

Home



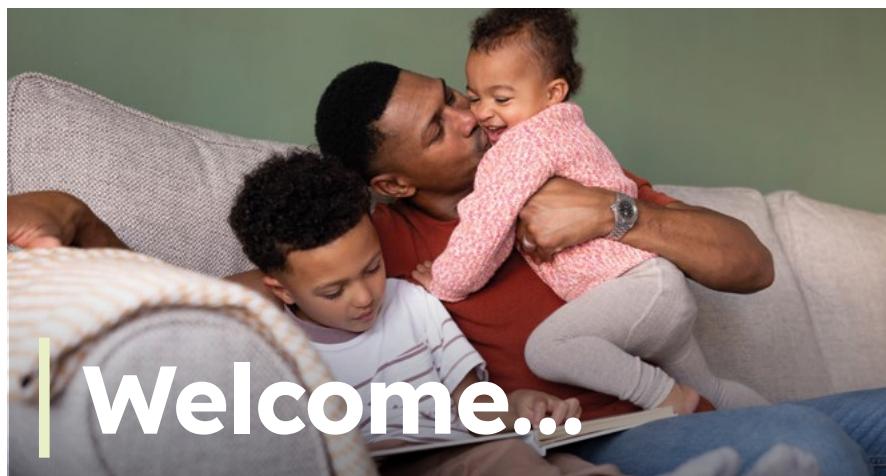
Getting set for autumn

Support, ideas and things to know this season

Is your boiler
ready for winter?

Being a good
neighbour

What we're doing
in your area



Welcome...

...to the autumn edition of your Home magazine

This edition of Home magazine is all about helping you prepare for the months ahead. Inside, you'll find updates on where we've made improvements, seasonal support available and things to enjoy this autumn.

We've shared what's changed based on your feedback and how we're improving our complaints process on pages 8 to 10. On pages 3 to 5, you'll find tips to help get your home winter-ready - from dealing with damp and mould to preparing your boiler, plus support with energy costs.

You'll find fun, low-cost ways to enjoy autumn, including local autumn walks, events near you and a fun competition to take part in (see page 14). And if you're celebrating, there's advice to help you enjoy Bonfire Night and Diwali safely on page 16. As always, we'd love to hear your thoughts. Let us know what you'd like to see next time.

With best wishes,

Tracy Packer
Managing Director | North East London



Contents

3 Is your boiler ready for winter?

4 Damp and mould

5 Government support available

6 Making sure homes go to the right people

7 Being a good neighbour

8 How we're doing

9 How your feedback is bringing change

10 What we're doing in your area

11 Listening and learning

12 Getting creative

13 Supporting the next generation

14 Things to do over October half term

15 Support finding work

16 Contact us

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Home magazine aims to keep you up to date with news, events and other useful information and support.

We hope you enjoy reading the magazine, but if you decide you don't want to receive it anymore, just let us know:

Email communications@peabody.org.uk stating 'Magazine opt-out' in the subject line. Please include in the email either your tenancy reference number or your full name and address. We need this information so we can find you in our database to unsubscribe you. You can sign up to receive Home directly to your inbox at peabody.org.uk/peabody-magazine



Is your boiler ready for winter?

Before it gets really cold it's a good idea to check your boiler is working as it should.

Get winter ready

There are simple ways to get your home ready for colder weather – from checking your radiators to clearing fallen leaves.

Here are some top tips to help you prepare your boiler for the colder months.

