

Spring 2015

old oak news

HOUSING ASSOCIATION

The newsletter of Old Oak Housing Association

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All change, Your next stop is New Prospects

From April 6th 2015 your Neighbourhood Managers will start to look very different. Their faces will still be the same but their roles will be changing so we can help you. Old Oak Housing has committed to look at how best we can support you in areas of Employment, Training, Education, benefits entitlement and your health. The new roles will focus on what matters for you and how best we can help you and show you how you can reach your potential whether that's about getting help with further education, looking to change careers or wanting to get fitter.

To help towards these role changes we have a new officer joining us Deborah Kirby who will be the sole officer for rent queries and managing rent accounts. Deborah is an experienced rent officer with many years working in Housing.



Juliette Walcott



Tim George

Our Neighbourhood Managers

So remember:

To discuss your rent or any queries in relation to your rent call:
Deborah Kirby 0208 740 3890

To discuss your housing: **0208 743 5486**



Have you got £11,000?

Old Oak has successfully taken back a house on Wulfstan Street that was being illegally sublet. Old Oak was able to prove through their investigations that this property had been sublet and that monies were received as part of the subletting. Working with the councils fraud team the Judge ordered the possession of the property and that the tenant pay costs of £3000 for unlawful profit, arrears of £1300 and legal cost claim of £6920 making a total of £11,220.

Juliette Walcott, Neighbourhood Manager for Old Oak Housing said "People think we wont find out but we do, it is an illegal offence to sublet your home and we will prosecute. There are people in need of a home and its not right or fair that someone given a home then doesn't live there or lets it out to someone else for unlawful gain. We will not tolerate this."

Old Oak Housing Association is
part of the Family Mosaic group

family
mosaic



How we're keeping it green and clean

Last year we introduced a bulk refuse removal service to clear the fly tipping from our land so where you live looked better. This year we are running a 6 month trial to litter pick all the land we manage on a daily basis Monday – Friday. The estate has a lot of pedestrian foot travel through it with people walking through to get to various areas such as the hospital, the prison, bus stops etc. We have placed bins at certain point to manage the litter caused by this travel but we want to go a step further and see if litter picking daily makes a big difference to where you live.



Housing benefit - Non dependant deductions, what does it mean?

A non-dependent is a person who is over 18 years old, is not dependent on you for financial support and lives with you in your home.

This could be a grown-up son or daughter or an elderly relative.

Non-dependents do not include a partner, joint tenant, registered carers, and foster children.

What are non-dependents deductions?

If you have a non-dependent living with you, you could have your Housing Benefit or Council Tax Benefit reduced.

How much is the deduction?

At the moment, the deduction depends on the circumstances of the non-dependent, such as whether they claim benefits, work more than 16 hours a week and what their income is (before tax and National Insurance).

What can I do if I have a non-dependent living with me?

It is your responsibility to make sure the rent is paid if you are the tenant.

If you are in receipt of Housing Benefit, you need to inform your local housing benefit department of any changes to your circumstances and those of your non-dependant/s. The non-dependent living with you should make up the shortfall in your Housing Benefit or Council Tax, but it is up to you to make sure this happens.

Housing Benefit Rent Element	Rent
Aged less than 25 and in receipt of Income Support, Income-based Jobseekers Allowance or Income-related Employment and Support Allowance which does not include an amount for the support component or work related activity component	Nil
Aged 25 or over and in receipt of Income Support, Income-based Jobseekers Allowance or aged 18 or over and not in remunerative work	£14.15
In receipt of main phase ESA (IR)	£14.15
In receipt of Pension Credit or a full time student	Nil
Aged 18 or over and in remunerative work:	
Gross income < £128	£14.15
Gross income £128 < £188	£32.45
Gross income £188 < £245	£44.55
Gross income £245 < £326	£72.95
Gross income £326 < £406	£83.05
Earning >£406	£91.15



Old Oak Common regeneration gets green light

Plans to transform Old Oak Common with new homes and retail have been given the green light by the local government secretary.

Eric Pickles has given approval to the project which will be one of the largest regeneration schemes in London for decades, with HS2 and Crossrail stations linking the new part of the capital to the rest of the UK.

Now he has confirmed his support a new body has been created by Parliament to give Mayor Boris Johnson power to go ahead with the plans, called a Mayoral Development Corporation (MDC) which will oversee the creation of up to 24,000 homes and more than 55,000 jobs, according to the mayor.

The Mayor believes the OPDC is the best way to unlock the potential of the 950 hectare site which straddles the three boroughs of Hammersmith and Fulham, Brent and Ealing and will deliver a £15 billion boost to London's economy over 30 years, Mr Johnson says.

