

home

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TRUST HOUSE RENTAL HOUSING NEWSLETTER



Our house is your home



Back row: Donna Gray, Karen Herbert, Nadine Shedlock.
Front row: Matt Smith, Ray Dawson, Craig Thomson (GM Housing & Infrastructure).

Hi there, and welcome to our first edition of HOME, a quarterly newsletter from Trust House Rental Housing.

We have been a community landlord in Wairarapa and Tararua since 1999, and reckon that we do a pretty good job.

We understand that our house is your home, which is why we do our best to ensure that it is well maintained and welcoming for you and your family. Since 1999, we've invested more than \$20 million in improving and maintaining our rental homes - things like heating, insulation, fencing, redecorating, and concreting driveways.

This is an ongoing investment that we are committed to. But we also rely on you, our tenants, to let us know of any potential maintenance issues that require our attention.

The purpose of this newsletter is to reinforce to all our tenants that we are here to help.

We also want to provide information about

housing that we believe you might find useful. Having a warm, dry house over the next few months is going to be key to a happy, healthy family. We've pulled together some handy tips on practical things to do to keep your home cosy and warm.

In this issue we also have some proven ways to save money on your monthly power bill, a reminder about getting a flu jab - which in many cases is available for free - plus a shout out to our longest serving resident Patricia Williams.

Finally, we are a registered social housing provider in the government's social housing scheme which aims to make rent even more affordable. This means that if you're on a low income, you might be eligible for an extra rent supplement. To find out more, you can either call us or contact Work and Income.

Your health and well-being are important

If you need to report a repair or maintenance issue for your home please let us know on ☎(06) 370-0522.

To call toll free outside of Masterton:

Sth Wairarapa ☎(06) 304 9548

Pahiatua ☎(06) 376 6009

Dannevirke ☎(06) 374 5240

You can also send us an email, housing@trusthouse.co.nz.



Looking out for others this winter

You may know of people who need help with housing costs or other costs they're facing this winter.

If so, please encourage them to contact Work and Income on **0800 559 009** to see what support is available. There's also a lot of information on the Work and Income website about the help available workandincome.govt.nz.

Staying warm this winter

Winter is here, but just because it might be cold outside doesn't mean it has to be the same inside.

One of the keys to beating the winter chill is getting rid of dampness. Did you know that a household releases around 8 litres of moisture into the home every day from activities like cooking, showering and even breathing.

The more moisture there is in the air, the harder and more expensive it is to heat.

Here are some simple things that you can do to help reduce moisture, making it easier to heat your home



KITCHEN - When you're cooking:

- Keep lids on pots, make sure the pot fits the element and the lid fits the pot;
- Use your range hood - if fitted
- Open the window

BATHROOM

- Open the window when showering and keep your bathroom door closed for up to half an hour after showering
- Use your extractor fan - if fitted



BEDROOM

- Keep furniture and beds away from the wall
- Keep wardrobe doors slightly open
- Avoid putting mattresses directly on the floor

(Condensation can form in closed spaces, always leave a gap so that air can circulate).

WHOLE OF HOUSE

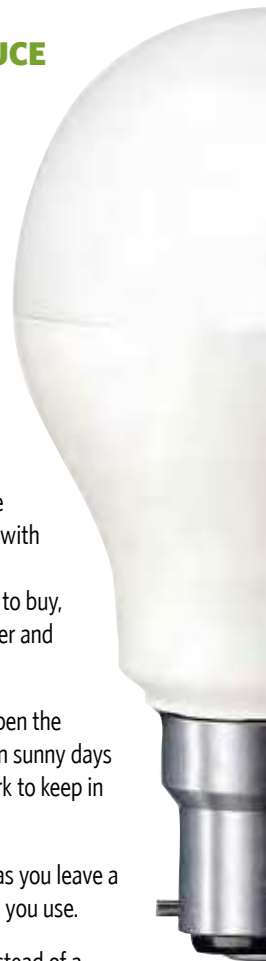
- Open curtains in the morning and close them just before dark to keep in the warmth
- Air rooms in the daytime with an open window
- Wipe condensation off walls and windows
- Stop cold air coming in under the door by blocking its path with a 'door snake'. You can make one by rolling up a towel or filling up an old rugby sock.



