

## *Tēnā koutou, Tēnā koutou, Tēnā koutou katoa - Greetings to you all*

Kia ora

The Trust has been operational for 20 months. During that time, we have enjoyed opportunities to meet with you at tenant feedback sessions and listen to your ideas and concerns. We have established 660 new tenancies and worked closely with the asset owner (Christchurch City Council) on maintenance requirements. We are now moving on to plan new social housing.

In May the TAG Chairperson, Jim McMillan, met with the OCHT Board of Trustees. It was a great meeting and the Board of Trustees were very interested to hear directly from TAG. This is the beginning of a regular exchange of ideas and issues that the TAG may wish to bring forward for consideration. Thank you to the TAG, and the tenants they represent, for their contribution to the Trust.

A key matter that we have heard from tenants and has also been raised by TAG is the four inspections that the Trust undertakes a year. Our mission in setting up the Trust was to be available to tenants and also to understand the maintenance needs in complexes. By October 2018 we will have 2 years of inspection information, so as part of our annual tenant satisfaction survey we will seek your feedback on the number of inspections that you would consider ideal. Please take the opportunity to respond to the survey when it is delivered to you.

We hope that you will find some great ideas in this newsletter to keep you warm and well over winter.

Ngā mihi nui

Cate (CEO) and the team at OCHT



Hello everyone,

Recently members of the Tenants Advisory Group (TAG) visited a number of housing complexes, however, despite tenants having been advised of the visit, on only one occasion did residents come and talk with the group.

Although the visit was useful for the group in gaining an appreciation of the range, age and condition of the complexes visited, it was surprising that residents didn't take advantage of the opportunity to speak (even if it was to just say hello and put a face to) those who are endeavouring to represent tenants directly to OCHT Board and Staff.

The complexes visited were located mainly in the Spreydon /Addington area. It is intended to undertake at least one future visit in another location.

It is not practical to visit all the complexes, however if your complex is on the list for a visit by members of TAG I recommend, if you are home, look out for us and come discuss a problem, or just to say hello, we won't bite.

**From the Tenant Advisory Group (TAG)**



Jim McMillan  
(Chairperson)

The TAG now has 19 members and all agree the group is at a maximum for it to work effectively.

The Trust is not able to share personal contact details of these members due to privacy, but please contact Rick Fraser or Jane Denton at OCHT who can put you in touch with a TAG member if you wish to speak to them.

You can also write to the TAG via OCHT PO Box 53 Christchurch, 8140 and this correspondence will be forwarded to the TAG for response.

## TIPS FOR KEEPING WARM THIS WINTER

A damp house encourages the growth of mould which can make health conditions like asthma and allergies worse. It is also harder to heat and the moisture build up can damage building material and furnishings.

Try these tips to help reduce the problems:

- Make the most of free heat from the sun. Open curtains and nets fully in the morning and close at dusk each night.
- Remove condensation by wiping it off windows each morning. If you leave it, the moisture evaporates into the air making it damper and harder to heat.
- Open windows on opposite sides of the house for 10 minutes every day, even in winter. This helps to remove the damp air from the house.
- Have well-fitted curtains that are double layered. The Curtain Bank can provide recycled curtains for free. Contact your Tenancy Manager for more details.
- If you have extractor fans fitted, use them when cooking and showering.
- Where possible, dry your clothes outside on the line or in the bathroom and keep the window open and door closed. One load of laundry can release up to 5 litres of moisture into the air, making your home damp!
- Wear woollen socks and a woollen hat if you feel the cold. A lot of your body heat is lost through the head.



## MOULD REMOVAL

Follow the keeping warm tips to help reduce mould growth. If you do get mould the most cost-effective way is to prepare a solution in a spray bottle of 70% white vinegar and 30% warm water. Spray the solution on the mould, leave for 30 minutes and then wipe off with a warm cloth.



## KEEPING DRAINS FLOWING

Recently at one of our complexes, over 5 metres of sewer piping was blocked by wet wipes, causing blockages to many of the units at the complex. The buildup of wet wipes and other debris had to be sucked out and the pipes flushed to run clear.

Sewers are only designed to take the water from your toilets, sinks, baths and showers along with human waste and toilet tissue. Everything else should be put in the bin.

### Blocked drains are usually caused by:

- Fat, oil and food leftover from cooking that congeals in pipes setting hard

- Wipes – even ones that say ‘flushable’ don’t break down and block pipes.

- Sanitary items (e.g. towels and tampons).

### • Bin it – don’t block it.

Wrap up sanitary items, nappies, wipes and condoms and put them in the bin

- Leave leftover cooking oil, fat and food to cool and put it in the bin

- Chemicals, solvents, engine oil and paint should be taken to your local refuse or recycling site

- Medicines, tablets, syringes and needles should be taken to your pharmacist, hospital or health authority for safe disposal.