Check it's working

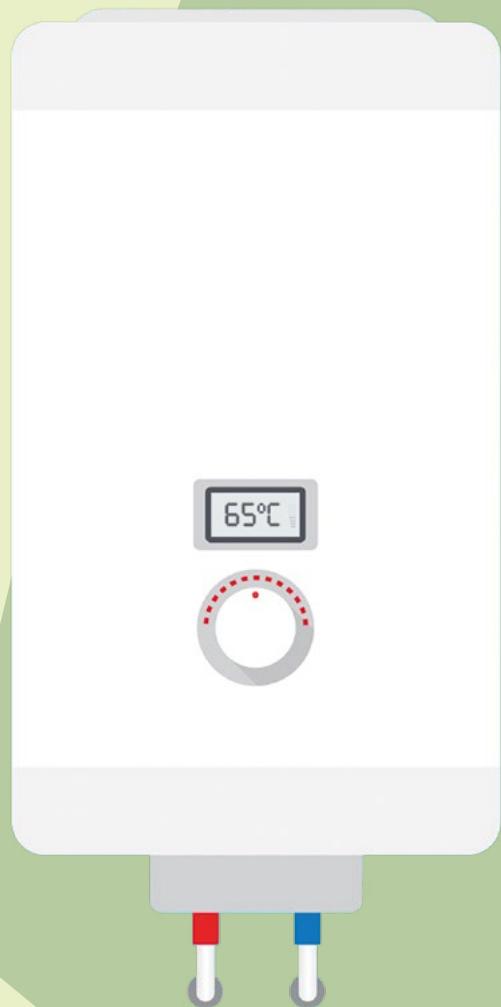
- Turn your heating on and see how quickly your home warms up
- Run the hot tap and check how warm your water gets

If something's not right

- If you've got a prepayment meter, check your credit
- Look at the pressure gauge – most boilers work best at around 1-1.5 bar
- Check for any fault codes on the display
- If there's been a power cut, the timer might need resetting

Still not working?

If you've tried these checks and your boiler still isn't working, contact us and we'll arrange a call out.



See our winter tips
info.peabody.org.uk/winter

Looking to cut down on your household bills?

We're here to help. Book a free advice session with our money-saving experts from LEAP and Pocket Power.

During your session, the team will look at your current energy, broadband and phone bills. They'll help you find better deals and check if you're missing out on any discounts.



They'll guide you through each step to help you save money. Many people save around £200 a year - see what you could save.



Book a session now
info.peabody.org.uk/energy



Damp and mould

Damp and mould can cause problems at home, especially in the colder months. It can damage walls and furniture and, more seriously, it can affect your health.

What's changing?

From Sunday 27 October, a new law comes into force called Awaab's Law. It's named after two-year-old Awaab Ishak, who sadly died after being exposed to mould in his home.

Under the new law, social landlords like us must investigate and repair serious damp and mould within set timeframes and fix emergency issues within 24 hours.

We're already committed to fixing damp and mould as quickly as possible and Awaab's Law aims to improve how we do this.



If you're struggling with damp or mould, please give us a call on **0345 123 3456** or let us know via our website info.peabody.org.uk/damp-mould



Did you know?

By letting out moisture when you open your windows, the air becomes dry which is then quicker and cheaper to heat.

What you can do to prevent damp and mould

We're here to help if you're experiencing damp and mould. There are also simple things you can do to help prevent it. Here are our top tips:



Open the windows slightly, even for 10 minutes a day, and make sure the vents are open and not blocked.



When you're cooking, cover pots and pans, put your extractor fan on and open the window a little to reduce steam.



In the mornings, wipe your windows down, condensation often collects around the edges.



Leave a small gap between furniture and the wall to let air flow. Avoid overfilling wardrobes and cupboards.



Avoid drying clothes on radiators – it can make the room colder and more humid.



Dehumidifiers can help keep small spaces dry and also help clothes to dry quickly.

Flu vaccines

The NHS offers a free flu vaccine every autumn for people more at risk from flu.

You can get it if you're:

- Aged 65 or over
- Pregnant
- Living with a long-term health condition
- A carer or live with someone who has a weakened immune system
- Living in a care home

Health and social care workers may be able to get one through work.

Details correct at time of print. Check with your GP or online for the latest advice.



Find out more

nhs.uk/vaccinations/flu-vaccine



A warm welcome at our community centres

Pop into one of our community centres for a warm space, a cuppa and a chat.

You'll always find a friendly face, and in some centres, winter warmer packs, food banks and specialist support teams who offer advice. Many activities at our community centres are free or low-cost – and a great way to meet new people.

To find your nearest centre and when it's open, scan the QR code or check the timetable at your local centre.

[info.peabody.org.uk/
community-centres](http://info.peabody.org.uk/community-centres)



Just checking in – are you ok?

Over the next few months, we'll be visiting some of our residents to check in and see how things are going.

We'll let you know if and when we're passing by. Please do open the door when we knock and let us know if there's anything we can do to help. We'll show you ID so you know it's us.

