



Ōtautahi
community
housing
trust

Our Chat

AUGUST 2021

Kia ora. Ngā mihi nui, he mihi makatia ki a koutou. Hello. Warm greetings to you all.



Electric cars and bikes here for tenants to use

Our two-year electric car and electric bike service trials have started and ŌCHT tenants across the city can sign up to use them.

ŌCHT has supplied two Nissan Leafs and five e-bikes for tenants to use. They're at Karoro Lane, in our new Brougham St community in Sydenham.

The trial will make e-vehicles more accessible to a wider range of people and will help us understand how alternative transport options might benefit our communities.

The e-bike service is run by big Street Bikers. The bikes are in a Locky Dock charging station just off Karoro Lane. The bikes and docks are free to use.

Tenants aged 18-plus can register with



The e-cars are at chargers on Karoro Lane.

Big Street Bikers to use them.

Zilch Car Sharing runs the e-car service. The cars are at charging stations on Karoro Lane. Users don't pay to charge the cars, and their use is subsidised for ŌCHT tenants.

Tenants over the age of 21 with a full valid driver's licence can apply to join Zilch.

Sign up the Zilch Car Sharing between now and the end of August and you'll get the first hour of your first ride, free.

Learn more

You'll find all the links you'll need to learn more—and links to join up with Big Street Bikers and Zilch Car Sharing—on our website: www.ocht.org.nz/our-e-vehicle-services



The e-bikes are on Locky Docks between Karoro Lane and Brougham St.

Looking forward

At last, there is some light at the end of the Covid-19 tunnel. We've been invited to get a vaccination to help protect our community from the virus; please listen to good health advice as you consider getting it.

The virus has been a constant in our lives for many months. You'll remember it hit as we built homes in St Martins and Sydenham. It didn't stop us as we built 90 new homes for 114 people at Brougham St, and it didn't stop the Warm and Dry Initiative from getting more than 2200 new heat pumps—and more than 2000 new kitchen vents and draught stopping measures—into our homes.

This is the first winter many homes were warmed by a heat pump. It's been wonderful hearing so many stories about the positive difference they have made—especially from the many people who now spend less money heating their home.

As I write this column, we and our partner Enable are awaiting government clearance to get free, high speed broadband into ŌCHT homes. We'll be in touch when we know more.

We're making some back-room improvements to how we work with you, too. We'll soon have an online portal that you can use to do things such as check your rent and ask for maintenance work at your home.

Finally, I encourage you to nominate the tenants who go above and beyond in your community for a Housing Heroes Award. Some amazing people have been recognised at past awards, and I'm sure there are even more who should be thanked for what they do.

Ngā mihi nui
Cate Kearney
ŌCHT chief executive

There's more on our website: www.ocht.org.nz



New kitchen cabinets and showers have been installed at units in Tyrone St.

Established homes get a refresh

New windows, paint, showers and cabinets—contractors have been busy refreshing units at Tyrone Street, with more to come.

The Christchurch City Council-owned units were built in 1974. They were insulated and re-roofed as part of the Warm and Dry Initiative and they're now being upgraded below the roof line.

Project coordinator Steve says the refresh includes remodeled bathrooms, upgraded kitchen cabinets, fresh paint and new carpet throughout.

The units' outside walls have also been repainted, and window joinery has been replaced with modern, thermally-efficient PVC frames.

It's all part of ongoing work to refresh many of the properties ŌCHT leases from the city council. More will be refreshed over time.



Homes have been painted and window frames replaced at Tyrone St.



Our newest community opens . . .

We've opened the last stage of the biggest community housing development of its kind in New Zealand—and there's more to come.

Hoiho Lane was officially opened last month and just like the other lanes that make up the 90-home Brougham St development, all 30 of its homes were fully tenanted.

Forty-nine people now call Hoiho Lane home. They're among the 115 people who now live in the Homestar 7 three homes lining Hoiho, Karoro and Korimako lanes.

Christchurch deputy mayor Andrew Turner was a foundation ŌCHT trustee when the Brougham St site was cleared of the earthquake-damaged Brougham Village.

He said the development was an example for the rest of the country; it was what the

council had in mind when ŌCHT was established and capitalised by the council in 2016.

The warm and efficient homes in an environment promoting community reflected the aspirations of a city rebuilding itself after the Canterbury earthquakes.

Hoiho Lane reflected the changing face of the social housing register and the need to provide more community housing for families, he said.

Trust chairman Alex Skinner said the innovations would continue with the help of the Rata Foundation, which is helping to fund a support worker for the new community.

ŌCHT's subsidised e-car and free e-bike schemes were also launched. The bikes and cars are based at Karoro Lane.

. . . and more homes are being built

We're on track to have 37 new warm and efficient homes ready for new tenants currently on the MSD Public Housing Register by the end of the year—months earlier than expected.

Work at Gowerton Place, Richmond is ahead of schedule, with the cladding and finishing trades this month hard at work before landscaping starts.

The 34 single bedroom units and 2, 3, and 4 bedroom homes replace 30 units damaged in the Canterbury earthquakes.



There's more on our website: www.ocht.org.nz

Smoke alarm prompts quick action

He finished installing a smoke alarm when another helped him beat a fire – and save a life.

Anthony banged loudly on the unit's front door as the smoke alarm beeped loudly inside.

