Grapevine



Summer 2021

House & Home

- Safety checks
- Working safely in your home
- Flood awareness & contents insurance
- Affordable broadband from BT
- Who does what?
- Where's the isolation valve?

Health & Wellbeing

- Positive People
- CREATE YOU
- Healthier homes
- Get Outside in Somerset

Social Housing

- Did you meet the Regulator?
- Changing regulations



Neighbourhood & Community

- How strong is your community?
 - Raising awareness of ASB

SHAL

- Our commitments
- The way we're working

Together with Tenants

- Community Chats
 - Facebook

Kids' Corner

- Happy Healthy Holidays
 - Colouring in
 - Wordsearches

Here comes the summer sum!

Visit our website or follow us on Facebook for great ideas & info

We're here to help



01278 444344 (including out of hours)



07984 355553 (text only)



2 King Square Bridgwater, TA6 3DG



information@shal.org



www.shal.org www.mytenancy.co.uk



@shalhousing

Being listened to without fear or judgement

We don't want anyone to feel unable to speak to us about their concerns or even make a complaint.

If you've reported something to us and you've not had a response please come back to us. Many of our Community Chats have considered how we communicate – and the importance of keeping you up-to-date with what we're doing or why we may not be doing it just yet.

There may be a genuine reason why we've not been able to respond and, sometimes, we may get things wrong. If something's gone wrong we want to be able to work with you to put it right.

Information & services are available 24/7

If you're not sure what's available you can send **TEXT** to 07984355553 to get all the options.









www.sasp.co.uk/happy-healthy-holidays

House & Home

Do you use a hairdryer?

A hot hairdryer put away in a drawer is believed to have caused a fire that tore through a home in Pwllheli, North Wales.

The fire caused severe damage and the fire service reminded everyone about the importance of allowing electrical appliances to cool before storing them away.

North Wales Fire and Rescue said no-one was hurt in the blaze.

The Fire Service tweeted "Please ensure that you allow any electrical appliances to cool down fully before storing them away."

Government advice on working safely during COVID-19

"When you're working in a household where somebody is clinically vulnerable, make prior arrangements to avoid any face-to-face contact.

"You should be particularly strict about handwashing, coughing and sneezing hygiene, such as covering your nose and mouth and disposing of single-use tissues."

Consider:



- Asking households to leave all internal doors open, to minimise contact with door handles
 Identifying busy areas across the household where people travel to, from or through. For example, stairs and corridors. Minimise movement within these areas
- Taking breaks outside where possible
- Limiting the number of workers within a confined space
- · Arranging methods of safely disposing of waste with the householder
- Allocating the same worker to the same household each time there is a visit where possible. For example, the same cleaner each time.



Safety checks

Throughout the pandemic we've been able to keep our tenants safe at home by continuing to check electric, gas, oil and solid fuel installations.

We have a duty of care to our tenants and a legal duty to check, maintain and repair these installations.

We will continue to do this safely even in households that have been advised to selfisolate or a member of your household has tested positive or is waiting for a test result.

We will continue to complete our risk assessment and explain how we will visit your home safely.

Planning for summer floods

Here in the UK we know that over the summer months we can go from hot glorious sunshine to horrendous down pours and flooding in the same day.

Back in July many people were taken by surprise and roads were flooded when we had a torrential down pour.

In mid-July some parts of Europe were devastated and many lives were lost after floods were triggered by record rainfall.

You can sign up for flood warnings by calling 0345 988 1188



www.gov.uk/sign-up-for-flood-warnings

What does "providing quality homes & services" mean?

We will provide good quality services and homes that are well maintained and safe. We will always seek to develop and improve what we do and how we do it. Quality homes and services will ensure:

- Tenants are safe at home, can pay their rent, are good neighbours, look after their home and are part of their community
- Everyone has what they need to look after their home, themselves and their loved ones
- We work together to provide help and support for those who need it and do the right thing for the right reasons at the right time
- We continue to provide affordable homes for rent and, where we can, help people into home ownership

Contents insurance

The My Home Scheme can cover most of your household goods and contents in your home.

The insurance also covers replacement of external locks if your keys are lost or stolen and the contents of your fridge and freezer.

There are additional cover options you can add to the standard policy.

Flood Awareness Week 2021

Monday 13 September – stay tuned for more details!



