

COME TO THE NEXT
GENERAL MEETING

THURSDAY

1ST MAY 2025 7:15PM

St John's Highbury Vale CofE
Primary School, Conewood
Street, Islington, London, N5 1DL

IMPORTANT REMINDER

We kindly remind all members that communal areas, such as hallways, stairwells, and shared spaces, should remain clear of personal belongings at all times.



Tips to manage your rent arrears

1. Contact landlord immediately. Explain situation & request a meeting.
Katherine Forsyth at Coop Homes has been very helpful in supporting people with their rent arrears.
2. Create a budget. Prioritise rent. Identify areas to cut costs.
3. Explore assistance: Benefits check. Seek local charities.
4. Seek professional advice: Contact a debt advisor.
5. Negotiate a repayment plan. Work with the landlord.

ST JOHN'S SOUP KITCHEN & FOODBANK

LOCATION. St John the Evangelist
Church, Queen's Drive, N4 2LW.
Donations of goods or money
are welcome



<https://www.stjohnskitchen.org.uk/>



**Quadrant
Brownswood
Tenant
Co-operative**

A newsletter from QBTC
Issue 3 Spring 2025

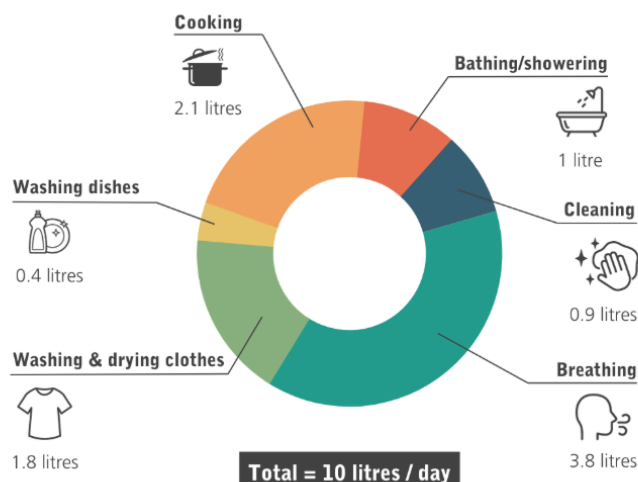


Stock condition surveys

The stock condition surveys are coming to an end with less than 10% remaining. These surveys have given us a wealth of detailed information about the current condition of our stock. Areas for improvement will need to be prioritised and worked into the business plan to ensure QBTC has the funds to address the maintenance issues that have been raised as a result of the surveys. We know it is frustrating to have outstanding works on your properties but we ask you to please be patient and once the surveys are complete CHS can produce a business plan with a financially viable approach to addressing the necessary home improvements.

Condensation, damp and mould

Condensation is the most common cause of damp. It's easily recognised by the black mould it causes —small black dots that appear near cold surfaces like window frames. When moist air reaches cool surfaces — such as walls, ceilings, windows and pipes — it turns back into water (condenses) making those surfaces damp. We produce a lot of moisture through our everyday activities at home, such as showering, cooking, drying laundry and even just breathing (see diagram below).



Preventing condensation

Two immediate solutions to condensation are ...

- Produce as little moist air as possible — for example, by drying clothes outside and keeping lids on pans. If it's not possible to dry laundry outside, use the spin cycle on the washing machine twice to reduce the amount of water held in the fabric.
- Make sure any moist air you create can leave your home through vents, extractor fans and open windows/doors. Try to allow at least 30 minutes a day with the windows and doors open to allow for air flow and improved ventilation.

Treating mould

The tips above will help you prevent mould growth. But if you don't treat and clean mould that is already present in your home, it will grow and spread to other areas. Mould spores can exist in walls up to a meter around the visible patch.

Treat mould by following these four steps:

1. Treat the visible mould with a spray containing bleach and allow it to dry, then repeat.
2. To kill the invisible mould spores, treat an area at least 1m wider than the mould patch with a spray containing bleach.
3. Repeat the treatment every time it reappears. It can be frustrating and time-consuming, but it will be worth it to stop the mould from getting worse.
4. Dispose of furniture, soft furnishings and wallpaper that are too badly affected for treatment to be effective.

For more detailed information visit The Centre for Sustainable Energy <https://www.cse.org.uk/>