Through the window, he could see the smoke building and dropping from the ceiling into the room. He could also see the unit's occupant, slowly stirring on the couch.

Anthony knocked again. The occupant rose from the couch and turned off the stove.

The alarm was still ringing when she opened the door and let the electrician inside.

Anthony checked the kitchen for signs of fire and turned the smoke alarm off.

"It smelled like it couldn't have been too far off combusting. She was lucky."

The Josh is a Sparky Ltd electrician had just finished replacing a smoke alarm in a home in a nearby block of units.

He was leaving the block when he heard



Josh is a Sparky Ltd electrician Anthony is thanked by Therese, on behalf of ŌCHT.

the familiar sound of a smoke alarm. He wasted no time finding its source.

He says the alarms may be the difference between safety and harm.

"I'd advise people to look after their alarms, keep them clean and dusted, run a vacuum around them every now and then, and test them when daylight savings changes."

He suggests people pay attention to what the alarm sounds like when its tested. Responding to that sound might save a life.

Help us stop small fires becoming big problems

We'd like to hear about fires and near misses so we can be sure you and your home are safe.

Always call 111 and ask for "Fire" when fire threatens people and property. And always drop us a line when the callout is over, so we can check everything is okay.

ŌCHT maintenance advisor Therese says it's really important people let us know when there is any kind of fire in their unit.

"We can make sure smoke damage is cleaned up and we get an electrician to check wiring and connection points, too.

"Oven or appliance wiring can be damaged by heat or fire and the damage can be hard to spot.

"So, the sooner we know, the sooner we



Small stove fires can cause unseen damage

can double-check that you and your home are safe."

Therese says the first step in combating a fire is always to call **111**. The next step in ensuring the home is safe after a fire is to call ŌCHT on **0800 624 456**.

Scammers active

We need to be alert for scammers after criminals fleeced some in our wider community of their money.

Age Concern Canterbury says some people have lost thousands of dollars in telephone and online scams promising: romance and friendship; investment opportunities or inheritance money; charitable giving; competition wins and even jobs.

Please be wary of promises you don't expect, and unsolicited proposals that involve giving someone else access to your money, your personal details or your bank account. If you suspect you or someone you know is being scammed, call the police on **105**.

Tidy time

Does your garden need tidying? ŌCHT can get our contractors to do garden works for you.

A one-off garden tidy up is \$109 and can be paid off from \$5 a week, and a garden removal is \$247 and can be paid off from \$10 a week. Call **0800 624 456** for more information or to book.

Notice periods

The Residential Tenancies Act has changed so people need to give 28 days notice when ending a tenancy. Please give us plenty of notice—it meets the law and helps us get people into homes.

Dumping an issue?

We've had a great response to our efforts to stop rubbish dumping in your community.

We've installed signs where dumping is a real nuisance, and many people are also playing their part. Thank you for letting us know when illegal dumping happens.

If you see anyone dumping rubbish in your patch, please note what you see and give us a call on **0800 624 456**.



There's more on our website: www.ocht.org.nz

Do you know a Housing Hero? Nominate them now!



Let's celebrate all the good neighbours who make ŌCHT communities even brighter.

The Housing Hero Awards are back after the disruption of Covid-19.

ŌCHT tenants, and the support people and contractors who work in our communities, can nominate tenants who are doing great things in their community.

Our Housing Heroes will get prizes including vouchers and certificates.

The Tenant Advisory Group is running the awards. Convener Noeline Monsef says they're a chance to thank the people who go above and beyond.

"There are so many people doing wonderful things, big and small, for the people around them. If you often say to yourself, 'that person deserves an award', here's your chance."

The awards have recognised some remarkable people since they started in 2018.

They've done everything from delivering food parcels to delivering people to appointments; they've organised social get-togethers, tended gardens and helped with housework; and they've checked-in on neighbours and welcomed new tenants to their communities.

The overall winner at the last awards was James, from Pickering Courts.

Nominate your Housing Hero

Call **0800 624 456**
Email admin@ocht.org.nz

And tell us:

Who you're nominating

Why they're a housing hero

Nominations close Oct 1



He performed CPR on his unconscious neighbour—he helped save a life.

ŌCHT tenant Christina was a nominee. She rushed to help after a gas bottle exploded at a neighbour's house. She prevented a fire and ensured her neighbour was safe.

Maybe you know a housing hero. Celebrate them by calling **0800 624 456** or emailing admin@ocht.org.nz your nomination before October 1.



The Housing Heroes Award is organised by your Tenant Advisory Group (TAG).

TAG is a voluntary group of ŌCHT tenants who advise ŌCHT about things affecting tenants—everything from residents' health and wellbeing, to how new initiatives might benefit communities, to having input into how new complexes are designed and how older ones are maintained.

TAG also arranges tenant-led social events such as bus trips and inter-complex competitions. It does a lot of fantastic work that introduces people to new friends and to new challenges—and to new experiences that'd look great on your CV.

Joining TAG is easy

Learn more and download an application form from: www.ocht.org.nz/tenant-advisory-group-tag

Call ŌCHT on **0800 624 456** or email admin@ocht.org.nz and we'll send a form to you.

Or ask us to put you in touch with a TAG member—they'd love to hear from you!

Thank you!

