

Our Chat

October/November 2022



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



Committed job seeking tenants have been working with ŌCHT job coach Lyn - and attending job fairs - as new opportunities beckon.

More tenants find work, get work ready with ŌCHT's job coaching service

Heaps of ŌCHT tenants are attending job fairs and getting work ready as the busy summer employment season nears.

Employers have been banding together to tempt new staff at job fairs across the city. ŌCHT job coach Lyn has publicised many of these fairs on OCHT's Facebook page.

She's also been busy helping people prepare CVs, write cover letters, set employment goals, identify skills and match them to jobs, and overcome barriers to employment.

So far, she's helped 12 tenants find work and even more get ready to take the next steps in their employment journey.

"Finding a job is a process and it can take some time. The job coaching service is there to guide you to overcome challenges, build confidence and achieve your goals."

Tenant Nadia recently met Lyn and discussed updating her CV, finding a different type of job and the skills she needed to get one. She's now working in customer service.

"We looked at all types of jobs and applied for the ones I thought I could do, so I learned how to apply online

and got an interview from one of these applications," Nadia says. "This job is great, I'm really enjoying it."

Jess found work in hospitality. She says the service was really helpful "especially for interview skills, practice and updating my CV".

You can get started by arranging an appointment for a 30 minute chat with Lyn at a place convenient to you. Lyn will get the ball rolling and answer your questions along the way.

"I'm often asked about transport to work, extra training, getting a driver's licence or passing a police check. We can find ways to make things work.

"People can also be nervous about how working can affect their rent payments, but working usually makes a positive financial difference to people's lives.

"There's no pressure or obligation after attending - the service is here to prepare you for work and hopefully help you secure a great job that positively impacts your life."

You can arrange an appointment with ŌCHT's job coach Lyn by calling 0800 624 456 or emailing admin@ocht.org.nz.

In this newsletter

1. ŌCHT tenants find work, Covid-19 update
2. Spring cleaning tips, how to keep your home cool
3. Upcoming digital sessions
4. Keep track of what's happening, be firewise, transport survey, nominate a housing hero

COVID-19 update

The government recently changed the way we all deal with the COVID-19 pandemic. Here's what the change means for ŌCHT.

Masks: ŌCHT staff will wear a facemask when visiting you in your home and we're encouraging our contractors to do so, too. You don't have to wear a mask when we visit you, or when you visit our office in Kilmore St. You also don't have to wear a mask in our community lounges.

Our services: All our services are operating as normal. Some of our work – particularly work that needs people or materials – might be affected by COVID-related staffing and supply issues. We're grateful for your patience whenever this happens.

Getting hold of us: ŌCHT's Kilmore St office is open as normal, 8.30am-5pm Monday-Friday. You can also get us on 0800 624 456 – that's the best way to raise maintenance requests or issues related to your tenancy. Please also call us if you need help connecting with COVID-19-related support.

The future: We'll regularly review our response to be sure we're working in a way that reflects what's happening in our community.

Thank you for your continued support as we adjust to the new normal.

Keeping your home cool during warm weather

During the day

- Use your heat pump on the cool setting. Select the cool button and set the temperature (18-21 degC is a good guide for a healthy room temperature).
- Use blinds
- Use the extractor fan every time you cook.
- Cover pots and pans when cooking.
- Limit the use of appliances like stoves, ovens and dryers.
- Take a cool shower and use the extractor fan.

In the evening

- Keep windows open with a fan nearby when you're at home
- Make a cross breeze by opening windows and doors



Plus, here's some additional tips to beat the heat:

- Cool your body
- Protect your pets
- Hydrate
- Avoid sun exposure
- Avoid/limit alcohol and caffeine
- Check on others

Did you know?

Opening your windows and doors for 15min twice a day can save you money in heating and cooling. The reduced moisture in the air makes it easier for your heat pump to do its job!



Spring cleaning tips



Keep on top of the weeds

Pull weeds out as you see them and before they get too overgrown - it'll save a huge amount of work later in summer. Did you know you can kill weeds with boiling water? Use what's left in your jug, or from your vege pot.



Rubbish buildup

Now's a great time for a clearout. Clutter can make a home harder to live in, can attract (and keep) pests and even be a fire risk. If there's no room in your red, yellow or green bins, there are EcoDrops in Bromley, Wigram and Redwood where you can dispose of large quantities of green waste or rubbish, or leave your recycling. Please don't dump your unwanted items and rubbish outside your bins or around your community - help us all keep our outdoor spaces nice and tidy so we can all enjoy it over summer.



