager

Liz Hanley

Executive Assistant

Phil Johnson

Head of Housing

Vicky Laker

Housing Officer

Barbara Moore

Housing Support Coordinator

Tennicia Cameron

Housing Support Officer

Veronica Lindsay

Head of Finance and IT

Mussa Djalo

Finance Assistant

Vishwanne Jagdeo

Management Accountant

Taju Oyedeji

Tenant Sustainment Officer

Support Services Officers

Kimberly Antoine

Margaret Hill House;
Waverley Road; Hillfield Avenue

Indje Shahin

Abyssinia Court

Samson Sunmonu

Palm Tree Court, Sheba Court and Olive Tree House

Telephone: 020 8340 6374
(Office 9am–5pm weekdays)

E-mail: admin@hornseyht.co.uk

Hornsey Housing Trust Whatsapp:
07803 022 699

Web: www.hornseyht.co.uk

**Repairs service
(urgent/emergency only)**

Freephone Number: 0808 196 2200

HHRepairs@newlon.org.uk

Other useful numbers:

**Haringey Housing and
Council Tax benefits**

020 8489 2800

Gas leaks (National Grid)

0800 111 999 (24hours)

Noise nuisance

(Haringey Council)

020 8489 1000 (9:00am – 17:00pm)

020 8348 3148

(17.01pm until 08.59am)

Crime stoppers 0800 555 111

Rubbish and recycling (Veolia)

020 8885 7700

Thames Water – 0800 714 614

Electricity (Power cut)

National Grid

0800 31 63 105

The Link: articles by the staff of Hornsey Housing Trust. Editing/further writing by Tim Wilson; design by bobcree.com. Photographs: p1-4, p8, p11 ©Tim Wilson; p1 (Queen), p2-3 (sunrays), p4 ('Costs') ©shutterstock; p2 (Barbara Moore)©Barbara Moore; p9 ©Christopher Adegoroye; p10 – Tabu ©Montserrat Arts Council, birds ©Tabu, Helga ©Robert W Mason, drawing ©Helga;. Icons: flaticon.com. Puzzles supplied by Clarity Media. Printed by City Printing, Hornsey.