Personal Flood Plan

We're asking all our tenants to make sure they've got a Personal Flood Plan in place.

Similar to the plan you'll have in place if there is a fire in your home you may want to consider what you'd need to do if there was a flash flood. For example:

- 1. Does my contents insurance cover me for all types of floods?
- 2. Are all my important documents kept somewhere safe (e.g. not ground floor level)
- 3. Do I know where (and how) to switch off the electric and gas?
- 4. What important things would I need to take with me (e.g. medication, phone, charger)?
- 5. Where could I go?
- 6. Who could I call for help? Who might need my help?



Planning for summer floods

Flash flooding happens when rain falls so fast that the underlying ground cannot cope, or drain it away fast enough.

Roads can become like rivers and if there is a lot of water, it can flood buildings and carry cars away. So, if the rain is falling too fast for the ground or drains to cope, there is a risk of flash flooding.

Flash flooding commonly happens more where rivers are narrow and steep, so they flow more quickly. It can also occur from small rivers in built-up urban areas, where hard surfaces such as roads and concrete don't let the water drain away into the ground. This leads to surface overflow and can often overwhelm local drainage systems, leading to flash flooding.

Am I insured?

It's estimated the average house has contents valued at £35,000.

That may sound like an enormous sum of money but your "contents" include everything you own in your home that you may need to replace if the worse was to happen:

- Clothes
- Furniture, decorations and carpets
- Electronic items and white goods
- Food in your freezer
- Personal items

Many people don't realise the need for (and importance of) contents insurance until it's too late. Peace of mind may be more affordable than you think.

www.thistlemyhome.co.uk

Affordable BT broadband for people who claim specific benefits

BT has launched a new tariff called BT Home Essentials. It offers fibre broadband from £15 per month and is available to those getting:

- Universal Credit (all claimants)
- Employment and Support Allowance
- Jobseeker's Allowance
- Income Support
- Guarantee Pension Credit

www.bt.com/exp/broadband/home-essentials

Who does what?



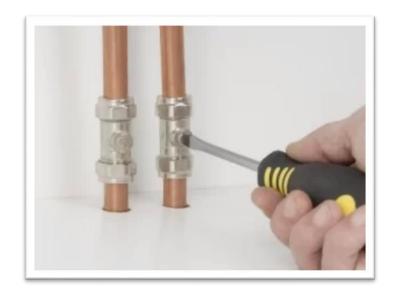
When you moved into your home we should have explained who is responsible for which repairs. The rights and responsibilities are detailed in your tenancy agreement but it's not always clear – and it's easy to forget where the agreement ended up in the chaos of the move. Here are the basics:

Me SHAL Glazing to all windows and doors¹ Main structure of the home (i.e. roof and Keys to your home² walls) Guttering, downpipes, soffits and fascias Electric and gas appliances in the home Paths and boundary fences that are SHAL's Bulbs, tubes and fluorescent starters responsibility Paths and boundary fences that are not Electric, gas, oil and solid fuel installations SHAL's responsibility Mains-wired smoke alarms and CO detectors Internal decoration including preparing surfaces (e.g. cosmetic plastering/filling) Regular safety checks of all asbestos (if Toilet seats and plugs/chains in sinks and present), electric, gas, oil and solid fuel baths Blockages in pipes and toilets

¹ We recommend all tenants have contents insurance and it's really important to make sure your policy covers glazing. We can come out to make sure your home is safe but you will be responsible for replacing the glazing itself.

² It's always best to have a friend or relative keep a spare set of keys just in case you lock yourself out or lose yours. A phone call to a friend will be a lot cheaper than a call to a locksmith – and SHAL will charge you in advance if you call us out to gain access or change the locks.

If you're not sure who is responsible for what please feel free to phone us and we'll have a chat. We may be able to help and support you make the repairs yourself.



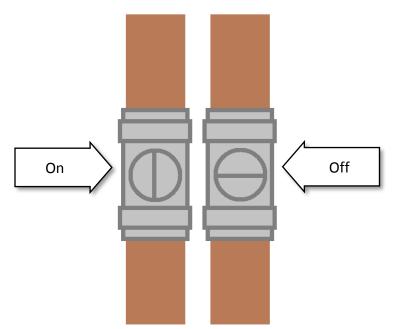
Isolating the water supply

If you've got a leak from a pipe it can be really easy to stop the flow of water and prevent further damage – without turning it off at the mains.

