



December 2022

New Chief Executive for Hornsey Housing Trust

Following a very thorough recruitment exercise, we have appointed Euan Barr as our new Chief Executive. He will be starting with HHT in mid-February.

We used a recruitment specialist to help us with the recruitment process. This included the shortlisted candidates taking a number of psychometric tests and meeting an employment psychologist. The shortlisted candidates were also interviewed twice by members of the Board and met the senior team, a group of tenants and were taken round some of our properties.

Euan knows HHT well as he was previously on the Board of Management – he resigned to apply for the post of Chief Executive. He has a planning degree and post-graduate diploma in Housing Studies. He has worked in community-based housing associations in Scotland and since 2015 in London. Euan currently works as Head of Development at Soho Housing Association three days a week and as Fundraising and Development Manager for a charity in Brixton the other two days. He lives in Haringey and is experienced



Euan Barr

in the areas we work in.

He is looking forward to starting his new job and is keen to meet as many tenants as possible in his first year to listen to your experiences and to develop ways we can improve our services.

HHT would like to extend to our tenants our Season's Greetings and we wish all of you a very happy New Year.

*Best regards,
June Barnes
Chair, Hornsey Housing Trust*

Energy crisis

your voice to be heard – we want to help



By Phil Johnson, Head of Housing



Since the September edition of *The Link*, in which the Trust wrote to you about the cost of living and provided energy saving tips, the news about the energy crisis and fuel poverty continues to increase. The Government and energy companies have been good at consultation, however less is heard from the people experiencing fuel poverty.

Having a well-heated and safe home to live in is your basic need. Everyone in the country is suffering some kind of fuel poverty and we have heard from tenants that are going through the same experience. Hornsey Housing Trust has a fundamental role in helping our tenants.

Please contact Hornsey Housing Trust, we can support you by finding out if you are receiving the correct benefits and help to apply for additional income that you may not know you are entitled to. We can provide information on what current help is available from your energy provider and

contact them if you have not received the energy grants available to you.

For example, if you know anyone with Dementia, Alzheimer's, or who has had a serious stroke then they may be entitled to a substantial discount off their council tax.

If you have health conditions, we would also advise you to contact your energy provider so you can be added to their vulnerable list to prevent being cut off and switched to an energy pre-payment meter.

We want to help tenants that are currently using a pre-payment meter, or might be thinking about switching to a pre-payment meter, as the tariff on these meters are far more expensive.

If you contact us we can refer you to our Tenant Sustainment Officer or charities to help you through this tough time. Also you can take a look at <https://www.fuelbankfoundation.org/> which provides people who are struggling with bills some breathing space by giving approximately two weeks' worth of fuel.

And please remember – you are not the only ones experiencing this crisis, so do not be afraid to come forward and ask for assistance.

Page 4 of this magazine lists some warm spaces in your area where you are welcome to sit, chat and make friends plus reduce your energy consumption and utility bills.

Tips to keep warm without central heating

With the energy crisis gripping most people in the UK, here are some tips to keep you warm in various areas of your home without having to put the central heating on and spend a lot on gas and electric.

Stay Active

- Keep moving as gentle exercise helps
- Spread chores throughout the day and alternate between rest and activity

Wrap Up Warm

- Wear layers of clothes rather than one thick layer
- Choose clothes made with wool, cotton or fleecy synthetic materials
- Invest in thermal clothing such as vests and long johns

Eat Well

- Eat at least one hot meal a day
- Sip hot drinks regularly all day
- Keep a flask of hot drinks beside your bed in case you wake up feel cold

Prepare your home

- Stock up on provisions in case it is too cold to go to the shops
- Use a draught excluder, as heat escapes under a door and draughts get through it!

Bedroom warmth without central heating

- Choose flannel sheets and fleece bedding. A simple and relatively inexpensive way to avoid feeling the winter chill at night is to replace your existing bedding with a warmer winter alternative. They are reasonably priced and will go a long way to keeping

you that little bit warmer. Both materials are also excellent insulators, meaning that your residual body heat is not lost as easily as it is with plain cotton linens.