He added: "The vast new station at Old Oak Common presents us with an almost unprecedented opportunity to transform an area the size of a small London borough into a thriving new part of the capital, with unrivalled transport links to central London, the

rest of the country and beyond. London will shortly become home to more people than ever before and there is no doubt that this scheme will provide a real shot-in-the-arm as we look to provide the new homes and jobs that we desperately need."

Mr Pickles said house building is key to the government's long-term economic plan so he feels it is right that delivering new homes is at the heart of the scheme.

The OPDC will be controlled by the Mayor of London and his team, as well as councillors from the three boroughs to ensure accountability. Some planning applications will be sent to the boroughs but most will be decided by the OPDC.



Family Mosaic Employment Team

We have a commitment to helping tenants find work and a certain proportion of job vacancies we earmark specifically for Family Mosaic tenants.

We provide a range of opportunities for our customers such as training, employment and access to learning so they can improve their prospects, find new opportunities and move on. All of our services are free and tailored towards the needs of the job seeker. Support that we provide includes:

- Personalised employment advice
- CV building

- Interview coaching
- Free training
- Work placements
- Job finders' resource room
- Apprenticeships
- Job brokerage service to secure the jobs that you want.

Contact – Michelle Halley 07507 761098



From left to right: Emma Cardoso and Michelle Halley



Childminders

Are you looking for flexible childcare? Look no further

Old Oak Childminders Quality Forum are dedicated registered childminders in the Old Oak local area. They meet every month at the Children's Centre to update their professional knowledge and share good practice.

Childminders can offer a home from home, early years experience and can often provide more individual attention to young children than a nursery setting could provide. **Leading to relaxed, happy children who are supported to learn.**

As well as providing flexible hours of care, childminders can often also take children to and from school and some provide weekend and overnight emergency care. **Many childminders have extensive professional qualifications** and experience including

degree qualifications in Early Years Education. All childminders must meet the Early Years Foundation Stage legal requirements as do Nurseries and are inspected by Ofsted. A number of childminders also accept the Two year old childcare places funding for parents/carers who have applied for funding and are eligible to receive it. Childminders who have been judged by Ofsted as Good or Outstanding may choose to accept the Two year old funding.

To find out more about local childminders contact details are provided on the childminder noticeboard at Old Oak Children's Centre or contact the Family Information Service
Tel: **0845 313 3933** Website: <http://www.fisd.lbhf.gov.uk/fisdFamily>

Check out the Old Oak Community and Children's Centre website to keep up to date with the latest information and all the activities on offer

www.oldoakcentre.co.uk



Edible Window Box Workshops

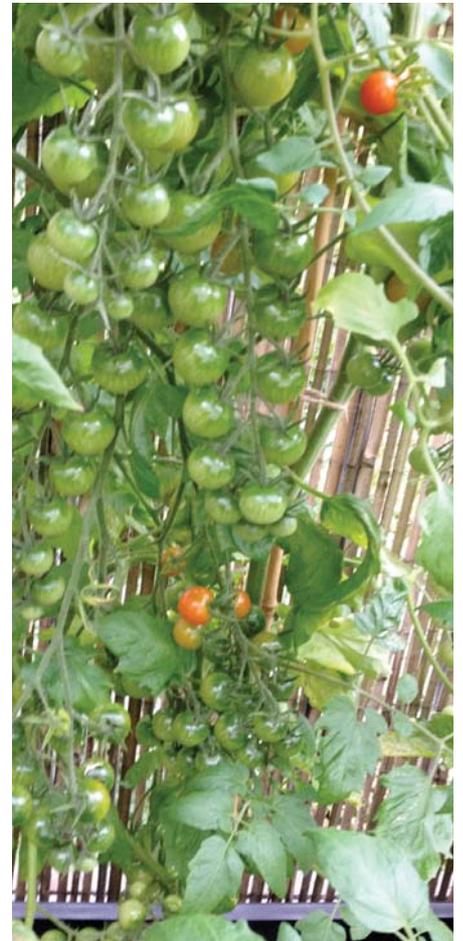
Caroline Lister, Community Champions

Whether you have a garden or a space on an indoor or outdoor window sill you almost certainly have some space where you can grow stuff to eat. During April/May (weekday and Saturday dates to be confirmed – see website and publicity) the Community Champions project at Old



Oak Community Centre will be running window box workshops for residents. The idea is for every participant on the estate to have either a planted window box to take home or seedlings for their window sills to be planted out at a later date. Window boxes are ideal for growing smaller crops, such as lettuces or salad leaves, and crops which trail, like strawberries.

