

Lighthouse

sussex

Combating Homelessness, Creating Opportunities, Promoting Change



Managing Asbestos in Our Homes

We want to keep you informed about how we manage asbestos in our buildings and what this means for you as a tenant.

What is asbestos and why is it important?

Asbestos is a building material that was widely used before 2000. Many UK homes — including some managed by us — may still contain it. The good news is asbestos is not harmful if it's in good condition and left undisturbed.

As your housing provider, your safety is our priority.

How we manage asbestos?

We carry out professional asbestos management surveys across our properties. These are conducted by accredited specialists, and any asbestos found is recorded in a central register.

If asbestos is in good condition, it is safe to leave it in place.

In communal areas or building exteriors, we inspect and monitor it annually.

If it becomes damaged or needs to be removed (e.g. during repairs), we act immediately using expert contractors.

If asbestos is present inside your home, please let us know if its condition changes so we can respond appropriately.

New: Labelling asbestos

To improve safety — especially for contractors and maintenance teams — we're introducing discreet labels in some areas where asbestos is known to be present. These labels help prevent accidental disturbance during works.

Labels will be small and placed only where necessary.

Exterior asbestos (e.g. on roofs) will not be labelled.

Got questions or concerns?

If you'd like more information or a copy of the asbestos survey for your home, please contact your Housing Officer — they're happy to help.

You can also reach us directly:

4 01323 340018

™ repairs@bht.org.uk

We're committed to keeping your home safe and ensuring you're always informed about any work or changes that may affect you.

Tackling Mould and Condensation in Your Home

As the colder months approach, it's important to understand how to manage damp, mould, and condensation in your home. These issues can affect your comfort, health, and the condition of your property. Here's what you need to know and how to take action

Understanding Damp: What Causes It?

Damp in homes usually comes from three main sources:

Rising Damp



Moisture travels up from the ground through walls, often leaving a visible "tide mark." This is typically caused by a missing or damaged damp-proof course (DPC).

Penetrating Damp



Water enters through roofs, walls, or windows—often after wind-driven rain. This is usually due to building defects.

Structural damp issues (rising or penetrating) should be reported to:

■ repairs@bht.org.uk bht.org.uk/damp

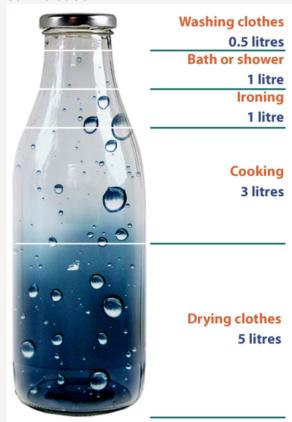
Condensation

The most common cause of damp. It happens when warm, moist air meets cold surfaces, forming water droplets.

Why Does Mould Form?

Everyday activities like cooking, showering, and drying clothes release moisture into the air. Without proper ventilation, this moisture builds up and leads to condensation—and eventually mould.

Here's how much moisture common activities can release:



Treating Mould

If mould appears:

Use specialist mould treatment products.

Treat at least 1 metre beyond the visible mould. Repeat treatment if necessary.

Preventing Mould: Simple Steps Heating

Keep your home warm.

Report heating issues to repairs@bht.org.uk.

Ventilation

Open windows regularly (use security latches or trickle vents).

Keep kitchen and bathroom doors closed and windows open during use.

Use and test extractor fans.

Ensure vents and airbricks are clear.

Keep furniture at least 6 inches away from external walls.

Reducing Moisture

Use lids when cooking.

Fill baths with cold water first.

Use a squeegee after bathing.

Wipe away window condensation daily.

Spin laundry twice or dry in well-ventilated rooms.

Avoid portable gas heaters.

Consider using a dehumidifier.

Managing Condensation

In simplest terms, condensation is avoided when the ratio of heat and moisture in your home is managed correctly. Hygrometers and dehumidifiers will help with that.

Hygrometer measures how moist the air in your home is. It should be fitted centrally in the room at eye level, out of direct sunlight and not on an external wall. Mould grows at around 60% humidity and above, so try to keep the humidity level below this to prevent mould from forming.



Adjust your heat and ventilation, while continuing to manage the moisture created in your home, until the hygrometer confirms the heat and humidity levels are in the recommended

range. In this example, the recommended ranges are the green zones.

