

# Happy New Year!

**PLEASE COME  
TO THE NEXT  
GENERAL  
MEETING**

**TUESDAY**

3<sup>rd</sup> February St John's Highbury Vale CofE Primary School, Conewood Street, Islington, London, N5 1DL 6:30-8:30pm

## **IMPORTANT REMINDER**

To ensure the safety and structural integrity of our buildings, structural changes to your property are not permitted without prior written consent.

If you are planning any renovations or modifications (this includes changes to your bathroom or kitchen) please submit a formal request so we can review the plans and provide the necessary permissions.

You can do this by emailing CHS or the MC

**Thank you for your patience and we hope to see you all at the General Meeting next month.**



**Quadrant  
Brownswood  
Tenant  
Co-operative**

A newsletter from QBTC

Issue 6 Winter 2026



## **Maintenance & complaints**

As a management committee we are working hard to overcome the challenges tenants face when reporting repairs and in the last year we have been able to bring many longstanding maintenance issues to a close.

Please use the MC email **qbtc1975@gmail.com** to make us aware of any issues that you require support with.

As a member of this housing cooperative, you are more than just a resident, you are a co-owner. Choosing to use a "no win, no fee" lawyer might seem like a way to finally get leverage, but it is often the most damaging path for both you and your neighbours. These firms typically take a massive cut of any settlement, meaning you receive significantly less than you deserve, while the cooperative's shared funds, money meant for repairs, improvements, and community projects are drained by high legal fees. Because we are a mutual organisation, there is no external "corporate" pot of money; every pound paid to a lawyer is a pound taken directly out of our collective budget. By using our free internal complaints process you can escalate your concerns while keeping our resources where they belong, invested in our Co-op.

## **Rotting windows and condensation**



The recent stock condition survey highlighted the poor state of window frames in some of our properties so the MC is looking to address this with a future upgrade of windows in urgent need of repair. Excessive condensation is one of the main contributors to rotting frames so in the meantime please help us to slow down the damage to windows by following these easy steps to reduce condensation.

### **Preventing condensation**

- 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.
- Try to allow at least 30 minutes a day with the windows open a crack to allow for air flow and improved ventilation.
- Make sure any moist air you create can leave your home through vents, extractor fans and open windows/doors. Dehumidifiers and moisture absorbers can really help.