You don't have to wait for a visit – if you need support, you can always get in touch.

 info.peabody.org.uk/contact-us



Find support

Support Finder can help with:

- Food vouchers and essentials
- Debt advice and money support
- Government funding
- Training and job opportunities
- Mental and physical wellbeing

info.peabody.org.uk/support-finder

Government support available to you

There's extra support available. This could include:

Warm Home Discount

You could get £150 off your electricity bill if you get Pension Credit or certain other benefits.

Cost of Living Payments

If you get Universal Credit, Pension Credit or similar benefits, you might get these automatically.

Pension Credit

If you're over state pension age and on a low income, you could get extra money each week. It can also help you qualify for other support like Cold Weather Payments or a free TV licence.

Moving to Universal Credit?

If you've had a migration notice, you'll need to move to Universal Credit to keep getting support. Apply at gov.uk/universal-credit/how-to-claim

State Pension

Pensioners coming off Universal Credit now need to claim their State Pension – it's no longer automatic. Call **0800 731 7898** to get started.

Council Tax Support and

Housing Benefit

These aren't included in Universal Credit – you'll need to apply for them through your local council.

Check if you're eligible and how to apply

 gov.uk/check-benefits-financial-support



Need help working it all out?

We can talk you through your options and help you apply.

Call **0207 021 4085**, Monday to Friday, 10am-1pm and 2pm-4pm.



Making sure homes go to people who need them most

Tenancy fraud happens when someone lives in a social home they shouldn't be in – for example, when the named tenant sublets it to someone else or doesn't live in it themselves.

It's more common than you might think. Studies estimate at least 148,000 social homes in England are affected – that's about 1 in 20 in London. And as of April last year, 1.33 million households are on the social housing waitlist.

We're working hard to ensure social homes go to those who need them most.

Recent cases

We recently worked with Wandsworth Council to look into a home we suspected was being subletted. It turned out the person living there had moved out of London and was renting the home out privately. Once we showed them the evidence, they decided to end the tenancy themselves – so we didn't have to go through eviction proceedings.

The three-bedroom home is now back with us and ready for a family who needs it. The case has also been passed on to the authorities to look into concerns about benefit fraud and subletting.

In another case, neighbours raised concerns about noise and antisocial behaviour coming from a two-bedroom home. They said they hadn't seen the person living there for some time and someone new had moved in. They'd moved abroad and let family members live there instead.

After we interviewed them, they gave up the home. It's now with a new family on our waiting list.



How to report it

If you notice anything unusual, please let us know. You can do this anonymously if you prefer.

📞 **0300 123 3456**

✉️ illegalsubletting@peabody.org.uk

Being a good neighbour

Life in a busy neighbourhood often comes with everyday sounds – children laughing, dogs barking, music playing or someone doing DIY. These sounds are all part of daily life. But sometimes, they can cause misunderstandings or frustration between neighbours.

That's where our new Good Neighbour Policy helps

The policy is our commitment to creating safe, respectful and supportive communities. We encourage residents to be considerate of one another and to resolve minor issues informally wherever possible. But we also have clear procedures in place to address more serious issues when they happen.

Living close to others means being mindful of those around us. A little consideration helps keep everyone happy.



Keep noise down, especially early in the morning or late at night.
If you're planning something noisy, let your neighbours know in advance.



Pick up after your pets – no one wants to step in dog mess. If your pet's being noisy, try bringing them indoors so they don't disturb your neighbours.



Look after shared spaces, keep communal areas tidy, use bins and be considerate in car parks.



Keep an eye on your children. Kids should feel safe playing outside, but make sure they're not upsetting others or causing damage.



Say hello to new neighbours – a quick chat when someone moves in can help build a better relationship and avoid issues later on. Plus, having a friendly face nearby can make a big difference.



Having problems with your neighbour?

If it feels safe, have a chat with them first to see if you can resolve things. Most of the time, they won't realise they're causing a problem.

- Stay calm and friendly – if you're angry, they might get defensive and it'll be harder to have a good conversation.
- Be clear about the problem and how it's affecting you.
- Think about possible solutions so you're going in with something helpful, not just a complaint.

Need help talking to your neighbour?

If you don't feel comfortable having a conversation, get in touch. We're here to help.

 info.peabody.org.uk/asb



How we're doing Tenant Satisfaction Measures

Each year, we share how residents feel about our services and what the data tells us about where we're getting things right and where we need to do better.