Gardening

Gardens are springing back to life - which is great for the green fingered among us, even if it does mean a bit of work for the next few months. Tenants are responsible for keeping their gardens neat and tidy but if you're not keen on gardening, ÖCHT's gardening service can help. It offers:

- A one-off garden tidy up. This includes weeding, pruning and a general tidy up of the garden beds directly adjoining your rental unit. It costs \$109 no matter the size of your garden. You'll be responsible for keeping the garden looking good after the one-off tidy. You can pay it off at a minimum of \$5 a week.
- Garden removal. This is for people who really don't want a garden. For a fixed one-off cost of \$247, the service removes all plants and installs weed mats and bark to make it easier to maintain. You'll need to keep on top of any weeds that might pop up after the tidy. You can pay it off at a minimum of \$10 a week.

Sound like something you need? If so, please give ÖCHT a call on 0800 624 456 or email us at admin@ocht.org.nz and we'll get this arranged.



Correct use of bins

Your kerbside refuse and recycling bins are provided by the Christchurch City Council and they're designed to help reduce the amount of waste to landfill, and improve recycling. By putting the right items in the right bin, you're helping our city to reduce waste and save money. You can check what goes in which bin by calling the council and asking for help, or by using the Christchurch bins app on your phone. You can download it by searching "bin good" in your app store. If your bin is lost ring the council on 03 941 8999 as soon as you can.

Get involved: free digital training offered to all ŌCHT tenants

Do you get frustrated with your smartphone? Worried about online scams? ŌCHT's digital coaching service can help!

ŌCHT provides **FREE** digital training sessions for OCHT tenants. Over October and November, coaching sessions will focus on:

Getting the most out of your smartphone:

- Navigation: do I swipe up/down/left or right?
- Installing and uninstalling apps
- Personalisation: moving apps and setting up the homescreen
- Widgets
- Settings and tools
- Online messaging vs text messaging
- You phone as a mobile hotspot
- How to deal with notifications
- ... and much more!

Staying Safe online:

- What's a scam
- Common types of scams
- Keep yourself safe online
- Scammed? What to do next.

Our digital coaching team will hold sessions at community lounges over the next two months. Check the list on this page to find the closest session.

Get the most out of your smartphone sessions

Date	Time	Location/lounge
Oct 11	10am – 12pm	Clent Lane, 62 Cobham Street
Oct 18	10am – 12pm	Concord Place, 211 Mairehau Road
Oct 26	1:30 – 3:30pm	Forfar Courts, 95 Forfar Street
Nov 1	1:30 – 3:30pm	Fletcher Place, Fletcher Place, Upper Riccarton
Nov 10	10am – 12pm	Bryndwr Courts, 26 Lees Road, Byndwyr
Nov 16	1:30pm – 3:30pm	Jecks Place, Jecks Place, Avonside
Nov 24	10am – 12pm	Hornby Courts, 2 Goulding Street
Nov 30	1:30pm – 3:30pm	Vincent Courts, 60 Vincent Place

Staying safe online sessions

Date	Time	Location/lounge
Oct 13	1:30pm – 3:30pm	Concord Place, 211 Mairehau Road
Oct 20	10am – 12pm	Forfar Courts, 95 Forfar Street
Oct 27	10am – 12pm	Fletcher Place, Fletcher Place, Upper Riccarton
Nov 1	10am – 12pm	Bryndwr Courts, 26 Lees Road
Nov 8	1:30pm – 3:30pm	Jecks Place, Jecks Place, Avonside
Nov 15	10am – 12pm	Hornby Courts, 2 Goulding Street
Nov 22	1:30 – 3:30pm	Vincent Courts, 60 Vincent Place
Nov 29	10am – 12pm	HP Smith Courts, 54 Avalon Street

Give us a ring on **0800 624 456** to book your place.
Get in quick - the sessions are limited to 10 people at a time.

Getting rent sorted

Assisted Rentals change this month so please check your automatic payments. It might also be worthwhile checking in with the Ministry of Social Development, to be sure you're getting the correct Accommodation Supplement or other support. Please also call us on 0800 624 456 for help or advice.