Dehumidifiers reduce moisture in the air and can help resolve condensation issues in your home. Set your dehumidifier to under 60% humidity.

On warm, dry days, opening a window is as effective as running a dehumidifier.

The dehumidifier will work more efficiently if you close the doors and windows in the room it's in.

Buy a dehumidifier that will remove at least 5 litres of water every 24 hours. Avoid smaller, cheaper models. Decent dehumidifiers start at around £100. A good dehumidifier can cost



as little as 14p per hour, but it is always best to monitor expenditure using a smart meter.

Need Help?
If you're feeling overwhelmed or unsure, don't
hesitate to reach out:

☑ repairs@bht.org.uk www.bht.org.uk/damp

BHT Sussex in Bloom 2025

BHT Sussex In Bloom – This year's competition introduced a new and fairer awarding system designed to celebrate and recognise the creativity, dedication, and joy each participant brings to their garden. Winners and runners-up received gift cards sponsored by SLS, our landscaping contractor. All other participants were honoured with the Elaine MacDonald Award for Loving Your Garden – a heartfelt tribute to the care, imagination, and love tenants and clients have poured into their outdoor spaces.

This year, we're delighted to recognise Emma in Hastings for her outstanding contribution and creativity in the garden.





Emma , Kelvin MacDonald - BHT Chair, Mark Bailey - SLS

Absolutely brilliant work, Emma!

A huge amount of effort went into turning a steeply sloping back garden into something truly special. The numerous small plant beds carved into the lawn now host a wide variety of flowering plants. The lovely focal seating area at the top, washed in white and blue and accented with red, pink, and purple blooms, invites many relaxing moments – all enhanced by the gentle sound of mini fountains and the scent and colours of the surrounding flowers.

And the lighting? It brings the whole space to life at night – such a clever touch. It is also worth mentioning Emma moved her beloved rose shrubs with her from her old place and they now adorn her front garden.

Even better, tenants on both sides have been sharing their praise completely unprompted – a real testament to the impact Emma's work has had. Emma wins £40 B&Q youcher.

Huge congratulations – really well done!



Get Involved at BHT Sussex – Your Voice Matters

At BHT Sussex, we believe that the voices of our tenants are vital in shaping the services we provide. We're currently offering several exciting opportunities for tenants to get involved and make a real difference.

Join the EED&I Working Group

We're looking for tenants who are passionate about equality, equity, diversity, and inclusion to join our EED&I Working Group. This group helps ensure that our services are fair, inclusive, and accessible to everyone. As a member, you'll contribute to discussions, share your experiences, and help us identify ways to improve how we support all tenants.

Help Review Our Policies and Procedures

Would you like to have a say in how our policies are shaped? We're currently focusing on our Health & Safety Communication and Consultation Procedure, and we'd love to hear your thoughts. Your feedback will help us ensure our policies are clear, effective, and tenant-focused.

Become a Tenant Scrutiny Panel (TSP) Member

Our Tenant Scrutiny Panel is a wellestablished group of four dedicated tenants who work closely with us to review and improve our housing services. We're now looking for new members to bring fresh perspectives and help us better understand tenancy issues from a wider range of experiences.

Join the Environmental Working Group

Are you passionate about sustainability and protecting the environment? We're inviting tenants to join our Environmental Working Group, where you'll help shape how BHT

Sussex approaches environmental issues. This group looks at ways we can reduce our environmental impact, improve green spaces, and promote eco-friendly practices across our services. Your ideas and input can help us build a greener, more sustainable future for everyone.

Whether you have a lot of time to give or just a little, your input is valuable. Training and support will be provided, and you'll be part of a welcoming and supportive team.

Interested?

We'd love to hear from you! Please get in touch to find out more or to express your interest in any of these opportunities.

