



## In Bloom is back!

**For the past two years we have only been able to hold an online garden celebration, but this year we are planning to bring back the annual competition again and getting out and about to visit your lovely gardens.**

More information and a link to the online application form for In Bloom 2022 will be available in next month's ezine, but with the weather improving now is the time to get prepared for the judging which will be held in mid-July.

The gardens are judged under three categories – individual garden, container garden and communal garden. If you are one of our lucky winners you will win a **£25 National Garden Centre** gift card and have your name inscribed on the winners' cup, which you keep for a year.



## **St James House given spring clean**

St James House, Teignmouth, has received an external makeover, following a professional wash down.

Specialist contractor Sky Platforms completed a warm wash to the outside of the building to rid it of any dirt. As the before and after photos show, it's made quite the difference.

It took a week to complete and whilst Templer HomeBuild was there, they also cleaned the Teignmouth library footpath as a gesture of goodwill.



## Fast-track free debt support available

We know with the increased cost of living and fuel charges you may be struggling with decisions around paying such things as heating bills, school uniform costs and food.

If you are worried about your finances, contact our Income Team. We can give you free help and advice about your finances. We have a fast-track referral process for Step Change, who are one of the country's leading debt charities. We also have contacts for lots of other agencies we can refer you to, to help you negotiate any debts and ensure you are getting the benefit help you may not know you are eligible for.

We were recently contacted by a resident struggling financially as the bailiffs had turned up for an outstanding council tax debt. Our referral to Step Change saw them negotiate with the local authority about her council tax debt, get it recalled from the bailiff and set-up a lower, more affordable re-payment plan.

Your rent is an essential payment, as without doing so you risk losing your home. We can help avoid this, working with you to maximise your income and agree payment plans with other organisations to ensure you have enough left each month for rent payments.

Our [Money Directory](#) has lots of advice and useful contact information.



If the problem is caused by a leaky gutter, failed damp proof course, roof repair, render replacement or other building issue, we'll fix it.

We will aim to attend any report of proven damp and mould within 15 working days to complete an initial inspection. Depending on the level of work required, it may take time to sort fully, but we will agree a time plan with you that suits your household.

Hackney Council produced [this video](#) that captures some tips to avoid condensation.

You can report damp and mould to us by completing our online form [here](#) or by phoning us on **0800 197 9790**

Here's [a link](#) to some top tips to avoid condensation.

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**Help us improve your green spaces**



We are looking for residents to join our **Grounds Maintenance Panel**.

As a member you will be sent a short survey, via email, every two months for you to complete online. This will include feedback on the cutting of the grass in Teign Housing communal areas.

To help you complete the survey we will provide you with a copy of the Grounds Maintenance Standards and confirm which grass areas we cut that are local to you. If possible, we would like Grounds Maintenance Panel members to look at other communal areas close to where they live too. To ensure we have a good mix of feedback we are only looking for one person in each area – so contact us today if you would like to be one of them.

Being on the Grounds Maintenance Panel gives you the opportunity to let us know what the service is like where you live and make recommendations for improvements we could consider.

To join the Panel or to simply find out more please email [getinvolved@teignhousing.co.uk](mailto:getinvolved@teignhousing.co.uk)

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## Do you know a community project or event that could benefit from some funding?

Each financial year we set aside £5,000 for the Tenants' Forum Community Chest, which awards up to £500 each to projects or events that improve the lives of Teign Housing residents and the surrounding community. Members of the Tenants' Forum decide what awards will be given. You do not need to live in a Teign Housing property to make an application, but its impact must benefit Teign Housing residents as well as the wider community.

In 2021/22 projects who benefitted from funding included a couple of youth sports teams, summer activities for a youth club, improvements to two community gardens and the Buckland Hub. Three community events for the Queen's Platinum Jubilee in June have also received some funding.

To make an application, complete the form on this [webpage](#) and either email it to [Julie.Cleave@teignhousing.co.uk](mailto:Julie.Cleave@teignhousing.co.uk) or print and send it to **Julie Cleave, Resident Involvement Manger, Teign Housing, Millwood House, Collett Way, Newton Abbot, TQ12 4PH**. You can also contact Julie for help completing the form or an informal chat to see if your project might be suitable before applying.



April afternoon cream teas

Residents at our Bradley Court and Mapleton Close schemes and their friends enjoyed afternoon tea as part of their Easter celebrations.

At Bradley Court, Margaret baked homemade scones for all to enjoy. Thank you Margaret, they were delicious.

The residents of Mapleton Close were joined by John Sherlock from Learn Devon, who told them about the courses and digital learning available locally

The events are part of our Independence and Wellbeing work, helping older residents to enjoy their later life to the full.

## Estate inspections

Our teams regularly inspect our estates and complete an Inspection Log for each site. We take responsibility for ensuring that any issues are followed up and repairs completed quickly and effectively.

The inspections look at things like:

- **Health and Safety issues in the neighbourhood**
- **Repairs in communal areas that haven't already been reported**
- **Abandoned or illegally parked vehicles**
- **Litter, bin stores and fly-tipping**
- **Grass cutting, landscaping and other estate services**
- **Highlighting residents' responsibilities such as untidy gardens.**

Each month we measure how many estates we have inspected and how many actions have been raised. We then monitor the actions raised to ensure that they do not remain outstanding.

The dates of our inspections, including street names, are published monthly on our website. Please keep checking this page for the next time we are in your area. May dates will be added very shortly. [Estate Inspections - Teign Housing](#)

If you should notice anything at any of our estates that you feel needs investigating and is of a concern, please call 01626 322722 or email [customerhub@teignhousing.co.uk](mailto:customerhub@teignhousing.co.uk)

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## Looking to move? Read this guide to help it run smoothly

If you are looking to move, it's vital that you prepare your property so you don't miss out on your new home.

We had to recently turn down three applicants who had bid successfully on Devon Home Choice, but did not pass the good condition check on their current property.

For us to approve a transfer to another one of our properties, you will need to make sure your current home is in a good condition. If it's not it is unlikely the move will go ahead.

If you want to move to another home that is not one of our properties, then you will need to make sure your home is up to scratch. Otherwise, you are likely to be charged for any costs we incur in putting things right and clearing any belongings that are left at the address.

***[This leaflet](#)** (click the link) has more information and a useful checklist and image check to ensure you are ready to move if you successfully bid on a different property.*

**Latest properties are available to view by visiting [www.devonhomechoice.com](http://www.devonhomechoice.com).** Every week available properties will be advertised for you to place a bid on, and if you are successful, it's important your current home is in a good condition so you are ready to move quickly.

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**Early May Bank Holiday closures and contacts**

Our phone lines, email monitoring and webchat will close at 4:30pm on Friday 29 April. We re-open on Tuesday 3 May at 8:30am.

**If you have a repairs emergency during this time, please call**

**0800 197 9790.**

**To report anti-social behaviour and non-emergency crime, call the police on phone number 101.**