Gardening, even on a very small scale, can be very relaxing and it's very satisfying to pick your own crops. Also, once you have tasted your own home-grown strawberries or tomatoes you will never again want to buy any which have been commercially grown! We will advise on things like complementary planting. This doesn't mean telling your plants they look lovely to make them grow better! It's all about knowing which plants to grow



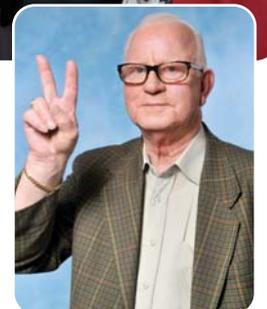
together to, for example, keep tomatoes safe from greenfly and whitefly. If enough residents take part in our Edible Window Box Workshops our community will soon be swapping seedlings, crops and growing tips making our estate a really friendly place to live.

We say goodbye to one of Old Oak's founders

John Keating 14/10/33 – 16/01/15

Old Oak Housing held a memorial service for the passing of one of its founder members John Keating on Tuesday 3rd February. John passed away on 16th January following a bout of illness. John worked tirelessly hard with the council and Family Mosaic Housing to bring about the birth of Old Oak Housing Association and was keen to be involved in all the works that took place following the transfer of homes from the Council to Family Mosaic Housing. Wesley Harcourt, Local ward councillor and Chair of Old Oak board said at the memorial "I knew John for 22 years and he sat with me when we were doing the interviews for the various housing associations. John always wanted what was best for tenants, he sometimes rubbed people up the wrong way but his intention was always good."

John was a tenant board member of Old Oak for many years and



an active member of OOTRA (Old Oak Tenants & Residents Association). Paul Keegan (retired Chair of OOTRA) remembered John by saying "He was such a character and we had many laughs. I remember when I first met him, I didn't like him much which was ironic because as we were forced to work together more, he grew on me and we actually became very good friends. He was like family and I will miss him."

John was remembered by staff and neighbours alike with his neighbour Karen saying "He used to organise trips out for all the kids when we were younger, always a community man."



Your dedicated Safer Neighbourhood Team Officer

My name is Shawn Ross and I am your dedicated officer for the Safer Neighbourhood Team. I am often here on Old Oak patrolling both in and out of uniform working on local reported crimes, looking at how we can solve local issues as well as working on local youth initiatives.

I use Twitter to blog about what I get up to in the ward, #CollegeParkandOldOak

under @MPShammful and my direct contact number is **0208 721 2014** and voicemail is available.

I am keen to set a new ward panel and am actively seeking new members who live or work in the ward. This is your opportunity to help us set the ward priorities and monitor how we are responding to it. Please contact me on the above number for more details.



If you would welcome a visit from me for any specific concerns or just for advice such as crime prevention, then please call me, I'm more than happy to drop by.



New weekly Sports Sessions coming to Old Oak Community Centre

Old Oak Community Centre will be working in partnership to launch the brand new project city sports academies!

The session will be free weekly coaching sessions incorporating numerous sports such as football, basketball, street hockey, and street golf. If sport not your thing? We'll we have thought about

how we could integrate you into this fantastic programme along side with our "skills for life" teaching you essential skills to prepare you for adult life including day, cooking and financial budgeting. We have something for everyone so we hope to see you at the centre for the launch of city sport academy on Friday 13th March at 3.30-530pm and every Friday thereafter.

WIN £50 TO SPEND AT A GARDEN CENTRE

A chance for you to win a prize for your gardening skills, whether you have your own garden, share one or just have a window box.

If our judges decide that your display is the most attractive and well looked after in any one of the categories, you will win a.....

£50 GARDEN CENTRE VOUCHER

- ✓ Applications to be requested no later than 31/03/15
- ✓ Completed applications & photos to us by 30/04/15
- ✓ Applications shortlisted in May 2015
- ✓ Please send direct to Michelle.Levy@familymosaic.co.uk

- ❖ Best Private Garden
- ❖ Best Shared Garden
- ❖ Best for Wildlife
- ❖ Best Single Container or Basket Display

BEST GARDENS COMPETITION



Gardens will be judged in June so there's still plenty of time to get your flowers in bloom!





Councils Bulky waste collections and large items for reuse

If you have items for disposal which are too big for the bin you can either book a re-use collection or if items aren't suitable for re-use book a normal bulky waste collection.

Donate unwanted furniture and household items for re-use

To donate unwanted furniture and household items for re-use simply call the London Re-use Network hotline on: **0203 142 8506** (from 9am to 5pm) to book a collection. Or book on-online: www.londonreuse.com

The following items can all be re-used.

Furniture:

- Wardrobe • Bedside table • Dressing table
- Cabinet • Chest of drawers • Sideboard
- Welsh dresser • Occasional furniture (coffee/side tables) • Dining table • Dining chairs

Soft furnishings:

- Sofa • Arm chair • Bunk beds assembled or dismantled • Single beds • Double beds

Children's equipment:

- Buggies • Cots

Other items of household effects:

- Bags of clothes/curtains and bedding • Bric a brac
- Bicycles • Paint

Appliances:

- Fridges • Fridge freezers • Washing machines
- Tumble dryers • Dish washers • Computers
- Flat screen televisions

Please note: These items must be in a good, clean, re-usable condition. The London Re-use Network will not accept broken, stained, ripped or torn items.