**** 07500 972 509

■ anna.kuzan@bht.org.uk

Spiders: The Silent Pest Patrol

Autumn is the time when spiders creep into our houses looking for a mate. Far from being pests, these eight legged beasties are vital to a healthy environment. Usually lurking in inaccessible corners, spiders mostly avoid humans. and eat insects like flies. mosquitoes and even clothes moths. Most UK spiders pose no threat and prefer to be left alone in their crevices – waiting to snack on a passing insect. So unless you have a serious phobia or fear, let spiders be - avoid squashing or spraying. If spiders make you squirm and you want them out of your space, catch and release them. Pop a glass or cup over them, slide a piece of paper underneath and drop them outdoors. Spiders are an important part of our ecosystems. protecting them. we support birds. hedgehogs, bats and the plants that animals and we eat - so make friends with your spiders (or at least leave them alone) this autumn 🕸 Written by Mary Stevens - Environmental Officer

Understanding Energy Prices

On October 1st energy prices rose – unless you are on a fixed tariff - increasing the energy price cap. This is the maximum amount suppliers can charge you for your electricity and gas. It is reviewed every 3 months. On October 1st it increased by 2%, and it will change again on 1st January. This applies whether you are on a prepayment meter or pay a bill or by direct debit.

Energy suppliers have different names for their default tariffs. If you aren't sure what tariff you're on, your energy supplier will be able to tell you. The price cap doesn't apply to you if:

- You're on a fixed-term energy tariff, i.e. a tariff with a fixed end date and agreed fixed per unit price.
- You're on a certain type of tariff. For example, some green tariffs and special time of use tariffs.

If you're not sure what tariff you're on, check your energy bill or contact your energy supplier. You are very likely to be on your energy supplier's standard variable tariff if your supplier has gone bust and you're moved to a new supplier (This happened at the height of the energy crisis and isn't that common now) or you've come to the end of a fixed term contract. A fixed tariff charges you the same rate for your gas or electricity and your standing charge, until your contract ends — so the price will not change during the contract, if prices fall though you will pay more until your contract ends. If considering a fixed tariff, for example for a year, you need to check out predictions of energy price changes over the next year. **Money Saving Expert** is a useful resource - Is it time to fix your energy or stay on the Price Cap? Martin Lewis

https://www.moneysavingexpert.com/utilities/are-there-any-cheap-fixed-energy-dealscurrently-worth-it/

Manage your budget with a Smart Meter.

If you're wondering how your electric and gas bills mount up — having a smart meter installed is a great way to track your energy use — and get accurate bills. Smart meters measure how much you are using and how much it is costing. The meter automatically sends readings to your energy supplier — so you receive accurate bills rather than estimated ones. They can be installed whether you are on a prepayment meter or pay your bills. All you need to do is contact your energy supplier to make an appointment for installation. Depending on your supplier, they can also give you access to flexible tariffs that can help save money. For example, some suppliers offer cheaper electricity at off peak times. Using off peak electricity helps in managing the electricity supply and in reducing our impact on the environment.

Written by Mary Stevens - Environmental Officer

Contact Us

Out of Hours Emergency Repairs

Redman Howard 07493 223016

Gas emergencies

Robert Heath Heating 0333 014 1000

Issues with fire alarms and detectors

Eastbourne Alarms 01323 729420

Housing Officers

Daisy Fellowes

daisy.fellowes@bht.org.uk 07826 874849

Martin Pratt

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Income Recovery Officer Shirley Campbell

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Sustainment Officer

Hayley Rootes hayley.rootes@bht.org.uk 07741123672

Involvement Officer

Anna Kuzan 07500 972509

Head Office and General Enquiries

144 London Road Brighton BN1 4PH 01273 645400 info@bht.org.uk

Rents and Repairs

01323 340018 rents@bht.org.uk repairs@bht.org.uk

MyTenancy

www.mytenancy.co.uk
Report a repair or check your
rent statement online

Our mission: Combating homelessness; Creating opportunities; Promoting change.
Our values: Empowering People; Inspiring Change; Collaboration; Delivering Excellence; Being Accountable.

Halloween and Bonfire Night

Celebrating the spooky season doesn't have to be scary for the environment. Plastic in costumes and decorations, and pumpkins going to waste after carving all contribute to pollution. Fireworks can cause noise – scaring wildlife, children and vulnerable people. If you enjoy celebrating Halloween, you can have fun while still caring for the planet. Avoid single use plastic decorations, re-use costumes, or make them from clothes you already have. Use any pumpkins to make warming soup, and don't leave them out for wildlife as they cause digestive issues for hedgehogs and dogs.