Alongside tenant satisfaction feedback, we keep a close eye on important areas like repairs, safety checks and antisocial behaviour. This helps us see what's going well and where we need to make changes.

We're using this information to improve the way we work. That includes responding to issues more quickly, tackling antisocial behaviour more effectively and making sure we invest in the things that matter most.

This is all part of our longer-term plan to improve homes and services. We'll keep sharing updates like this so you can see the progress we're making and what we're focusing on next.

*This is a government measure used to check whether a rented home is in good condition. If a home doesn't meet the standard, we'll work to fix it.

An update on complaints

You've told us what matters to you – faster repairs, clearer updates and feeling heard when things go wrong. We've made progress, and there's more to come.

Repairs were a big concern, especially delays with damp and mould. We've set up a new team to handle complex cases and improved how we work with contractors. This means we can fix things faster and keep you better informed.

You also said our updates weren't always clear. We've trained our teams to write in a more helpful,

Here's what the latest results show:

 **99%**
of homes had a gas safety check

 **94%**
of emergency repairs were completed on time

 **4,687**
reports of antisocial behaviour were made

 **94%**
of homes meet the Decent Homes Standard*

Service standards – what you can expect

We know you want things sorted quickly, clearer updates and to feel listened to. That's why we're introducing new service standards.

Thank you for your help to put these together. They set out what you can expect from us and how we'll work to give you a better experience. That means clearer communication, quicker responses and getting things right first time.

For more information visit our website peabody.org.uk

straightforward way. We've also updated our complaint response templates using your feedback, so they're easier to understand.

To speed things up, we launched a new plan in January. We split our team to focus on older complaints and new ones. This helped us clear a backlog and respond more quickly.

You told us you wanted to feel listened to. We've used your feedback to shape our training, improve our systems and recognise staff who go the extra mile.

We know we're not there yet. But we're listening, learning and working hard to get it right.

Helping us get it right first time

This summer, residents reviewed how our Contact Centre handles enquiries. More than 30 residents shared their honest experiences of getting in touch, listened to 50 live calls and tested 22 real-life scenarios.

Consumer Standards – how we're doing

The government's new Consumer Standards set clear rules for safe homes, good services and clear communication. Here's some of the work we've been doing to meet them:

Safety and quality: Stepped up home surveys and safety checks, launched a new repairs service and rolled out training for colleagues and contractors.

Transparency, influence and accountability: Introduced new service standards, improved how we use resident feedback and data and strengthened our complaints process.

Neighbourhood and community: Worked more closely with local organisations to improve wellbeing and tackle antisocial behaviour.

Tenancy: Supported residents with money advice and access to jobs, skills and business support.

Involving you

Our Resident-Led Panel has been busy making sure your voice is heard. Earlier this year, they ran a survey to see how well our teams involve residents and where we can do better. They found gaps like inconsistent training and called for stronger leadership support.

They've also helped interview candidates for key roles, including our Resident Engagement Manager and Resident Board Member. We'll keep you updated as the panel's ideas are put into action.



Want to get involved?

Visit thegarden.peabody.org.uk, email get.involved@peabody.org.uk or call us on 0300 123 3456

Residents told us wait times are shorter and colleagues are friendly, knowledgeable and go the extra mile. But we also heard we need to do better, especially when it comes to call transfers, follow-up and making it easier to reach the right team first time.

The feedback is shaping a plan to make things better, including:

- Designing resident-tested services
- Making sure you're transferred to the right team so you don't feel like you're starting from scratch
- Making sure we keep you updated on your repair
- Creating a culture of continuous improvement within our teams
- Ensuring the Contact Centre and Repairs teams work closer together to improve our service and avoid missed updates

We're working with our Resident-Led Panel and Resident Experience Committee to track progress and will keep you updated.

How your feedback is bringing change

Since June last year, nearly 300 residents have joined our regional events to give feedback on our services.

You told us you want:

- Faster, more reliable repairs
- Better communication
- A stronger local presence
- More say in decisions

So, we've:

- Held live Listens and Acts sessions at every feedback event
- Set up local repair surgeries, estate inspections and neighbourhood forums
- Launched local newsletters so you're closer to what's happening in your community
- Improved how and when we contact you
- Supported new community activities and wellbeing sessions
- Co-designed action plans with residents

We're now moving to local drop-ins, making it easier to speak to us in your area.