Most pipes (including those that fill up toilet cisterns) have isolation valves and the water can be stopped here – just follow the pipe back until you see the isolation valves (left).

All you need is a flathead screwdriver or anything that'll help you turn it off – you could even use a 1p piece.

If you report a leak out of hours we'll normally ask you to turn off the water at the isolation valve to prevent further damage and we'll attend the next working day.



What do you love about your home & community?

Internal wall insulation

We're really excited to have started our programme of installing internal wall insulation. This is focused on our least energy efficient homes, which are mainly in rural areas without mains gas. We're completing Energy Performance Certificates (EPCs) before and after installation so we can measure the improvement we're making. In one home we were able to increase the energy rating from 32 to 96. The average rating for homes in England and Wales is 60. **The government has said all homes should have a minimum energy rating of 69 from 2030.**

We're also installing air source heat pumps and PV panels where we can. All these improvements will help reduce energy bills and ensure homes are healthy, warm and affordable. You can find out more in the 'Health & Wellbeing' section. We're also renewing the EPCs for all our homes. We completed 97 in 2020 and so far we've completed 172 in 2021.

Neighbourhood & Community

Your community may be stronger than you think

During our Community Chats some of you have been surprised to find out how many neighbours are part of the SHAL Community.

Community	No.				
Axbridge	6	Cotford St Luke	10	Rooksbridge	3
Bawdrip	2	Creech St Michael	20	Shapwick	2
Berrow	1	East Brent	3	Shipham	1
Bishops Lydeard	2	East Huntspill	2	Spaxton	3
Bishopswood	1	Enmore	1	Stawell	1
Bridgwater (Central)	87	Highbridge	44	Sutton Mallet	3
Bridgwater (Hamp)	129	Lower Weare	1	Taunton	33
Bridgwater (Newtown)	101	Mark	1	Thurloxton	2
Bridgwater (Sydenham)	77	Middlezoy	1	Trull	5
Broomfield	1	Minehead	2	Watchet	16
Burnham-on-Sea	9	Moorlinch	1	Wedmore	3
Burtle	1	Nether Stowey	24	Wellington	10
Cannington	3	North Petherton	18	Wembdon	2
Catcott	1	Norton Fitzwarren	3	West Huntspill	8
Cheddar	7	Othery	3	Westonzoyland	7
Chedzoy	1	Over Stowey	2	Woolavington	72
Chilton Polden	7	Puriton	8	Total	751

87%

are happy with your neighbourhood as a place to live

64%

of you feel part of the community

How's your community?

Back in 2019 we asked all tenants about their community and neighbourhood. 87% were happy with their neighbourhood as a place to live and 64% felt part of their community.

The last 18 months have been anything but normal and many people have felt very isolated by the restrictions that were put in place.

How do you think you and your community has been affected? Do you still part of the community?

Kids' Corner **D**....



Kids corner



what does "create a strong community" mean?

We will work together to create SHAL Communities. Our communities will be:

- Strong and safe for everyone
- Where we're proud to live and work
- In person and online
- Here for you when you're ready

www.shal.org/our-community

We want all our communities to be safe places

If you have any problems with ASB you can text **ASB (plus a message)** to 07984355553 and we'll come back to you.

Alternatively, <u>Crimestoppers</u> can take information about antisocial behaviour if it is serious, criminal or causing a risk to a person.

You can also call 999 if you or someone else is in immediate danger, or if the crime is in progress. You can call 101 if the crime is not an emergency or report ASB online.





Happy Healthy Holidays Somerset will be running over the summer, with lots of fun summer activity clubs and family days out that include food. SASP is working in partnership with Somerset County Council to provide **FREE** places on a range of exciting programmes and activities.

Find FREE activities local to you by visiting our website:

www.sasp.co.uk/happyhealthy-holidays



- Activities available for children aged 5 -16 years - FREE places for children eligible for Free School Meals

For more information contact:
Nancy Murdoch on enquiries@sasp.co.uk or call 01823 653992







Social housing

Did you meet the Regulator of Social Housing?

Back in July we attended an online event with the Regulator of Social Housing (RSH). The event was organised by the National Housing Federation (NHF). There were over 180 tenants online and it was an opportunity to meet the RSH and hear them explain their plans for changing the way social housing is regulated.