## TENANT RECOGNITION

Since the Trust started operating back in October 2016, you have told us of the many nice gestures and actions of tenants toward others. It is part of our Tenant Engagement Strategy to celebrate tenants, and we see these acts of kindness as a positive way to do this. We plan to start this all off with an Annual Housing Heroes Award for 2018.

## HOUSING HEROES AWARD

### Do you know someone who is making a difference in your community?

This is an opportunity for you to tell us about a tenant you would like to nominate and what makes them a hero in your eyes.

Ring us: 0800 624456

Write to us: PO Box 53, Christchurch, 8140

Email us: [admin@ocht.org.nz](mailto:admin@ocht.org.nz)

They must be a resident of an OCHT complex and their good action has affected more than one person in the complex.

**All nominations must be in by 31<sup>st</sup> July 2018.**

An award ceremony will be held for the winners later in the year and the overall winner will receive a trophy.

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*Here are OCHT's Heroes Leu and Debbie on the phones taking your calls.*



## ACTIVITIES ORGANISED BY TENANTS

### ALL WELCOME!

- Housie at Bryndwr Courts Lounge, 26 Lees Road. Fortnightly Mondays, 1.00 pm. \$2.00 for afternoon tea, raffles available.
- Housie at Maurice Carter Courts, 16 Dundee Place, Spreydon. Weekly Tuesdays \$2.00 for afternoon tea, 1.30 pm, raffles available.
- Social afternoon at Biddick Courts, 14 Claydon Place, off Gayhurst Road, Dallington, Tuesdays, fortnightly 1.30 pm.
- Social afternoon, including pool and darts at Clent Lane, 62 Cobham St, Spreydon. Every second Wednesday. starts at 1.30pm.

Let us know if you have an event to add.  
Please contact Rick Fraser, Community Development  
Coordinator for more details.  
Phone 0800 624 456

## TENANTS HELPING THE COMMUNITY

In April this year a man was arrested and charged in relation to a number of burglaries in the Lyttelton area.

This arrest came about after OCHT tenants living in the area noticed someone looking a bit suspicious in their complex.

A few days prior, there had been a break in at one of the units. The tenants, along with many other Lyttelton residents, were aware that someone was burgling properties; some were even while residents were home.

Thanks to the good work of a couple of our tenants, they unknowingly scared the offender into the waiting arms of the police.

This is a great example of neighbours watching out for other neighbours and the whole community benefitting.

Great work guys!!

*Awesome*



## REPORTING A CRIME TO POLICE

Police would like to remind all people about how and when to report crime. The Police website states:

**EMERGENCY: Call 111**

Call 111 and ask for Police when:

- Someone is badly injured or in danger
- There is a serious risk to life or property
- A crime is being committed and the offenders are still there or have just left
- You have come across a major public inconvenience, such as trees blocking a highway
- Any of these things are **happening now** or have **just happened**.

If you can't decide if it's a real emergency and you are still worried call 111 and ask. They will help you work out what to do.

**NON-EMERGENCY: contact your nearest police station either by phone or visit in person**

- You may have a police officer or an employee working at the front desk answer your call. They will be able to tell you what to do next.
- You might be put through to a Crime Reporting Line. They will collect as much information as possible about your complaint.
- You will get an email confirming your complaint has been received.
- Your complaint will be analysed by police to see if there is enough information to pursue. Police will contact you to let you know what has been done.
- If you visit in person and depending on your complaint, you may be able to speak with an officer straight away.

Appointments are not always necessary, but to make sure someone will be there to assist you in person, it is best to phone ahead and plan a time to come in.

If you don't report a crime in your area Police will not know about it. This information is important as it helps them to identify any patterns of offending and to allocate patrols accordingly.

## NEIGHBOURHOOD SUPPORT



Neighbourhood Support has been around since the late 1970's, starting out as Neighbourhood Watch. It has now evolved to become Neighbourhood Support NZ, which is a community owned and managed organisation with a wide-ranging interest in community support, safety and crime prevention.

The main purpose of the groups is to encourage neighbours to get to know one another and share information on crime or suspicious activities in the area.

Secondary to Neighbourhood Support is to facilitate communication between Civil Defence (Emergency Management) and the community during a man-made or natural disaster.

Many of you are already members of Neighbourhood Support and work together with other tenants in your complex to help make your neighbourhood a safe and more caring place in which to live.

If you would like to know more or would like to set up a Neighbourhood Support Group in your complex, give Rick Fraser at OCHT a call to learn more about what's involved. 0800 624 456.