Read the report

peabody.org.uk/you-spoke

We've heard you – here's what we're doing in your area

Alongside wider improvements, our local teams have been acting on your feedback.

Thanks to everyone who came to our event earlier this year and shared your thoughts. We've been putting your ideas into action to help make your experience with us better.

At our listening event in Tower Hamlets, 52 residents shared honest feedback about repairs, communication and shared spaces.

You told us:

- Repairs, especially for heating and damp, are too slow and inconsistent
- You want clearer communication and better follow-up
- You're concerned about safety and cleanliness in shared areas
- You want more support for community groups and projects

What we're doing:

- Expanding local drop-ins so it's easier to report repairs and concerns in person
- Working with residents to design new Neighbourhood Action Plans that set out local priorities
- Developing better online tools to improve updates and communication about services

What's next:

- More local projects and forums are being planned
- You'll see clearer updates and stronger links with local teams





Listening, learning and leading together

Change starts with listening and working together. The North East London Forum is one way residents are helping to shape their communities.

Regional forums use resident feedback to help improve services. Guided by a regional action plan, they review data, check performance and support neighbourhood plans so services meet local needs.

This resident-led group brings together people from across North East London to share ideas, raise concerns and hear from our teams. Supported by our Resident Engagement and Neighbourhoods teams, the forum meets four times a year at the Hugh Cubitt Centre in King's Cross. It was originally for Tenant and Resident Association (TRA) chairs, but it's now open to all residents.

At the June meeting 18 residents attended, some for the first time, bringing insights and asking important questions. Natalie from the Community Safety team who grew up in a Peabody home spoke about support for domestic abuse and when to contact emergency services. Forums like this help make sure vital information like safe spaces in community centres is shared widely.

Matt from our Resident Engagement team and Ben, Head of Neighbourhoods for North East London, also gave updates. This led to questions about e-bike battery safety, how to contact local managers and how events are promoted to residents.

This year also marks a moment of change. Sue, the long-standing Chair of the forum, has stepped down after 13 years of involvement. She's now leading the newly formed South London Forum and felt the time was right to pass on the baton. Sue shared:

“In my term as chair of the forum I feel we have made strides to get residents' views across to Peabody, suggesting different ways concerns can be handled, giving Peabody credit when they've gone above expectations and pushing for more forums to be set up. Together, we fought for our neighbourhoods when we saw Peabody expanding too quickly and services not working as they should.”

Sue's steady, passionate leadership has helped shape the Forum into what it is today – and she'll be greatly missed. She's encouraged the group to use this change as a chance to rethink its priorities. That conversation has already started, including at a resident event this spring in Tower Hamlets, where 50 residents shared views on everything from repairs to community spaces.

Now's the perfect time to get involved

If you live in North East London, you're welcome to join – no experience or TRA membership needed. Just bring your voice, your ideas and your passion for community. Come along, ask questions and help shape the future.



Want to get involved

Get in touch get.involved@peabody.org.uk

Pembury children's community mural

Over the last few months, children, families and residents in Pembury have helped bring a splash of colour to their estate.

The project was led by local mural artist Eloisa Henderson-Figueroa and supported by us. The project was a fun and creative way for the community to get involved in something hands-on and uplifting.

From the start, Eloisa worked with children and residents to shape the final design. She ran workshops with 43 students at Mossbourne Parkside School and Pembury Pre-School and held drop-in sessions with over 60 residents at Pembury Community Centre.

The outdoor gym, nearby walkway and concrete seating blocks were chosen as the perfect space for the mural. Once the area was cleaned and ready, painting started in June – more than 60 people picked up a brush over the weekend.

In total, over 160 people helped co-design and paint the mural. The space now looks brighter and more welcoming.

Eloisa is no stranger to working with Peabody. She took part in the YEAI enterprise programme, funded by Peabody and run by Local Champions CIC. The programme supports young entrepreneurs with training, peer learning and chances to secure funding.



Since then, we've helped connect Eloisa with other people and organisations we work with – giving her more opportunities to brighten up spaces across London.

