



# Tenants' Newsletter



May 2013

## Odu-Dua Housing Association

### Is your home gas safe?

#### Important reminder

Have you had the Gas Safety Checks in your property yet? Please contact **APM Maintenance** on **0208 385 2133** to arrange an appointment.

Every 12 months, we need to carry out Gas Safety Checks to ensure that your gas appliances operate safely. This check is to prevent your health being at risk from Carbon Monoxide poisoning. We understand that you may have had your gas appliances repaired or replaced recently. However, the Checks will still need to be carried out.

APM can be contacted to arrange appointments for the Gas Safety Checks at any time including before 8am, after 5pm or during the weekends to fit in your schedules.

**If access is not provided by Monday 20<sup>th</sup> May 2013 we will take legal action to force entry.** We do

not want to take this action unless absolutely necessary as you would be charged for the court cost and for our cost of gaining access.

Once an appointment is arranged, please be at home to provide access for the contractor and allow the work to be completed. If you use a pay as you go gas meter please be sure to check your meter is in credit.

If you would like to discuss this further, please contact Cayle on **0207 625 1799**.



**ATTENTION** If you have not already had your Gas Safety Checks or arranged for it to be done, it is vital that  
⊕ by Friday 26<sup>th</sup> April 2013 you arrange an appointment;  
⊕ your gas safety check to be carried out no later than Friday 3<sup>rd</sup> May 2013.

### Changes to the team

Last month, Pat Gore resigned from the Finance Officer role. We wish her well in the future and thank her for all the work over the years.



In the mean time, we have three new faces in the office. Morris Mac Donagh will be with us for two months as a Temporary Finance Officer. Previously working at the London Irish Centre, Morris has extensive finance experience. Cayle Lynch and Tom Conlon join us as Trainees to help us on various administrative duties for three months. We hope that these changes will enable us to provide more efficient and excellent services to you.

### Protect your home and possessions



Have you had items damaged or lost because your home contents are not covered by insurance? If you are considering insuring the valuables in your home, 'My Home Contents Insurance' provides an affordable option using pay-as-you-go. It can cover situations including theft, water damage, fire or damage to internal decorations. For instance, when the contents of your freezer have spoiled due to the failure of the electricity supply, you will be covered.

Find the enclosed leaflet or call **0845 337 2463** for more information.

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## Your current rent arrears are **not** going to go away!! Neither will we!

### Pay your rent in advance

It is very important that you pay your rent on time. Paying your rent is the most crucial responsibility of your tenancy with Odu-Dua. Some tenants may find it hard to keep up with their rent payments due to poor debt management. It is crucial that arrangements are made with the Housing Officer, Akima, to pay your rent to ensure that court proceedings are not taken against you.



- For free debt advice contact:
- National Debt Line
- 0808 808 4000;
- [www.nationaldebtline.co.uk](http://www.nationaldebtline.co.uk)

## Have you checked your rent statement?

We often receive payments without enough information attached so we don't know who the money belongs to. Monitor your accounts and ensure that all payments show on your account. It is also important that you always quote your tenancy reference number and address when making rent payments.



## Get back to work

### Adult Learners' Week 18-24 May 2013

Adult Learners' Week is an opportunity for individuals and organisations to celebrate the benefits of lifelong learning. Whether you're an individual looking at anything from improving your current job prospects to learning just for fun Adult Learners' Week is for you.

You can find all the London events at [www.alw.org.uk](http://www.alw.org.uk). If you would prefer to speak to someone, please call 0800 100 900.



### Work Club

#### Find your way back to work

Work club is a place for you to get support and guidance to help find work or to change your job. You can exchange skills, share experiences and ideas, find opportunities and make contacts.

The club is held on **2nd and 4th Monday of every month, 9:30am—12pm** at North London ITeC (193 West Hendon Broadway London NW9 7DD).

Contact Miss Charlie Kanareck on 020 8359 2912 or by email: [charlie.kanareck@barnethomes.org](mailto:charlie.kanareck@barnethomes.org)

## Young people, make a difference!

Are you aged between 11 to 25? Are you looking for challenges and eager to be inspired? Do you want to make an impact on your community or even change the world?

If you say yes to any of the questions above, The Winch is the place that you should check out! The Winch is a local charity set up by young people in Camden. They



Affirm · Challenge · Inspire

aim to inspire, challenge and affirm children and young people through providing educational and recreational activities such as DJing, graffiti, boxing, enterprise programmes amongst others.

If you would like to know more about The Winch, visit their website: [www.thewinch.org](http://www.thewinch.org) or call them on 020 7586 8731.

## Free hair treatment

Simply Gorgeous hair salon would like to invite all Odu-Dua tenants to take advantage of a free steam treatment worth £20.

This is only valid when you purchase other services.

**Simply Gorgeous**

Phone: 020 7625 4500

Mobile: 07847 422 597

79 Kingsgate Road, NW6 4JY