They are reasonably priced and will go a long way to keeping you that little bit warmer. Both materials are also excellent insulators, meaning that your residual body heat is not lost as easily as it is with plain cotton linens.

- Invest in a new duvet with a high tog value

For your living room, consider the following

- Put up thicker curtains
- Use carpets or rugs on wooden flooring or laminate floors
- Move furniture away from external walls
- Take your tea or coffee in a flask

Warm space times and locations

Haringey Warm Welcome is a growing network of inclusive, warm, and welcoming spaces across the borough.

We know that some tenants may be finding it hard to keep their homes warm due to rising energy costs, so, these spaces provide a warm, safe place for residents to go, meet new people, and in some cases, get some refreshments, and take part in fun activities. All are welcome. See opposite page for details of some warm spaces.

Warm spaces – N8

Monday	Tuesday	Wednesday	Thursday	Friday
<p>8.30am–2.30pm Hornsey Central Café Hornsey Central Neighbourhood Health Centre, 151 Park Road, N8 8JD</p>	<p>8.30am–2.30pm Hornsey Central Café Hornsey Central Neighbourhood Health Centre, 151 Park Road, N8 8JD</p>	<p>8.30am–2.30pm Hornsey Central Café Hornsey Central Neighbourhood Health Centre, 151 Park Road, N8 8JD</p>	<p>8.30am–2.30pm Hornsey Central Café Hornsey Central Neighbourhood Health Centre, 151 Park Road, N8 8JD</p>	<p>8.30am–2.30pm Hornsey Central Café Hornsey Central Neighbourhood Health Centre, 151 Park Road, N8 8JD</p>
<p>10am–10pm Jacksons Lane 269a Archway Road, N6 5AA Some activities available – everyone welcome</p>	<p>10am–10pm Jacksons Lane 269a Archway Road, N6 5AA Some activities available – everyone welcome</p>	<p>10am–10pm Jacksons Lane 269a Archway Road, N6 5AA Some activities available – everyone welcome</p>	<p>10am–10pm Jacksons Lane 269a Archway Road, N6 5AA Some activities available – everyone welcome</p>	<p>10am–10pm Jacksons Lane 269a Archway Road, N6 5AA Some activities available – everyone welcome</p>
<p>1–4 pm Abyssinia Court, Weston Park, London N8 9PL Free tea, coffee and pastries</p>	<p>11am–2pm The Antwerp Arms 168–170 Church Road, N17 8AS 020 8216 9289 Free tea, coffee, and sit-down lunch. 50 spaces available</p>	<p>1pm–4 pm Abyssinia Court cafe, Weston Park N8 9PL Free tea, coffee and sandwiches</p>	<p>1pm–5pm Hornsey Library Free activities (and books!)</p>	<p>1–3pm Film Club at Margaret Hill House Middle Lane, N8 8NX</p>
	<p>11am–3pm Hornsey Moravian Church Priory Road, N8 7HR</p>			

Warm spaces – N17

Monday	Tuesday	Wednesday	Thursday	Friday
<p>11am–3pm Palm Tree Court, Factory Lane, N17 9FL Teas, coffee, snacks and activities</p>	<p>11am–2pm Northumberland Park Resource Centre 177 Park Lane Northumberland Park, N17 0HJ Free tea, coffee, and conversation</p>	<p>11am–1pm Chestnuts Community Centre 280 St Ann’s Road, N15 5BN Free tea, coffee, and conversation</p>	<p>11am–2pm Lordship Hub Café Lordship Recreation Ground Higham Road, N17 6NU 020 8216 9289 Free tea, coffee and OK Foundation lunch. 40 spaces available</p>	<p>11am–2pm Wheely Tots at Broadwater Farm Community Centre Broadwater Farm Estate, Adams Road, N17 6HF Free refreshments, a chat, and some activities available - everyone welcome</p>
	<p>12–3pm Ministry of Praise Manor Road, N17 0JJ Free refreshments and activities - everyone welcome</p>	<p>12 noon–2.30pm The Engine Room Unit A, Eagle Heights, Hale Village, Tottenham Hale N17 9FU Free tea, coffee, biscuits and conversation</p>	<p>1pm–4 pm Palm Tree Court, Factory Lane, N17 9FL Teas, coffee, snacks and activities.</p>	<p>12–3pm Ministry of Praise 46 Manor Road N17 0JJ Free refreshments and activities - everyone welcome</p>