FIVE WAYS TO REDUCE YOUR POWER BILL:

- 1. LINE DRY:** Hang washing outside to dry or set up a covered outside area for clothes drying. Avoid drying clothes inside as the moisture they release into the air makes it hard to heat. If you use a dryer, run it at night when a lower electricity tariff is available.
- 2. MAKE THE SWITCH:** Replace the five most used light bulbs with energy-efficient ones. Energy-efficient light bulbs cost more to buy, but use around 80% less power and last up to 10 times longer.
- 3. FROM DAWN TILL DUSK:** Open the curtains as early as possible on sunny days and close them just before dark to keep in the warmth.
- 4. TURN IT OFF:** Turn off lights as you leave a room and only heat the rooms you use.
- 5. NUKE IT:** Use a microwave instead of a conventional oven if possible.

(For more information on how you can save cash around the home visit www.hnz.co.nz.)





Don't let flu stop you in your tracks

You and your family/whānau can avoid the misery of having the 'flu' (influenza) this winter by getting an annual flu shot.



Free flu shot

Flu vaccinations are free from a doctor or nurse or qualified vaccinating pharmacist from April till the end of December, if you are in one of these groups:

- Anyone aged 65 years or over
- People under 65 years of age (including children) with long-term health condition.
- Pregnant women (at any stage of pregnancy).
- Children aged four and under who have been hospitalised for respiratory illness or have a history of significant respiratory illness.

Please don't spread the flu around

By being immunised, you can help avoid passing the virus on to others close to you.

Flu is not the same as a cold. It's a serious disease that can make other existing conditions, such as breathing or heart problems, even worse, with some people ending up in hospital and some dying.

Check out www.fightflu.co.nz to find out whether you qualify for free flu vaccinations or call **0800 IMMUNE 0800 466 863**

Extra help to see families warm and healthy

You may be able to get some extra help from Work and Income if your children are unwell or you can't keep warm in your home.

Some types of help are only for people on a benefit, and others are for people on a low income. You can find out more on the Work and Income website www.workandincome.govt.nz or by calling them on **0800 559 009**.



Even if you don't qualify for free vaccination from a doctor or nurse, you may still be able to get one free from your employer.



Patricia Williams (right) with Housing Officer, Karen Herbert.

Cheers to our longest serving tenant

At Trust House we consider all of our tenants to be equally important.

But if we had to pick one who is perhaps just that little bit more special, then it is probably Patricia Williams.

That's because Mrs Williams is our longest serving tenant.

She moved into her Kummer Crescent house in Masterton in 1956, and has never once thought about moving out. We reckon that's pretty cool.

However, after 63 years, and now well into her 90s, Mrs Williams has locked the front door on her three-bedroom house for the last time, and has moved into a nearby rest home.

We paid her a visit with a gift of flowers and chocolates. She has been a wonderful tenant and we wish her well.

Originally from Wellington, Mrs Williams shifted north to Masterton when her late husband Ray, who suffered from asthma, was advised to head somewhere with a better climate.

"We chose this one because it was a little bigger and had a better kitchen," Mrs Williams says.

Backing onto the old Gasworks site the house is situated on a quarter acre section, which, when she was younger, had a "big vege garden".

It also receives "lovely all day sun", an aspect that Mrs Williams has enjoyed immensely in recent years.

Trust House took ownership of Mrs Williams' property from the Government as part of its purchase of the Housing New Zealand stock in 1999.

In total Trust House owns around 480 rental properties in Wairarapa and Tararua.

The average age of all the houses in Masterton is 55 years, built from 1938 through to 2017.

Talk to us

Call or email our housing team, or drop in to our Masterton office for a chat. We're here 8am to 4.30pm, Monday to Friday, 6 Queen Street, Masterton.

If an emergency occurs outside of normal working hours needing an immediate response, please phone us on any of the numbers to the left and you will be put through to our on-call Housing Officer who will help you.

WE'RE A FREE TOLL LOCAL CALL AWAY ★

- Masterton, 370 0522
- Sth Wairarapa, 304 9548
- Pahiatua, 376 6009
- Dannevirke, 374 5240



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HOUSING

housing@trusthouse.co.nz ▪ trusthouse.co.nz

* Calls are a free local call from a land line. A charge may apply if you call these numbers from a mobile phone.