Did you know there are 4 consumer standards the RSH regulates? They are:

- 1. Home
- 2. Tenancy
- 3. Neighbourhood & Community
- 4. Tenant Involvement & Empowerment

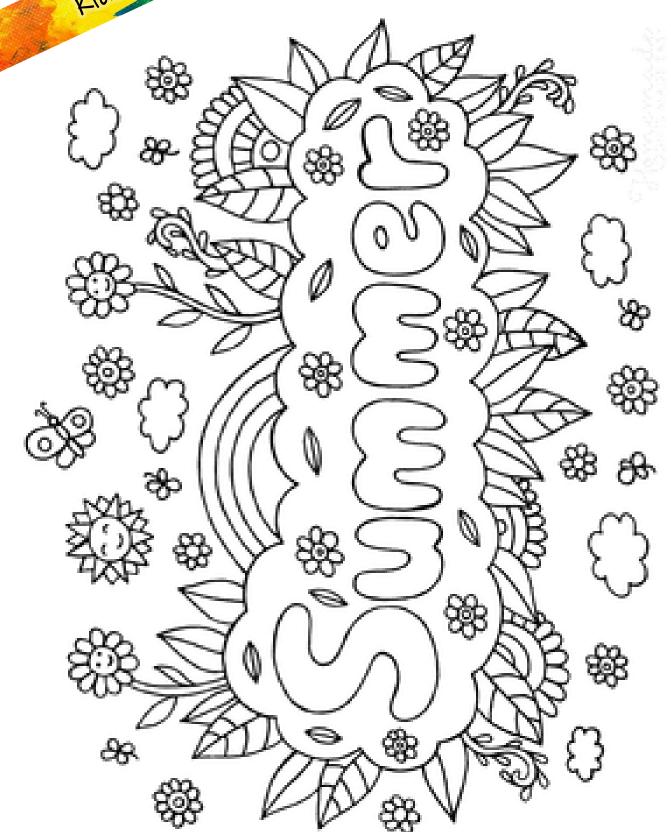
How is regulation changing?



The White Paper sets out wide-ranging proposals to transform and strengthen the regulatory regime to ensure it holds landlords like SHAL to account. Many of these changes will require legislation:

- Work with the regulator to establish a proactive consumer regulation regime with active oversight of landlord performance.
- Legislate to remove the 'serious detriment test'
- Change the regulator's objectives to explicitly cover safety and transparency
- Legislate to give the regulator a power to **publish a code of practice** on the consumer standards
- Expect the regulator to bring in a set of **tenant satisfaction measures** for all landlords
- Legislate to place an obligation on landlords to identify and publicise a senior named person in their organisation who is responsible for ensuring compliance with their **health and safety obligations**
- Expect the regulator to require landlords to identify a 'responsible person' for **consumer standards compliance**
- Introduce a new access to information scheme for social housing tenants
- Expect the regulator to require landlords to evidence how they have sought out and considered ways to improve engagement with tenants
- Legislate to strengthen the regulator's enforcement powers to tackle failing landlords
- Expect the regulator to review and amend its regulatory standards to make it clear that landlords should have a policy setting out how they should tackle issues surrounding **domestic abuse**
- Legislate to strengthen the relationship between the Housing Ombudsman and the regulator
- Maintain the robust economic regulation regime that is already working well
- Refine the regulator's powers to ensure it has the right tools to deliver its economic regulation function effectively

Kids corner





Window decorations

Why not colour these in and put them up in your window – and you can even ask an adult to share it on our Facebook page/group. If you can't do that you can email to us or send it back in the post and we can share it for you.

Together with Tenants

SHAL's Community Chats

We're meeting online regularly to discuss the issues you raise. We've arranged the following sessions for 2021.

You don't have to attend them all and if you just want to "listen in" that's fine.

We'll share the links for the meetings by email and we'll set up events on our Facebook page. We'll also share what was discussed with everyone afterwards.

August

Energy efficiency, condensation & mould

September

Rusty Road 2 Recovery

October

How we re-let our homes

November

Help & support for disabilities

We've held 9 online Community Chats since November 2020. There's often a new face, which is great. Overall, 12 different tenants have attended them regularly.

We share the invites by email and Facebook so take a look!