You can follow Eloisa's journey and see her work on Instagram at [@eloisa.artist](https://www.instagram.com/eloisa.artist)

Images provided by Bimal Tailor

Langthorne Park Festival: bringing people together

The sun was shining for this year's Langthorne Park Festival. A celebration of local culture and creativity, the festival brought people together from every corner of Waltham Forest, including many Peabody residents.

From the first tune to the final dance, there was something for everyone. Local performers lit up the stage, food stalls served global flavours and families enjoyed crafts, a roller disco and even the King's Birthday Flypast.

The Peabody Community Foundation helped fund this year's festival alongside Waltham Forest Council, Stow Brothers and Leytonstone Tavern. It was great to see so many residents enjoying the day – whether dancing, volunteering or soaking up the sunshine with friends and family.

The festival showed what's possible when neighbours, organisations and volunteers come together to create something special. It was the first of four events at Langthorne Park supported by the Peabody Community Foundation this year, including As You Like

It by East London Shakespeare Festival and two Open Air Cinema nights in September.

Special thanks also to Helen and the team at Walthamstow Toy Library, who helped bring the event to life. Helen said:

“This is the third year running the Langthorne Park Festival and it gets bigger and better every year, thanks to the generous support of funders and volunteers. It's the perfect start to summer and a celebration of the organisations and the people that make up this wonderful local community.”



Want to get involved next year?

Get in touch with Helen at helen@walthamstowtoylibrary.org

We're already looking forward to next year's festival!

Supporting the next generation

We know how important it is for young people to get the best start in life and that support goes beyond home. That's why we've partnered with Tutors United and our contractor Purdy to help children across North East London and beyond thrive at school with free tutoring in English and Maths.

Tutors United, founded in 2013, focuses on two milestones: the move from primary to secondary school and the step into the world of work. With small group lessons and fun, confidence-boosting activities, their sessions help close the attainment gap which can leave some children up to nine months behind their peers.

In North East London, there are four tutoring hubs for primary school children, three of which are hosted in our Pembury and Hugh Cubitt community centres and Salisbury Manor Primary School at Ching Way. As of May, over 192 hours of tutoring have been delivered to 51 students – more than 40 of whom are Peabody residents.

The impact is clear. Over 60% of children who attend four or more maths sessions improve their attainment – and they're having fun doing it. One year 6 pupil from Waltham Forest said:

“Ever since I joined this programme in year 5 I found every single lesson loads of fun... Each time I come I get to know my peers better so the atmosphere is less awkward and it feels like I am welcome.”

Tutors United also offers opportunities for young adults. University students are hired, trained and paid as tutors – gaining valuable skills, experience and income. Two young Peabody residents have also joined as Classroom Assistants, supporting sessions while building their confidence and career prospects. Laboni, one of the tutors, shared:

“Joining Tutors United has showed me the importance of showing children, whose shoes we were once in, that they could be in the successful ones we are in now! It has meant I could play an active role in improving a child's education and inspiring them for their future.”

With the new school year underway, there are places available for primary school children at all three centres and opportunities for new tutors and assistants to get involved.

To sign up or find out more, email programmes@tutorsunited.org
Register your child
tutorsunited.org/parents-families/register-your-child

Images provided by Kyle Matthew Hilton at Tutors United



Things to do over October half term



Check out what's on at your local community centre

 info.peabody.org.uk/community-centres

Find an event near you this half term

 info.peabody.org.uk/event

Looking for ways to save on meals out?

Many cafés and restaurants offer special deals for families during the school break.

 moneywellness.com

Explore green spaces near you

Whether you're after a peaceful walk, a bit of fresh air or somewhere to stretch your legs, there are brilliant green spaces in and around our neighbourhoods.

Spending time in nature can lift your mood, lower stress and help you feel more connected with your community.

Langthorne Park, Birch Grove, Leytonstone E11 4YG

Langthorne Park opened in 2000 and has been a much-loved green space in Waltham Forest ever since.

It's got a tennis wall, climbing wall and outdoor gym. There's also a quiet garden and ecology area if you're after something more peaceful.

Fancy a walk?

The Ramblers run a free 'Feel Good Walk' every Wednesday at 11am. It's a gentle group walk lasting between 10 and 90 minutes.

Got the best pumpkin?

Show off your creative side and enter our pumpkin carving competition.