## INFORMATION EXPO / WORKSHOP

Previously, we asked you if there are any organisations you'd like to hear from or topics you would like to learn more about. Many of you showed interest in writing a will, organising a power of attorney, funeral requirements etc.

To help you with that, we are working together with Canterbury Community Law, Funeral Directors Association and others, developing what we hope will be something you will find very useful.

The programme is still being developed and dates are yet to be confirmed, but we anticipate holding a small number of sessions at some of the community lounges during July/August.

We will send out flyers to you all with confirmed dates and details closer to the time.



## CONNECTING WITH YOUR LIBRARIES

**Do you have a library card? If not, then you can drop into your local library to sign up.**

These are just a few benefits in addition to what you get with a library card:

- borrow up to 30 items (most are free but some have a charge, e.g CD/DVD)
- downloadable ebooks and audio books

In the libraries you can have free wifi at any time, or use the computers for up to 2 hours a day with your library card.

Check out the library magazine Huraina, it's packed full of everything that's going on in your local library.

**Some of the things available in the libraries you might like to check out:**

- Matariki celebrations and crafts
- Book clubs
- Mahjong groups
- Rummikub groups
- Scrabble groups
- The Great Stash Swap
- Social Games club
- Music Trail – CSO in the libraries
- Babytimes
- Storytimes
- Technology programmes
- Citizens Advice Bureau
- Justice of the Peace

## MATARIKI CELEBRATIONS

Matariki is the Maori name for a group of seven stars known as the Pleiades star cluster and is referred as the Seven Sisters. Others think that Matariki are the 'eyes of the god'. Mata Riki means Tiny Eyes, and Mata Ariki means Eyes of the God.

**This year Matariki will be celebrated on 15 June and is known as the Maori New Year.**

Matariki appears in the eastern sky around the shortest day of the year. It is believed to determine the success of the harvest crop for the coming season. This is seen as an important time to celebrate the earth, and show respect for the land on which we live.



Matariki is often celebrated with a focus around music, song, dance, food and family. This is a good opportunity to learn the stories and culture around Matariki and join in local celebrations in your area.

**OCHT has organised fun sharing 'whakangahau'. Friday 15<sup>th</sup> June from 11am – 2pm at Maurice Carter Courts Lounge, 16 Dundee Place, Spreydon.**

**Nau mai Haere mai – come and have fun!!**

## GARDEN TIPS FOR WINTER MONTHS

Winter is that time of the year when we get less daylight, more frosts, cold winds and rain. This is when you want to protect the plants you can from the cold weather. Moving pots under the eaves facing north or on a covered patio will help. Plants in the ground may need to be covered with frost cloth or similar.

### This is the time to:

- remove weeds
- prep the ground for new plants in late Spring
- sharpen tools for pruning where required
- clean and prep garden tools ready for Spring

On those cold wet days, stay indoors and plan your garden for next season. Get some books from the library or check out the seed catalogues from garden centres for some ideas.

On any of the warm sunny days, look to plant out strawberries, berry fruits and garlic. Try plant them in a sunny location. It's still a bit too early for other plants as the ground will still be quite cold. If you have a tunnel house or similar some seeds can be sown but days are still short and seedlings are slow to germinate so can rot.

Gardens pests like slugs are busy this time of year. They live and lay their eggs in warm, wet dark places. They are most active at night and can be easily drowned in a container of soapy water.

If you are planning to grow from seeds rather than seedlings, allow an extra 3-4 weeks for planting.



## When to plant

### June

Bok Choi, broad bean, garlic, kale, lettuce, onion, parsley, peas, radish, rocket, silver beet, spinach, flowering bulbs, cyclamens

### July

Beetroot, bok choy, broad bean, garlic, kale, lettuce, onion, parsley, peas, radish, rocket, silver beet, spinach, summer flowering bulbs, cyclamens

### August

Asparagus, beetroot, bok choy, broccoli, cauliflower, eggplant, kale, lettuce, onion, parsley, pea, radish, rocket, silver beet, spinach, spring onion, bulbs, calendula, calla lily, cyclamen.

## OCHT NEW STAFF MEMBER

Joel Webber has recently started with the Trust as the Property Development Manager. He is Christchurch born and bred, though has spent some years working in various places overseas.



Joel will be focusing on new housing developments for OCHT.





## USEFUL CONTACT NUMBERS

### **Pegasus Health-Partnership Community Workers**

The PCW will liaise with the local general practice team to link you into assistance that may be available to you identified through their community networks and referral.

Phone: 379 1739

[www.pegasus.org.nz](http://www.pegasus.org.nz)

### **Smoke free Canterbury**

If you want to stop smoking they have resources that can help.