Fire safety awareness in blocks of flats

By Christopher Adegoroye, Asset Manager



Hornsey Housing Trust recently carried out fire risk assessments to all communal areas of its blocks of flats. The assessments came back with various recommendations which the Trust has to follow in order to manage risk in the event of a fire. Key among the recommendations is the requirement to ensure that all means of escape, for example hallways, stairs, corridors, are free from obstruction.

A letter was written to all our residents to advise that all these areas must be free from obstruction. Therefore items such as furniture, flower pots, racks of shoes, door mats, pictures, even slippers should be removed from the communal corridors.

We are here to ensure we remove any hazard from the communal area and remove any item.

Remember, fires need three things to start – a source of ignition (heat), a source of fuel (something that burns) and oxygen:

- sources of ignition include heaters, lighting, naked flames, electrical equipment, smokers' materials (cigarettes, matches etc), and anything else that can get very hot or cause sparks
- sources of fuel include wood, paper, plastic, rubber or foam, loose packaging materials, waste rubbish and furniture
- sources of oxygen include the air around us

By keeping the communal areas clear, we will limit sources of ignition and fuel.

ALWAYS KEEP SAFE

Damp and mould bulletin

A two-year-old boy's death was caused by "extensive" mould in his family's flat in Rochdale a coroner has concluded in a case that should be "a defining moment" for the housing sector.

Hornsey Housing Trust is committed to providing safe and conducive homes to all our residents.

Damp and mould are caused by excess moisture. Moisture in buildings can be caused by leaking pipes, rising damp in basements or ground floors, or rain seeping in because of damage to the roof or around window frames.

Black mould on walls is often a sign of a serious problem in your home that needs to be thoroughly investigated. It is often caused by excess condensation, usually as

a result of a lack of ventilation in the home that results in high humidity levels. In short, it is a sign that the air in your home contains too much moisture.

If you are experiencing significant or long-term problems with damp and mould in your home and we have not recently contacted you, or if you have had repairs or works carried out but are still experiencing issues, please contact Newlon by emailing **DMTF@Newlon.org.uk**.

This email is specifically for the team working on issues resulting from damp, mould and leaks. One of their team will then contact you to review the problems you are experiencing and assess the best course of action.

Office closed for Christmas

The HHT offices will be closed from lunchtime on Friday 23rd December and will reopen on Tuesday 3rd January.

See back page for all out-of-hours contact numbers.



Your rent & service charges 2023/24

By *Veronica Lindsay, Head of Finance and IT*

Update on proposed rent increase April 2023

From April 2023 we expect to increase rents in line with government policy and want to explain this in advance of your formal notification. Every year we review your rent and service charges and notify you of changes in advance by letter.

Usually rents increase annually in line with consumer price inflation (CPI) and service charges are based on the estimated costs of providing the services for the year ahead and in September 2022 CPI was 11%. However, in November the government announced that social housing rents would be capped at 7%, in light of the cost of living crisis except for supported housing which will continue to be based on CPI plus 1%.

Our Board know many of our tenants have been impacted by the cost of living and energy crisis and will carefully consider next year's annual rent increase. We will balance the need to keep rents affordable while covering the costs of running services, meeting our obligations as a landlord and ensuring your homes are safe and warm.

