

Complete the word search and return to the office by 10/08/2015



Summer Holiday Word Search



t	h	x	d	l	v	n	d	p	u	m	t	b	x	d
s	h	o	p	m	c	v	k	t	m	s	m	f	p	q
u	t	y	t	m	w	r	d	i	p	x	d	v	t	q
i	x	e	l	e	g	j	d	c	w	y	i	m	b	s
t	k	c	n	z	l	c	n	e	w	j	j	k	u	m
c	x	w	w	t	d	c	u	c	g	n	w	m	w	i
a	t	j	n	h	r	a	o	r	b	a	m	r	d	o
s	b	f	d	r	a	g	r	e	l	e	y	n	n	x
e	m	y	p	p	c	k	g	a	r	h	z	m	u	r
f	z	a	a	s	t	w	r	m	c	r	g	y	i	v
y	e	w	c	w	s	h	i	y	e	n	r	u	o	j
l	f	w	k	i	o	i	a	k	i	p	y	l	h	m
g	f	v	c	m	p	b	f	x	e	i	b	f	a	h
u	f	f	x	x	g	x	z	i	k	y	y	p	u	x
n	u	m	k	y	r	s	y	l	i	m	a	f	l	n

fairground family fun hotel icecream
 journey pack postcard suitcase summer
 swim tent

NAME:

ADDRESS:

CONTACT NUMBER:

Tenant Newsletter



Summer 2015

WE HAVE MOVED!

The Association would like to inform all tenants that we are now situated at our new offices:

USEL BUILDING
182-188 Cambrai Street
BELFAST
BT13 3JH

Our telephone numbers and email address will remain the same

Access to the office will be through the main entrance at USEL.

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- The Future of Welfare
- Word search Competition



BANK HOLIDAY HOURS

The office will be closed from Monday 31st August 2015 and will re-open Tuesday 1st September 2015 at 9.00am

If you have an emergency repair all emergency contact numbers are available on our voicemail, 02890741618.



Planned Maintenance Scheme

Woodvale & Shankill Community Housing Association has recently tendered for framework consultants who will manage the planned maintenance works and once this tender process is complete, consultants will shortly commence work over the next four years supervising and managing some £3 million of planned maintenance work to our existing properties

WSCHA would ask any tenant who is contemplating undertaking improvements to their home, or any tenants who have previously undertaken work to their home, to contact WSCHA to seek approval for the work contemplated, or to obtain permission for the work carried out.

WSCHA would also like to take this opportunity to remind tenants, that any DIY improvements must be carried out to a certain minimum standard imposed by Building Regulations, Planning Regulations, the DSD and the Health and Safety Executive where required. Work undertaken without the approval of WSCHA may be in breach of the tenancy agreement and may have to be removed or rectified if improperly carried out. WSCHA is keen to provide tenants with technical advice for any improvement works contemplated or to inspect any works already undertaken. Tenants are reminded that work undertaken to the property without approval where the works are deemed substandard may incur a cost to the Association when the tenant vacates the property. WSCHA will seek to recover all costs to the Association for making good any substandard tenant DIY improvements when tenants vacate properties.

Mothers and Toddlers

Woodvale Methodist Church, Cambrai Street, would like to invite all mothers and toddlers to their Little Steps Group which takes place every Thursday starting 15th Sept at the church. The group is on from 9.30.00am-12.00pm, cost £1.50 per child.



There is also a Lunch Club which takes place on a Tuesday starting 10th Sept from 12.00pm-2.00pm 3 courses for just £3.50, we hope to see you there!

Bin Theft



The Association would like to urge all tenants to make sure their bins are kept in a secure place after they have been emptied. If your bin has been stolen, you must contact the Police, if it has been burnt or stolen as a result of anti-social behaviour, you may be entitled to a new bin free of charge.

You will need a PSNI reference number to order a new bin. Once you get this number contact Belfast City Council on 02890 270230 to order a new bin.



Woodvale & Shankill Housing Association tenants can now use the Home Swapper free online service if you wish to move. **You can register for free to swap online at www.homeswapper.co.uk.** There are some important facts that need to be considered before swapping your home.

You owe us rent

The new property is too small or too large for your household

Your current property has been adapted or is part of a sheltered scheme and the new tenant has no need for this type of accommodation;

You must ask permission from us before moving or swapping with another tenant.

For further information please contact the office or check out the home swapper website.

COMMUNITY FUNDING



The Association has set up a Community Fund to offer financial assistance to deserving clubs, groups and individuals. Grants of up to £500 will be available. If you are involved or know deserving cases please contact Catherine at our office for an application form on 02890741618 extension 202 or email catherine@wscha.org.



Proposed changes to housing benefit have not been introduced to Northern Ireland yet but they may change under the Welfare Reform Bill. The proposed changes may affect Housing Executive and Housing Association tenants from 16 to 61 years old.

Housing Benefit changes

It is proposed that new criteria will be placed on accommodation for Northern Ireland Housing Executive and Housing Association tenants.

Basically this criteria allows one bedroom for each person or couple living as part of the household.

There are exceptions:

A child under the age of 16 would be expected to share with one other child of the same gender;

A child under 10 years would be expected to share with one other child under 10, regardless of gender;

A bedroom for a non-resident carer will be allowed in the calculation of necessary bedrooms where that carer provides necessary overnight care for the claimant or their partner.

There are proposed exemptions for foster carers and the armed forces.

Below is an example taken from the Northern Ireland Housing Executive Website where further information can be obtained? http://www.nihe.gov.uk/welfare_reform

What difference would tenants see in their Housing Benefit?

Tenants would see their Housing Benefit payment reduced by 14% of their rent for under-occupation by one bedroom and by 25% for under-occupation by two or more bedrooms. Based on the current average rent of £58.76, a tenant who receives full housing benefit but who is under-occupying by one bedroom would see their Housing Benefit reduced by about £8.25 a week. A tenant who is under-occupying by two or more bedrooms would see a reduction of about £14.70 per week. If your Housing Benefit is cut you will have to pay your landlord the difference between your Housing Benefit and your rent.

Further Advice can be obtained at our Office where we can sign post any one for information on home swapper, practical advice on paying your rent and any other advice you need.