



Tenants' Newsletter



October 2013

Odu-Dua Housing Association

Stay warm and pay less



With the rising energy costs, many of you may find it difficult to afford energy bills, especially during the winter. Here are some basic ways of making your home more energy efficient and saving money. Follow these tips to keep your home warm in cold weather.

- * Keep your main living room at around 18-21°C (65-70°F), and the rest of the house at least 16°C (61°F). If you can't heat all the rooms you use, heat the living room during the day and the bedroom just before you go to sleep.
- * Use the room thermostat effectively. Decide when you want the heating to come on, only heat the areas in your home where it's needed and decide on a temperature.
- * Close curtains and shut doors to keep heat in the rooms you use most and block out draughts but do not block your ventilators.
- * Check for gaps around your doors, windows, floor, chimney or anywhere heat may be escaping.
- * Set your washing machine to wash at 30°C.
- * Don't fill your kettle to the top. Just boil the amount of water you need.
- * Change your light bulbs to energy efficient ones.



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Wanna swap?



Many of our tenants are affected by the bedroom tax. If it has become an extra burden for you, downsizing might be a good choice. Some of our tenants have already successfully swapped their homes with other tenants and live free from bedroom tax. You could be the next one.

Option one.

Register with Locata Housing Service at www.exchangelocata.org.uk.

Locata Housing Service offers a mutual exchange service that is available to all social housing tenants across the UK. The service gives you full access to the Government's HomeSwap Direct and email alerts of latest properties. It is completely free for social tenants to register, advertise your home and look for a new one.



Option two.

Home Swap Sessions

Howswapper and Camden Council organise free Home Swap Sessions for tenants who want to exchange their homes. The sessions aim to enhance your chances of finding the right exchange. They also provide support if you need help with using computers and getting online.

Queen's Crescent library
Thursday
10 October 2013
drop in any time between
11am-1pm

Holborn library
Wednesday
23 October 2013
drop in any time
between 10am - 12pm

Safety in communal area



As your landlord, Odu-Dua is responsible for ensuring the safety and security of all our properties and tenants. This includes making sure that communal areas are kept free of any and all obstructions, many of which may represent a fire hazard.

areas free for access and safe for an emergency, we are strict about what you can leave outside your property. The storage of items in communal areas is not permitted and said items will be removed.

In order to keep the communal

We will make every effort to trace the owner of goods left

either in a property or in a communal area. We may ask neighbours if they know the whereabouts of the owner. Letters will also be written and hand delivered to tenants asking them to remove any items left in the communal areas within 5 working days. If tenants fail to remove their items in the communal areas by the deadline, we will remove these items and any costs incurred will be passed on to the owner.

Keep your communal areas clear for a safe environment. If you would like to know more about our Disposal Policy, visit the website: www.odu-dua.org

Items that are not allowed to be left in communal areas include:

- a) Decorations such as paintings, baskets, vases and statues
- b) DIY equipment such as ladders, tools and tool boxes
- c) Electrical goods such as televisions and stereos
- d) Furniture such as beds, wardrobes and mirrors
- e) Gardening equipment such as garden tools and buckets
- f) Items of clothing such as blankets, duvets, shoes and coats
- g) Personal documents, paperwork and boxes of knickknacks
- h) Toys and any other children's' items including scooters
- i) Vehicles including cars, bicycles, buggies and pushchairs



Helping you take the next step



Are you looking for a job but not sure where to start? Are you returning to work from time out? National Careers Service provides professional advice to help you make the right choices.

It's never been more important to get the right advice to help you get on in work and life.

The Careers Service is for everyone. It provides accurate information about job markets, job applications, interviews and

qualifications. It can also look at how to improve your skills and set up an action plan for you. If you need to take a training course, the Service can help you find out about funding to support your learning.



Advice is free of charge and available online, via webchat and over the phone. Go to nationalcareersservice.direct.gov.uk or speak to a professional careers adviser on 0800 100 900. Lines are open between 8am and 10pm, 7days a week.

Learning while working



If you're looking for a good career opportunity and like the idea of earning while you learn, an apprenticeship may be the right choice for you.

An apprenticeship provides you with an excellent opportunity to gain job specific qualifications and skills while you work. You don't have to be a school leaver to be an apprentice. It is open to anyone aged over 16. There are more than 250 different types of apprenticeships available covering everything from engineering to banking. For more information visit: www.apprenticeships.org.uk.

Develop yourself

Are you looking for ways to improve your employability, budgeting or language skills? Give Ying a call on 0207 625 1799 or email her at ylee@odu-dua.org. We may be able to arrange a training course for you, and we will pay for the cost. This offer is exclusively for Odu-Dua tenants.



**Happy Halloween
and
Pay your rent
on time!**