How to enter:

- Carve your best pumpkin
- Snap a photo of your masterpiece
- Post it on your Instagram feed, tag us @PeabodyLDN and follow us too

Win a £50 Amazon voucher

Get creative with your design, be detailed and get into the Halloween spirit!

Competition rules:

- Open to Peabody residents
- One entry per person
- Enter by midnight Sunday 2 November
- T&Cs apply



Find more information

peabody.org.uk/halloween



From doubts to a dream job

How one resident turned a jobs fair visit into full-time work



When Jolan first heard about our jobs fair in Thamesmead, he wasn't sure it would be worthwhile.

"I had doubts and thought it might be a waste of time. But I went anyway... and it paid off."

He'd been looking for a hands-on role – something practical, where he could learn and grow.

On the day, he connected with our Environment team. Not long after, he landed a full-time job.

"I started from zero. I was taught very well."

Now, with the right support and a team that believes in him, Jolan is working independently and growing in confidence every day.

"I just needed a bit of a confidence boost. Now I check in, ask questions and keep learning."

His story shows what's possible when you take that first step.



Looking for work or training?

Sign up to our Career Compass email. Get updates on jobs, training and events info.peabody.org.uk/career-email

Get job and career support info.peabody.org.uk/career-support

Apply for the Kerslake Award

The award offers £40,000 in grants to support community projects and activities, in memory of our late Chair, Lord Bob Kerslake. It supports community groups and projects – all with the aim of helping residents, and those living in our communities, to be happier, healthier and wealthier.

Projects can be anything from clubs and workshops to one-off events – as long as they make a positive difference in your local area.

Sarah and some of her neighbours in Cambridge are bringing new life to their communal garden at Cockcroft Place – thanks to a £1,500 grant from the Kerslake Award. Sarah said: "Many residents enjoy the garden and I wanted to add some more colour and interest. Seeing the new plants has inspired others to get involved."



Thinking of applying?

Applications open this autumn.

Visit peabody.org.uk/funding to find out more.

If you've got an idea that could improve your community, the Kerslake Award could help make it happen.

Night skies to light up again soon

The autumn evenings might be getting darker, but the skies will soon be glowing with light as Diwali and Bonfire Night approach.

Whether you're celebrating with candles and diyas, sparklers or fireworks, it's important to stay safe - for yourself, your neighbours and the environment.

Public displays are the safest way to enjoy fireworks.

 peabody.org.uk/fire-safety

Eco-friendly celebrations

- Try laser shows to reduce noise and air pollution
- Keep pets indoors - many are scared by the loud noises
- Be mindful of wildlife hiding in bonfires

Read about the alternatives to fireworks

 rspca.org.uk/adviceandwelfare/pets/general/fireworks/alternatives

Staying safe with e-bikes and e-scooters

The London Fire Brigade has seen a big rise in fires linked to e-bikes and e-scooters.

In 2019, they attended eight incidents. By 2023, it was one every two days, often caused by unsafe charging or faulty kits.

A recent fire on one of our balconies started when an e-scooter battery failed. Thankfully, no one was hurt, but it's a serious reminder of how dangerous they can be.

16

If someone in your home uses one, here's how to stay safe:

- Don't charge or store them in communal areas, escape routes or near your front door
- Use official batteries and chargers from trusted sellers
- Unplug them as soon as they're charged and don't leave them charging overnight or when you're out
- Fit a smoke alarm where you charge them and test it regularly

To keep everyone safe, we'll remove any e-bikes or e-scooters left in communal areas. If we do, there may be a charge for removal and storage.



Find out more

peabody.org.uk/fire-safety

How to get in touch with us

We're here to help. Whether you've got a question, need support or want to manage something about your home there are different ways you can contact us:

Use My Peabody

Your online account is the simplest way to manage your home, anytime.

Register or sign in

 peabody.org.uk/my-peabody

You can use My Peabody to:

- Raise and track repairs
- Pay your rent
- Update your details
- Access key services and information

Go online

Visit our website

 peabody.org.uk/contact-us

Call us

 **0300 123 3456**

Our phone lines are open Monday to Friday, 8am-6pm. You can also use this number outside these hours to report an emergency.

Write to us

 Peabody
45 Westminster Bridge Road
London SE1 7JB

Message us on social media

You can reach us on Facebook - just search  **@PeabodyLDN**



How can we improve Home magazine?
online1.surveystats.com/magazine-feedback