Join TAG

The Tenant Advisory Group (TAG) is a group of tenant volunteers who advise ŌCHT. They raise issues

affecting tenants and drive projects that contribute to community life. They also meet monthly to discuss housing developments, tenant health and wellbeing and social activities, to help make our communities even better.

To join, call ŌCHT on **0800 624 456** or email admin@ocht.org.nz and we'll put you in touch with a TAG member - they'll see you right. There's more about TAG online: ocht.org.nz/



ŌCHT has opened six new family homes in Halswell. They're built by national company Naylor Love, who want to use the same design and building methods to tackle the shortage of social housing in other centres around New Zealand.

Keep track of what's happening

Here's some of the work we'll be doing over the next few months:

Upgrades

We're progressively upgrading some of our older homes. Wycla Place developments are nearly complete - we hope to finish this project close to Christmas. Roimata Place upgrades are underway and Pickering Courts upgrades have recently started.

Water main replacements

We need to upgrade the water main network in the following communities over the coming months: Mary McLean Place, Guise Lane, Raleigh, Hadfield Courts, Torrens Road, Dover Courts and Martindales Road.

Fence repairs

Our list of fence repairs is steadily

going down but we've got a few more to do this year. Next on the list are Allison Courts, Osborne Street, Rue Viard, Huggins, Waltham Courts and Manse Place.

Gutter repairs

Gutter replacement work at Walsall Street was expected to be finished early this month (even if the weather hasn't always been our friend!).

Painting

Our exterior painting project continues with work on Proctor, Aberfoyle, Marwick and Biddick from mid October onwards.

As you can see, we've got a fair bit to focus on before Christmas. We'll always let you know when we're planning to do work in your community. Please keep an eye on your letterbox for updates from the ŌCHT team.

Let's get firewise

As the weather's starting to warm up, it's easy to forget to turn off your heating appliances. Remember to check you've turned off your bathroom heater before leaving the house.



Nominate your Housing Hero by October 14

Let's show how grateful we are for the people who make our communities even better by nominating them for a Housing Hero Award.

ŌCHT tenants can nominate fellow tenants who are doing great things in our communities. Our heroes receive prizes and recognition they probably don't seek, but totally deserve.

Past winners have done everything from delivering food parcels and taking people to their appointments, to responding to house fires and even saving a life!

The awards are run by tenant volunteers and time's ticking - so get your nominations in by Oct 14.

To make a nomination call us on 0800 624 456, email admin@ocht.org.nz or send us a Facebook message @ [otautahicommunityhousingtrust](https://www.facebook.com/otautahicommunityhousingtrust).

Free \$15 gift card for completing a transport survey

Researchers from the Universities of Canterbury and Otago are exploring how tenants get to the places they need to go and what would make that easier. They're also studying whether electric vehicles and e-bikes at communities help tenants. They're asking ŌCHT tenants to fill in a survey to collect these results.

Last year researchers found that tenants in the Brougham Street area were unable to do things like see a doctor, go grocery shopping, or visit friends and family because of transport difficulties or costs.

University of Otago researcher Dr Helen Fitt says that's something the research team wants to see change.

"It's not OK that people in our community are unable to do such important things as getting to a doctor's appointment or going out to socialise"

Dr Fitt says the research team, with ŌCHT, was 'gutted' when vandalism led to the Brougham Street e-bike trial being suspended.

Professor Simon Kingham of the University of Canterbury (and also Chief Science Advisor to the Ministry of Transport) agrees:

"We've been working hard over winter to try to find other solutions to transport difficulties, and we're excited that a replacement trial e-bike scheme is planned for Brougham Street before summer."

There'll be more on this new trial later.

The researchers hope that everyone who did their survey in 2021 will do it again in 2022.

In October, the researchers will be sending survey forms out to people who agreed to be contacted again this year. Anyone who returns a completed form can get a \$15 supermarket gift card as a 'thank you' from the research team.

Anyone who doesn't receive a survey form but would like

one can contact Helen on helen.fitt@otago.ac.nz or call her on **021 0904 6594**.



Thank you!



Ōtautahi Community Housing Trust
Ground Floor, 61 Kilmore St, PO Box
54, Christchurch 8140
FP 0800 624 456 LL 03 260 0058
admin@ocht.org.nz
[@otautahicommunityhousingtrust](https://www.facebook.com/otautahicommunityhousingtrust)
www.ocht.org.nz