Rising Star

October 2026



1.From our CEO!

Welcome to the new and improved edition of Rising Star!

We'll now be sharing the newsletter every two months, with shorter articles and links to additional information available on our website or through your key worker.

You can look forward to more regular updates on tenancy-related matters, as well as information about the support, activities and services available at the Kingsland Hub and through our partnership with SHP.

As we enter an exciting period of change, we invite you to come along with us, learn more about our developing partnership, and take advantage of the opportunities and services available to you

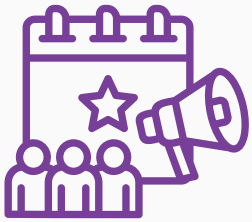
Best wishes
Clare Norton CEO



2. Single Homeless Project

From **12th of October 2026**, **Peter Bedford Housing Association (PBHA)** began working in partnership with **Single Homeless Project (SHP)**, strengthening our shared commitment to providing safe housing and high-quality support.

For tenants, day-to-day services will remain largely unchanged. PBHA will continue as your landlord, managing housing, repairs and maintenance, while housing support services will transfer to SHP. Housing and appointments will continue as normal.



The partnership will help protect and invest in services, strengthen support for residents, and create opportunities for future development. Tenants will also be able to access SHP's wider range of training, events and activities. More info here: https://www.shp.org.uk/what-we-do/next-steps/. We will share details of future events and launch dates soon.

The main change residents may notice is that some staff email addresses will change from 12th of October. Updated contact details will be provided where relevant. All other services including the location of staff will continue as usual.

More information about our partnership can be found here: https://www.peterbedford.org.uk/peter-bedford-housing-association-becomes-part-of-single-homeless-project/

1. From our CEO.
2. Single Homeless Project.
3. Information about your home.
4. Kingsland Lifeline Hub: (Courses, Events & Activities)
5. CarbonWise Project

3. Information about your home

Keeping Your Home Safe: New Health and Safety Rights Are on the Way

You may recall that last year, a landmark piece of legislation called Awaab's Law officially took effect, requiring us to investigate and fix serious issues like damp and mould within strict, legally binding timescales.

We are writing to let you know that your protections are about to get even stronger. From **30 November 2026**, Phase 2 of Awaab's Law officially expands to cover seven additional serious hazards under the updated Housing Health and Safety Rating System (HHSRS) framework.

This means that if your home has a significant issue in any of these areas, we are legally required to act quickly to keep you safe.

What New Hazards Are Covered?

The first phase of the law focused heavily on damp and mould. From 30 November 2026, the same strict repair clocks will apply to these seven newly added problem categories if they pose a significant risk to your health:

- **Excess cold**
- **Excess heat**
- **Slips, trips, and falls**
- **Fire and explosions**
- **Electrical hazards**
- **Domestic hygiene and pests**
- **Structural collapse**



The Repair Clock: How Quickly We Must Act

If you report any of these hazards and it is found to pose a significant risk to your health, we must adhere to the following statutory deadlines:

- **Immediate Danger (Emergencies):** If a hazard threatens your immediate safety, we must investigate and make your home safe within 24 hours.
- **Significant Hazards:** For other serious issues, we must complete a formal investigation within 10 working days.
- **Written Action Plan:** Within 3 working days of that investigation, we must provide you with a written summary of what we found and what we plan to do about it.
- **Starting the Fix:** Urgent safety works must begin within 5 working days of the initial investigation.

What This Means for You

These updates give you clear, legal guarantees regarding how quickly your home must be repaired. We have been working hard to upgrade our scheduling and maintenance systems to ensure our teams are ready for this expansion.

Your safety and well-being are our highest priorities. If you notice a hazard in your home, please do not wait. Report it to our repairs team immediately so we can investigate and put things right.

4. Kingsland Lifeline Hub

An inclusive, creative and supportive learning environment where people can connect, learn and feel part of a welcoming community.

Our Make & Meet Space and Community Garden offer free courses, activities, events and volunteering opportunities, creating welcoming spaces where people can learn new skills, meet others and contribute to the PBHA community.

For Hackney residents, the Kingsland Lifeline Project offers affordable food support, social connection and homelessness-prevention advice, alongside targeted support with food insecurity, fuel poverty, digital inclusion, debt and welfare advice. It also provides practical routes into learning, wellbeing and community participation.

We also deliver CarbonWise, a pan-London energy-awareness programme offering practical advice to help people reduce energy costs, understand their bills and make confident, sustainable choices.

***Upcoming dates for your diary:** Black History Month Celebration on Wednesday 28th October 2026, 12:00pm to 3:00pm at Kingsland Hub, Volunteer Fair Thursday 19th November 1.30pm to 3.30pm and the PBHA Annual Festive Party on Wednesday 9th December 2026, 12:00pm to 4:00pm. Please join us!

Workshops



WELLBEING SESSIONS

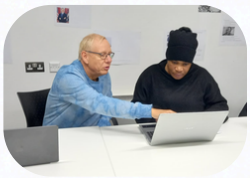
Contact us to book on any of the sessions (dates below)

Workshops delivered by the local talking therapies services helping to deepen your understanding of mental health and explore practical tools that can help you feel better.

- **November: Sleep**
- **January: Low Mood**

Days/Times: Friday's 1.30–3.30pm

Dates: 6th November, 22nd January



1-1 DIGITAL SKILLS COACHING

Contact us to get matched with a Digital Champion Volunteer!

Get tailored support with a digital champion to improve your digital skills.

Topics include emails, shopping online, online forms, file management, and more!

6–8 sessions lasting 1 hour each (Thursdays)

ONLINE SCAMS

Contact us for dates

Develop essential skills to spot online scams and know how to report these

Dates to be confirmed



EMPLOYABILITY SESSION

Contact us about booking a session

We'll be exploring

- What makes a good CV
- Cover letters
- Live job opportunities
- Review your CV

Date/Time: Thursday 's 1–3pm

BUDGETING

Contact us to book

Understand what a budget is, why to budget and how to budget.
1-1 follow up support is available

Days/Time: Thursday's 1–3pm

For wrap around support, the pantry and volunteering, please contact: **learn@peterbedford.org.uk or call 0203 815 4100 or sign up via the QR code**

5. CarbonWise Project

CarbonWise PROJECT

The East London CarbonWise Smart Retrofit and Energy Empowerment Project is helping 70 households across East London benefit from warmer, healthier, and more energy-efficient homes. Through targeted home improvements and smart energy solutions, the project aims to reduce household carbon emissions by at least 40% while improving comfort, safety, and overall living conditions for vulnerable tenants.

In addition to home upgrades, tenants will receive practical energy advice and support to help them understand their energy use, reduce waste, and manage household costs more effectively. By combining physical improvements with energy awareness and education, the project will help residents save energy, improve wellbeing, and contribute to a greener, more sustainable future.

Join us for our launch event on:

Tuesday 24th of November
1pm-4pm
at Kingsland Hub

Peter Bedford Housing Association
Part of shp Single Homeless Project