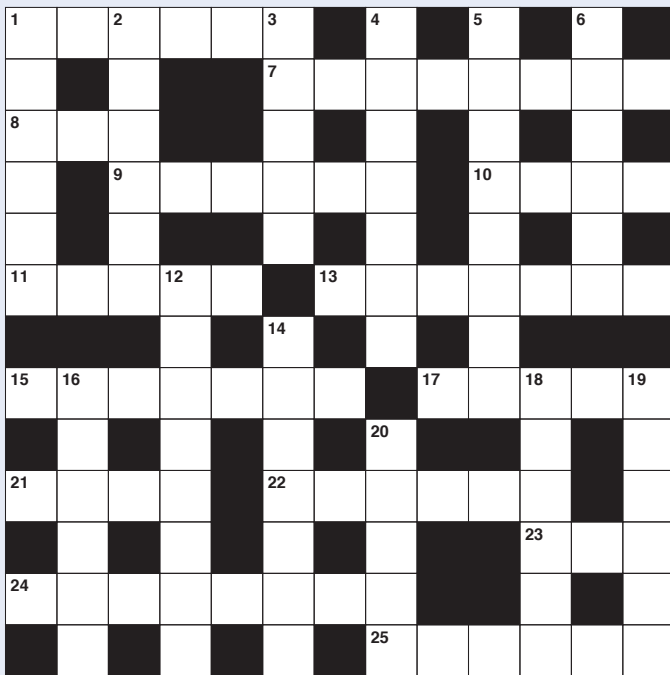
Inflation and interest rate increases mean it costs us more to carry out repairs, maintenance, run services and invest in our

properties. In addition we recharge gas and electricity costs mainly for communal areas and prices have increased by around 300% since 2020. We have been largely protected as we fixed most energy prices in 2019 but most of these contracts end in late 2023, so we will have to tender new contracts and will try to keep costs down. Our latest stock condition survey enables us to prioritise investment in your homes, ensuring they meet decent homes standards, health and safety and building regulations, focus on warm homes and the government's decarbonisation agenda.

You will be formally notified of your rent and service charges by letter at the end of February 2023. We know that our services and the quality of your homes are important to you but that you are also concerned about rent increases. Rents remain eligible for housing benefit and the housing cost element of Universal Credit.

If you are concerned about the rent increase, or struggling with paying for food or heating or your bills do contact us. We can provide you with support and advice on claiming benefits, managing money and debt, please call us on **020 8340 6374**.

Crossword



Across

- 1 Written document (6)
- 7 Investigate (8)
- 8 Mixture of gases we breathe (3)
- 9 Companionable (6)
- 10 Slender (4)
- 11 Extent or limit (5)
- 13 Beginner (7)
- 15 Clothes for washing (7)
- 17 Eg spaghetti (5)
- 21 Agitate (4)
- 22 Heavy load (6)
- 23 Athletic facility (3)
- 24 Opposite of southern (8)
- 25 Be attractive (6)

Down

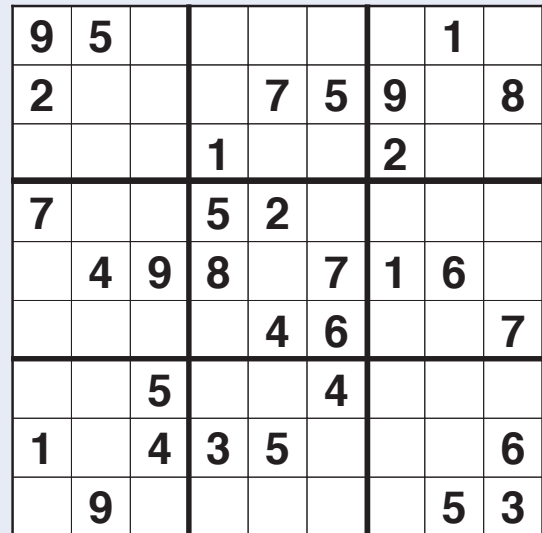
- 1 Library patron (6)
- 2 Individual (6)
- 3 Path to follow (5)
- 4 Set apart (7)
- 5 Micro-organisms (8)
- 6 Opposite of passive (6)
- 12 Make; produce (8)
- 14 Dilemma (7)
- 16 Writer (6)
- 18 Solitary (6)
- 19 Type of living organism (6)
- 20 Stadium (5)

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



Roast dinner wordsearch

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



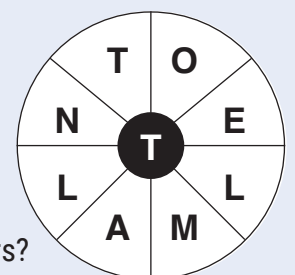
BEEF
CARROTS
CHICKEN
GRAVY

LAMB
PORK
POTATOES
SPROUTS

STUFFING
TURKEY

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?