Attending your first one can be daunting so if you're thinking about coming along but would like a chat beforehand please call Lee on 01278 442014 (or your Housing Officer) and we can put your mind at rest.

"Is there something you'd like to talk about in one of our chats?

Please email
Lee@shal.org and
we'll arrange
something."

Lee

What does "include, listen & understand" mean?

We will seek and value opinions to help improve what we do and how we do it. We will:

- Ensure everyone has a voice and is listened to without fear or judgement
- Provide clear, accessible and timely information
- Provide different ways and opportunities to communicate and be involved so everyone feels comfortable
- Involve our community in decision making

Health & Wellbeing

Positive People

"I had a breakdown March 2020 and have therapy weekly but I can recommend Positive People. They're amazing and have helped many people gain confidence. I have done many activities, outdoors and on line. I don't do Facebook and I'm quite isolated but if you could pass this on I would be grateful.

"I would love someone to experience the help and support these people offer."

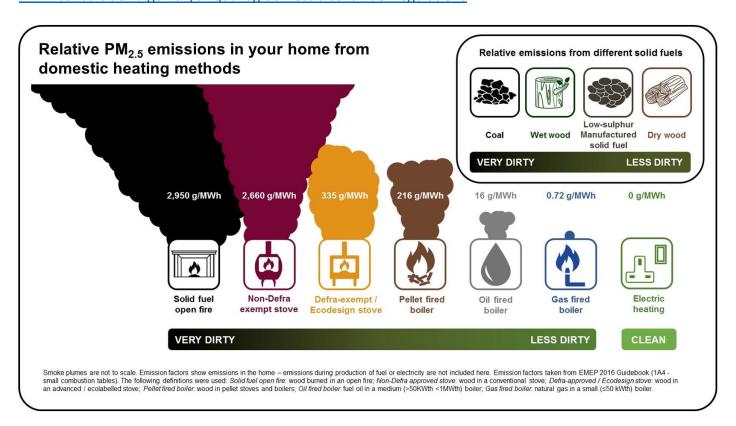
www.pluss.org.uk/positive-people/areas/somerset

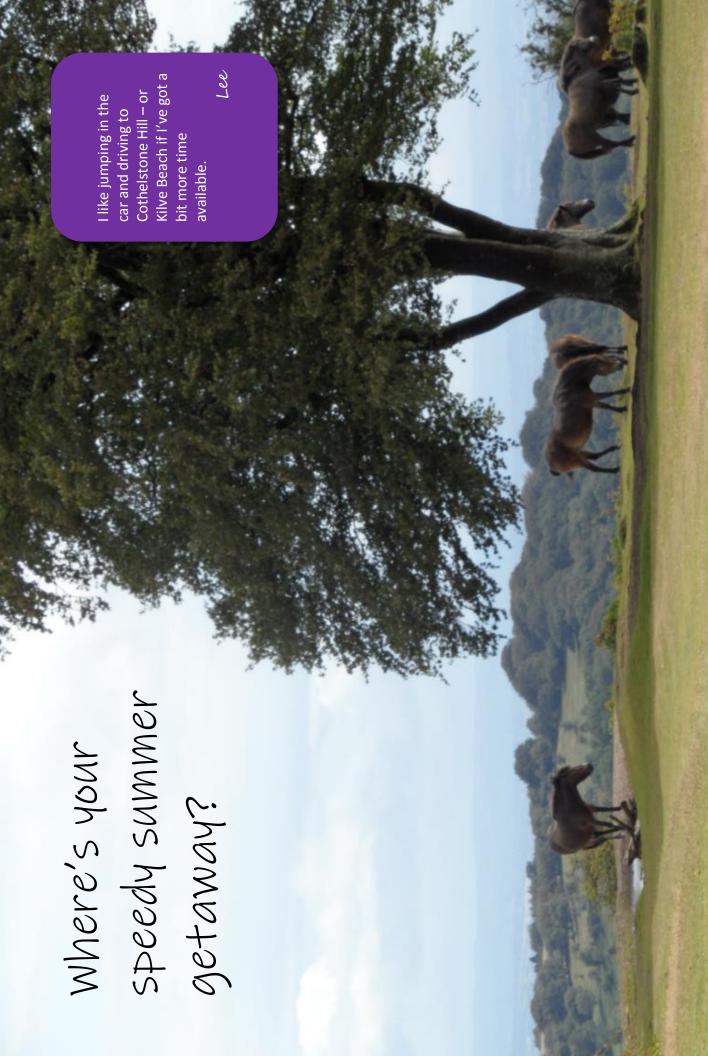
Healthier homes

<u>The Clean Air Strategy</u> states that air pollution is the top environmental risk to human health in the UK. The Strategy is clear that we need to tackle sources of air pollution, including emissions caused by heating our homes.

