



# Tenants' Newsletter



July 2014

## Odu-Dua Housing Association

### Important information

## Rent arrears and evictions

Odu-Dua's rent arrears are high in comparison with other housing associations. Your rent provides us with the income needed to carry out repairs to your homes and maintain them to a decent standard. Hence, we will always take necessary steps to recover arrears.

Although the decision to evict tenants is taken as a last resort, we are taking a thorough approach to deal with tenants who do not pay their rent. So far this year we have carried out two evictions for rent arrears and more may take place if arrears are not reduced.

If you fall behind with your rent payments, you must act quickly and get in touch with your Housing Officer. We can discuss your situation, see what assistance we can offer you including referring you to agencies who may be able to help you.

If you fail to engage with us, fail to make or keep to a rent agreement, you may find yourself in court and risk losing your home.

### What is Notices of Seeking Possession?

### What you should do when you receive it?



When you have high rent arrears, we may send you a Notice of Seeking Possession if an agreement to pay is not achieved. This is a notification to tell you that we intend to seek possession of your property. We will serve this notice before making an application to the court. The notice must fix a date – usually four weeks ahead – after which a court action may be started.

As soon as you receive written notice you should contact your Housing Officer, or an adviser a Shelter advice centre, Citizens Advice, or a law centre. You can also consult a solicitor. The faster you respond to the notice, the more chance you have of keeping your home. If you don't respond to the notice, we will have no choice but apply to the court.

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## Last chance to win free prize draw!

### Get your voice heard.

The satisfaction survey will close in July. Fill in the survey and tell us what you think.



You will be automatically entered in the free

prize draw once we receive your response. There are 10 One4all Gift Cards for 10 winners. The biggest price is worth up to £50. The cards can be used in over 17,000 retailers including Argos, Boots and many more.

## Have you booked your space?

### Wellbeing Event

Wednesday, 9th July 2014

10am to 3pm

Covent Garden Dragon Hall Trust  
17 Stukeley Street, London, WC2B 5LT



» Are you struggling to manage money?

» Are you worried about finding a job?

» Are you thinking to gain new skills?

Don't miss this fantastic opportunity to get one to one benefit, debt and employability advice. Plenty of fun workshops such as nail and beauty trainings will be available on the day. If you have not yet booked a space, contact Ying on 0207 625 1799 now.





# Refuse domestic abuse and violence

## No one should live in fear

Domestic violence and abuse does not discriminate. It can happen to anyone, yet the problem is often ignored, excused, or denied. This is especially true when the abuse is psychological, rather than physical.

Noticing and acknowledging the signs of an abusive relationship is the first step to ending it. If you recognise yourself or someone you know in the following warning signs and descriptions of abuse, reach out. There is help available.



### Warning signs of an abusive relationship

- Do you:**
- feel afraid of your partner or a family member?
  - believe that you deserve to be hurt or mistreated?
  - fear for your physical safety?
- Does your partner or a family member:**
- shove or push you?
  - threaten to commit suicide if you leave?
  - criticize you and put you down?
  - act excessively jealous and possessive?

### For help and support

National Domestic Violence Helpline  
24 hour:0808 2000 247  
(Run in partnership with Women's Aid and Refuge)

Mankind Initiative  
01823 334 244  
Men's Advice Line  
0808 801 032

Broken Rainbow UK  
0800 999 5428  
Respect  
0808 802 4040

## Keep mice away from your home



If you suspect mice may be coming in your property, please do not hesitate to report it to Sharon, the Repairs Officer. Ignoring mice problem can lead serious consequence.

### Here are four ways for you to prevent mice from entering your home.

- ✘ Sealing the house, e.g. don't leave doors and windows open overnight
- ✘ Cleaning your home, e.g. remove clutters, wash floor and vacuum carpets
- ✘ Removing food sources, e.g. use a rubbish bin that has a lid and don't leave pet food out all day
- ✘ Introducing deterrents, e.g. use mouse repellent, mint and bay leaves around your basement.

## Cooling tips for warm weather



If temperatures soar this summer, it is important that you stay healthy and make the most of the heat. Some tips to keep you cool in the heat wave:

- Eat small meals and eat more often.
- Take a tepid bath or shower just below body temperature, especially before bedtime.
- Avoid alcohol and drinks with caffeine such as coffee and colas.
- Wear lightweight, light-coloured cotton clothes.
- While you're out, keep the house curtains drawn to stop it heating up like a greenhouse.
- Ditch your duvet and sleep under a sheet.
- Run your wrists under a cold tap for five seconds every couple of hours.

## Summer is here. Are you ready?



### Summer University (Camden)

[www.cmdn.co.uk](http://www.cmdn.co.uk)  
Camden summer university provides a good variety of free choices for young people aged between 13 and 19 who live or go to schools

### B my voice (Brent)

[www.bmyvoice.org.uk](http://www.bmyvoice.org.uk)  
Brent residents can find over 200 exciting, free or affordable activities in the scheme. Are you aged from 4 to 19 and looking for a fun-filled summer, check it now.

### Futureversity (Barnet)

[www.futureversity.org](http://www.futureversity.org)  
Why not to get ahead in life this summer? A broad range of free activities and courses are for Barnet residents. If you live, study or work in Barnet, go to Futureversity's

### Summer calendar (Hillingdon)

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)  
Hillingdon Council has designed a series of exciting activities and courses for all family members. Find out more activates for all ages on