Phone: 0800 788 788

[www.smokefreecanterbury.org.nz](http://www.smokefreecanterbury.org.nz)

### **Community Energy Action (CEA)**

Provide advice and support on reducing mould and condensation in your home, efficient heating and curtains through the Curtain Bank

Phone: 0800 438 9276

[www.cea.co.nz](http://www.cea.co.nz)

### **Tenants Protection Association (TPA)**

A free confidential advice and information service for residential tenancies.

Phone: 379 2297

[www.tpa.org.nz](http://www.tpa.org.nz)

### **Mediation Services**

Free or low-cost mediations with experienced mediators. Can help with neighbour disputes and conflicts.

Phone: 980 3512

[www.mediationservices.org.nz](http://www.mediationservices.org.nz)

### **Age Concern**

Serving the needs of older people (65+ years).

Phone: 0800 80 3344 or 366 9093

[www.ageconcerncan.org.nz](http://www.ageconcerncan.org.nz)

### **Delta Community Support Trust**

Support services for people experiencing hardship, disadvantage and disability with the goal of supporting and empowering people to participate in and positively influence community life.

Phone: 389 0214

[www.deltatrust.org.nz](http://www.deltatrust.org.nz)

### **Canterbury Community Gardens Association**

If you are a keen gardener or wanting to learn more about growing your own food, contact the CCGA which is a support network for 30 community gardens throughout Canterbury. They will help you find the community garden nearest you.

[www.ccga.org.nz](http://www.ccga.org.nz)

## **Volunteering Canterbury**

Recruiting and supporting volunteers to assist organisations and people in need. Give them a call if you are keen to volunteer in your community.

Phone: 366 2442

[www.volcan.org.nz](http://www.volcan.org.nz)

### **MenzShed**

Brings men together in a community space to share their skills, have a laugh, and work on practical tasks individually (personal projects) or as a group (for the shed or community). There are 25 sheds within the Canterbury

region. Check out their website to find the shed nearest you.

<http://menzshed.org.nz/canterbury-region/>

## PATHWAYS MAINTENANCE

We know some of you have shown an interest in wanting to help with keeping your complexes looking good and here is an opportunity to help us with that.

Council are no longer addressing the removal of moss and lichen slime build up on pathways and other paved areas. OCHT has purchased bottles of simple application Moss and Mould Cleaner to be used at the complexes.

These are a very simple application, just attach to the garden hose and spray and it keeps working for up to 12 months.

Let us know if you have paved areas at your complex that have a lot of moss and slime build up and if you are willing to help us to "Spray and Walk Away!"



## TENANT ADVISORY GROUP (TAG)

Over the coming months, TAG will be working with OCHT on a few matters such as the car parking allocations at complexes, survey questionnaires and reviewing the letters and other correspondence OCHT send out to all tenants.

TAG will keep you posted on what they are doing via this quarterly newsletter, but are also looking at how best they can connect and communicate with you all in addition to the newsletter.

The current TAG members reside in the following complexes:

- Marwick Place, Redwood
- Clent Lane, Spreydon
- Vincent Courts, Opawa
- Harold Denton Place, St Albans
- Airedale Courts, Central City
- Haast Courts, Richmond
- Harman Courts, Addington
- Poulton Courts, Richmond
- Berwick Courts, St Albans
- Veronica Place, Bishopdale
- Maurice Carter Courts, Spreydon
- Mary McLean Place, Hillsborough
- Resolution Place, Bryndwr
- Whakahoia Village, Richmond
- Pickering Courts, St Albans



TAG (Tenant Advisory Group)

## TOMATO PLANT DELIVERY

It may seem too soon to be thinking about tomato plants, but we will need to contact the prison in a couple of months with our plant order to ensure they are ready on time to deliver to you.

We have received mixed comments over the last two years about the time of year we deliver plants and whether they are best delivered to individual letterboxes or to one spot in a complex for you to collect from.

We would appreciate your feedback on the following:

Deliver plants 1<sup>st</sup> week in October

or

Deliver Plants 1<sup>st</sup> week in November

Place 2 plants in every letter box

or

Place 2 plants per tenants in one Collection point in your complex

Tenants advise OCHT if they don't want plants

or

Tenants advise OCHT if they do want plants and OCHT deliver plants according to this information.



Please ring the office



And let us know your thoughts by the end of August.



Like us on  
**Facebook**

Click on over to our new Facebook page and "like" us. You'll find information updates about the Trust, updates for tenants, news stories and anything else important you should know about.



**Ōtautahi Community Housing Trust**

61 Kilmore Street, Christchurch, New Zealand 8013  
Community organisation  
10 like this.



Search for Ōtautahi Community Housing Trust and click like.



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