

How we are managing in the cost-of-living crisis –and how you can help

The cost-of-living crisis is affecting Odu-Dua too.

- Inflation has put up the cost of running our offices and servicing your estates.
- Our repairs costs have risen by more than inflation.
- Our loan interest rates are much higher.
- We are subsidising this year's rent increase. Although a 7% rise sounds high, it is actually 3.1% less than the inflation rate when the rise was calculated.

Despite having less spending power, we are committed to keeping core services on track.

- We will continue to keep up the standard of our **repairs service**.
- We will carry on prioritising **fire, health and safety** work.
- We will still **reinvest** in your homes – but we have had to scale back our programme for now.
- We will do what we can to **support** you, if you are getting into financial difficulties and struggling to pay your rent.

- We will work more closely with Shian Housing Association and with the **BME London Landlords** group to make the best use of our resources.

While we are doing this, there are ways you can help us to make the most of our budgets.

- **Stop dumping bulky rubbish** at your estate. The cost of collecting items is massively increasing.
- **Bag and bin your rubbish carefully**. When you fail to do this, we end up paying for pest control.
- **Don't consider using no-win, no-fee solicitors** if you are unhappy with our repairs service – go through our complaints process. Using solicitors, you are likely to get a similar outcome and no more compensation – but paying lawyers would take large sums out of our stretched repairs budget.
- **Let us help if you are struggling to pay your rent**. You can trust our staff to keep your details private and to give you the best advice.

Let's keep working together to make the most of what Odu-Dua has to offer.