Recent events at our Abyssinia Court Café



By Indje Shahin, Support Services Officer, Abyssinia Court

Do come and see us all at our regular café which we have at Abyssinia Court every Wednesday from 1pm to 3pm. You can enjoy refreshments, a chat and fun activities.



Pizza Event

We recently had a nice Pizza Event which the tenants enjoyed a great deal. Two of the tenants said they had not had pizza before. Following the pizza we then had fruit and ice cream – nobody went home hungry!



Grace celebrates 99th Birthday!

One of our tenants at Abyssinia Court, Grace Kheim, was 99 in October 2021 – a cake was called for and we didn't let her down!



Next year...we will be 90!!

In 1933 Margaret Hill CBE established Hornsey Housing Trust to look after older people living in the area. We now still work in Haringey only to provide safe and secure accommodation for all our tenants

We would love you to join us in celebrating Hornsey Housing Trust's 90th anniversary in 2023 which will be held later in the year and more details will be shared in the New Year.

It would be great to hear your stories of when you came to live with us and how you arrived here. We would also love to see any photos you have which we could use to help look back over recent years.

If you would like to be involved in any way or would like to share your story please contact Liz Hanley at lizh@hornseyht.co.uk.

Solutions to the puzzles on page 8

R	E	P	O	R	T	I	B	A				
E	E		R	E	S	E	A	R	C	H		
A	I	R		A	O		C		T			
D	S	O	C	I	A	L		T	H	I	N	
E	O		L		A		E		V			
R	A	N	G	E		S	T	A	R	T	E	R
		E		P		E		I				
L	A	U	N	D	R	Y		P	A	S	T	A
S	T	I	R		B	U	R	D	E	N		I
	H		A		L		E			G	Y	M
N	O	R	T	H	E	R	N			L		A
R		E		M		A	P	P	E	E	A	L

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

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

GOLD
GOAD
ROAD
ROAR
SOAR
STAR

Words that can be made from the wheel include: allot, allotment, alto, ant, ante, ate, atoll, atom, atone, eat, eta, lament, late, latent, latte, leant, leat, lent, lento, let, lot, mallet, malt, mantel, mantle, mat, mate, matt, matte, meant, meat, melt, mental, met, metal, moat, molten, mote, motel, motet, neat, net, nett, not, notate, note, oat, tale, talent, tall, talon, tame, tan, tea, teal, team, teat, tell, ten, tent, toe, toll, tome, ton, tonal, tone, tot, total, totem

Target: 38 Good: 52 Excellent: 62

We've included in this edition of *The Link* a free calendar for you to use in 2023 – special dates are in red.

2023



JANUARY						
Mo	Tu	We	Th	Fr	Sa	Su
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY						
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27	28					

MARCH						
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27	28	29	30	31		

APRIL						
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MAY						
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29	30	31				

JUNE						
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JULY						
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31						

AUGUST						
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28	29	30	31			

SEPTEMBER						
Mo	Tu	We	Th	Fr	Sa	Su
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OCTOBER						
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23	24	25	26	27	28	29
30	31					

NOVEMBER						
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27	28	29	30			

DECEMBER						
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				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

1 Jan New Year's Day • 7 Apr Good Friday • 9 Apr Easter Sunday • 10 Apr Easter Monday • 23 Apr St. George's Day
 1 May Early May Bank Holiday • 6 May Coronation of King Charles III • 8 May Bank Holiday for the Coronation of King Charles III • 29 May Spring Bank Holiday • 22 Jun Windrush Day • 28 Aug Summer Bank Holiday • 31 Oct Halloween
 5 Nov Guy Fawkes Day • 12 Nov Remembrance Sunday • 25 Dec Christmas Day • 26 Dec Boxing Day • 27 Dec New Year's Eve



Staff list

hornsey housing trust

more than just housing

Jackie Kelly

Interim Chief Executive Officer

Christopher Adegroye

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

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