



14th July 2024



Dear Suzanne

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- **Our Stories - The Hackney Residents Saga** -
- **SHAC on Debt Talk Podcast** -



Protests & Leafleting

On Saturday 6th July, we held our second session of leafleting and protesting, this time targeting Hyde and Clarion. We met activists and sometimes managed to dodge the downpours, plus an angry security guard!

Our summer protests are helping get the word out to a wider audience. Please join us for the next one at the end of July which targets MTVH and Peabody.

All welcome, even if they are not your landlord.

See our [slideshow](#) with images from the protests so far.

Social media shares

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SHAC **SATURDAY 27TH JULY**
PROTEST THEIR LOST SOCIAL PURPOSE

 Metropolitan Thames Valley
MTVHA: 11AM - 12.30PM
JOHNSON BUILDING, 77 HATTON GARDEN,
LONDON EC1N 8JS

 Peabody
PEABODY: 1.30PM - 3PM
43 WESTMINSTER BRIDGE
ROAD, LONDON, SE1 7JB



- **11am – 12.30pm - Metropolitan Thames Valley**
Johnson Building, 77 Hatton Garden, London
[EC1N 8JS](#) Nearest Tube: Farringdon
- **1.30pm-3pm - Peabody**
43 Westminster Bridge Road, London, [SE1 7JB](#)
Nearest tube: Lambeth North

SHAC Article



OUR STORIES: THE HACKNEY RESIDENTS SAGA

Read the
article

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Our Stories - The Hackney Residents Saga

Tower Court is a new build development located at Stamford Hill, London. Bella made her home in the Peregrine Court building, and was immediately introduced to the concept of service charge abuse:

"I bought my flat in June 2022 and moved in the autumn. Before the purchase, Countryside (the developers) said that the price of the service charges for my one-bedroomed property was £165 per month [but] Hackney Council demanded £225 per month." Bella

The experiences of the three featured residents led them to conclude, in Sarah's words, that leasehold is an unjust feudal system which favours the freeholder and incentivises managing agents to act in their own interests, not ours. They are withholding payment and organising on their estate to get justice.

SHAC on the Debt Talk Podcast



Seasoned housing activist Ripon Ray invited the SHAC Secretary onto his Debt Talk podcast panel to discuss service charges and other problems facing leaseholders.

We also raise the lack of parity of rights for tenants who pay charges, and highlight the struggles all face trying to hold their landlords accountable thanks to inequalities in the justice system.

Listen on [Spotify](#) and [YouTube](#).



SHAC's Thriving WhatsApp Communities

Our WhatsApp groups are proving to be a great way to bring tenants and residents together so that they can share experiences and plan action.

The main SHAC Campaigns group is open to all. Others are landlord specific. We've recently added A2 Dominion to the list. Click the relevant link below to join.

- [SHAC Campaigns](#)
 - [Tribunals Support](#)
 - [SHAC Leaseholders & Shared Owners](#)
- | | | |
|---|--|--------------------------------------|
| • <u>Clarion</u> | • <u>Housing</u> | • <u>Home Group</u> |
| • <u>Hyde</u> | • <u>L&Q</u> | • <u>Wandle</u> |
| • <u>MTVHA</u> | • <u>Southern</u> | • <u>Councils</u> |
| • <u>Notting Hill Genesis</u> | • <u>Peabody</u> | • <u>THCH</u> |
| • <u>Riverside / One</u> | • <u>Guinness / SBHA</u> | • <u>A2 Dominion</u> |

If you don't have WhatsApp, you can download it to your phone and computer [here](#). You can also mute it if you don't want notifications each time someone posts a comment.



**Join
Nextdoor**

Nextdoor Network

Posting a message on the Nextdoor app is one great way to encourage tenants and residents from your landlord (or other housing associations) to join SHAC and build critical strength.

Nextdoor is a Facebook-style social networking site that links people in the same locality. You can find out more and get set up [here](#).

Some of our members have been very successful in using it to raise awareness of SHAC's work, in one case getting 1,800 views for a single post, and recruiting neighbours who are also residents of her landlord.

Missed an Update?

Previous issues of SHAC Action can be downloaded [here](#).

Take Action

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