Air pollution has adverse effects on the cardiovascular and respiratory systems. When air pollutants enter our body they affect our eyes, nose, throat, lungs, heart and blood vessels. Over a long time, exposure to air pollution can cause chronic health conditions. **Replacing inefficient and unhealthy solid fuel and oil boilers will not only help reduce energy bills it will also make your home healthier.**

www.consult.defra.gov.uk/airquality/domestic-solid-fuel-regulations





'being in nature' may not be as easy as it sounds. The good news is, you don't have to climb a mountain to feel the benefit – there are lots of There's a lot of good research to support the role nature can play in protecting and supporting our mental health. For many of us though, simple ways to bring nature into your everyday.

ITV News: damp & mould

Over a number of weeks ITV News has broadcast packages about the experiences of social housing residents living in homes with damp, mould and other types of serious disrepair.

Following discussions with its members, the NHF approached ITV to offer a conversation with the journalists working on the series to offer an apology to the residents whose stories ITV had highlighted, talk about the action housing associations have been taking on these challenges, and offer broader context about the housing pressures we face as a country. You can <u>read her statement online</u>.





www.housing.org.uk/news-and-blogs/news/response-to--itv-news-investigation

Have you heard of CREATE YOU in Highbridge?

Create You was founded in 2019, stemming from a long held and widely practised belief of their founder, Leila Browning, of art as therapy. They've just opened up in Highbridge. She says "Creating art relieves stress and encourages creative thinking.

"During recent times of worry and lockdown, this has never been more relevant. They have several groups running on that you can join and use art as an escape."



"We offer various weekly groups and assorted one off workshops. We're also happy for people to pop in for a chat; if there's no group on then the kettle often is!"

Sarah

What does being "transparent & accountable" mean?

We will be open and transparent and work together to develop our understanding. We will:

- Be fair in our approach and help people understand our decisions
- Share how we're performing, including when things go wrong
- Ask each other how we can develop and improve what we do
- Learn from our mistakes and resolve differences by listening to each other

The way we're working

As you're probably aware the government removed many of its restrictions on 19 July. However, we're not changing the way we work for the moment but we will keep this under review.

As a small organisation even a small number of cases could have a massive impact on the services we provide.

Although our office remains closed we're still here for you as always.

Engaging with complaints

Being transparent and accountable means we will engage with complaints. We will always look into what may (or may not) have happened and be accountable if we've got something wrong.

We don't want anyone to feel like they can't speak to us or have their say. We will work together and listen to each other. We may not always be able to agree but we will always be fair.



We will all:

- Create a strong community
- 2. Build strong relationships
- Provide quality homes
 & services
- 4. Include, listen & understand
- Be transparent & accountable

What does "build strong relationships" mean?

We will treat each other with respect and be open and honest with each other.

Our relationships will be:

- Polite, friendly and mutually respectful
- Understanding of differences
- Honest, positive and helpful
- Between people and not "positions"

Finding Nemo



SHARK SON BLUE LOVE BOAT TURTLE OCEAN **PLANTS** SURFER CLOWNFISH DORY MARLIN WATER NEMO REEF **FATHER** SEA GREEN AUSTRALIA





The Little Mermaid

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SEBASTIAN MARRY ARIEL **SCUTTLE JETSAM** EVIL ERIC LOBSTER URSULA MERPEOPLE ADVENTURES FLOTSAM KING TRITON SISTERS TRICK **FLOUNDER** SING HUMAN MERMAID

The Lion King

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Kids: Corner

MUFASA BANZAI **PUMBAA** SHENZI SARAFINA SARABI ELEPHANT SIMBA HYENA STAMPEDE CIRCLE OF LIFE PRIDE ROCK WILDABEEST NALA ZAZU PRIDE LANDS KING SCAR TIMON



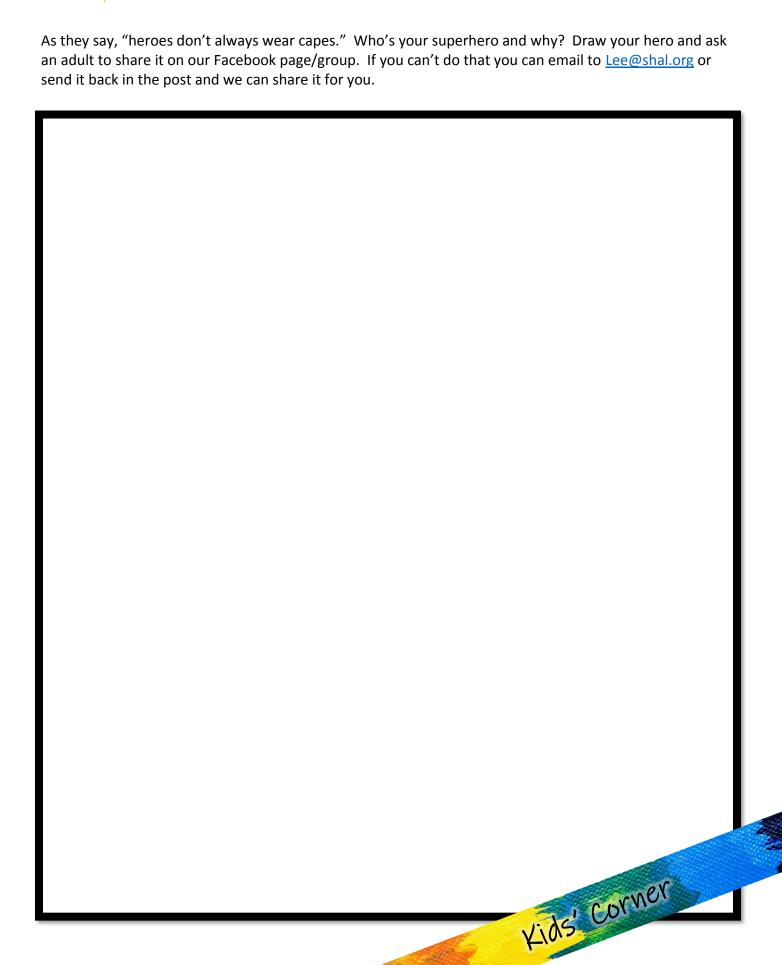


Ice Cream Flavors

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Α	Т	D	С	0	T	T	0	N	С	Α	N	D	Υ

TRIPLE TORNADO REESES NEOPOLITAN CHOCOLATE STRAWBERRY COTTON CANDY COCONUT ROCKY ROAD COOKIE DOUGH TIGER TAIL GREEN TEA HOKEY POKEY MAPLE WALNUT **FUDGE** PECAN BANANA VANILLA

Who's your lockdown hero?



What do you love about where you live?

ve? What's it been like living in your home	at home? What do you love about your home and where yover the past 18 months? You can write a poem, a story con our Facebook page/group. If you can't do that you can post and we can share it for you.	or
	rids corner	
	Lids	

Competition time! You can win £50 vouchers!



1. British Summer Time (BST) starts on the last Sunday of which month?

A: March B: April C: May

2. Joel Corry featuring MNEK spent 6 weeks at number 1 in the summer of 2020 with which song?

A: Head, Should, Knees & Toes

B: Head & Heart

C: Can't Get You Out Of My Head



3. The fictional coastal town of Summer Bay was the setting for which soap opera, first broadcast in 1988?

A: Neighbours
B: Hollyoaks
C: Home & Away



You can answer as many questions as you like - you only need to get one right!

Just send the question number and your answer (for example 1A **or** 1A 2C 3A) along with your name and address to:

Email: lee@shal.org

Post: 2 King Square, Bridgwater, Somerset, TA6 3DG

Text: 07984 355553

Deadline: 31 August 2021

The lucky winner of the competition in our last issue was Stephen from Bridgwater. The answers were: 1B(1.5%), 2C(5), 3B(£95).

Competitions in this newsletter are not open to members of staff, shareholders of SHAL or their relatives. By entering this competition, you agree that the collection of any prize will be photographed and SHAL Housing Limited is given the competitor's consent to publication of such photographs in any form. Where entries are made by children their parents/legal guardians must give such consent.