A collection of up to 10 reusable items is available for £27.60, which matches the cost of the council run bulky waste collection. Please note this is a collection of reusable items by the council's partner. Items not suitable for reuse can be collected by the council for disposal (please see below). By booking this collection instead you will be:

- Donating items you no longer want or need and know they will be appreciated by someone else.
- Donating items which enable someone in your local community to buy affordable furniture and household items.
- Helping create local employment opportunities, training and skills development.
- Protecting the environment by reducing the amount of waste sent for incineration.

The items you donate are assessed, refurbished if necessary and checked for safety at the re-use workshop at Smugglers Way in Wandsworth. The items are priced and sold from local re-use centres and charity shops at affordable prices. The money generated is used to pay for the cost of the service provided.

How to book a normal bulky waste collection

Who can use the service?

If you live in the borough, you can arrange a bulky waste collection by calling the Cleaner Greener Hotline on **020 8753 1100**. Please note that each item for collection will need to be listed when you phone to book your collection.

If you are having building work done on your home by trades persons, you should make sure they are contracted to dispose of the waste they produce.

How many items and what will it cost?

We will collect up to 10 items of unwanted household furniture or similar items for £27.60, or up to 10 electrical items/domestic appliances for £27.60.

We will also collect up to 10 bags of miscellaneous effects for £27.60.

If you have more than this allocation, we will collect it for an additional charge. Quotations will be given on request. A visit may be necessary in some cases. Please note that if a visit and quote are required, the minimum charge will be £31.35.

Collection times

If you call before 3pm Monday to Thursday, we can usually collect bulky waste the next day, if you pay at the time of the call. If you call before 1pm on a Friday we can usually collect the following day.

We collect from Monday to Saturday inclusive between 6.00am and 3.00pm. In the unlikely event that we can't get to you on the appointed day, we will be there the following day.

All items must be placed outside your home at street level ready for collection. Special arrangements can be made for disabled and elderly residents.

Payment

We do not accept cash, but you can pay by credit/debit card, cheque or postal order. Cheques/Postal orders should be made payable to London Borough Hammersmith & Fulham (or LBHF) and posted to: Waste Management, Cleaner Greener Neighbourhoods, Residents Services, 77 Glenthorne Road, Hammersmith, W6 0LJ.

Useful contacts



Post: Old Oak House, 43-45 Erconwald Street, London W12 0BP

Telephone: 020 8743 5486

Fax: 020 8740 3899

E-mail: oldoakqueries@familymosaic.co.uk

Website: www.oldoakhousing.co.uk

Opening Hours: Monday to Thursday 9am - 5pm, Friday 9am - 4pm,

For all repairs, breakdowns and gas servicing 24 hours: 0300 123 3456.

Other useful numbers

Safer Neighbourhood Team

020 8246 2747

Old Oak Community and Children's Centre

76 Braybrook Street

020 8740 8008

E-mail:

oldoakcentre@familymosaic.co.uk

Website: www.oldoakcentre.co.uk

London Borough of Hammersmith and Fulham

Telephone: 0208 748 3020

Out of hours: 020 8748 8588

Website: www.lbhf.gov.uk

Minicom (for people with hearing impairment): 020 8753 5753

Environmental services

020 8753 1100

Citizens Advice Bureau

0845 458 2515

Translations

This document gives information about housing news, events and local information. If you need any part of this information in large print, Braille, on CD or explained in your own language please contact us on the number below **020 8743 5486**.

Albanian

Ky dokument ju jep informacione në lidhje me të rejtat për strehim, ngjarjet dhe informacionet lokale, nëse ju duhet ndonjë pjesë e këtij informacioni në Braille, në CD, në kasetë ose të shpjegohet në gjuhën tuaj, ju lutemi kontaktoni në numrin poshtë.

Arabic

تمدك هذه الوثيقة بالمعلومات اللازمة عن أخبار الإسكان والأحداث والأنباء المحلية. إذا كنت ترغب في الحصول على أي جزء من هذه المعلومات مطبوعاً بأحرف كبيرة أو بطريقة برايل أو مسجلاً على أسطوانة مدمجة أو شريط صوتي أو مشروحاً باللغة التي تتحدثها، يرجى الاتصال بنا على الرقم الموضح أدناه.

Somali

Dokumentigan wuxuu ku saabsan yahay warka cusub oo guriyo, dhacdooyin iyo gobol ah. Haddaad u baahan tahay warkan afkaaga-hooyo, afka loogu talagalay dadka aan arki karaan – afka faraha ama CD-ga ama ajeladda rekorka nala xirir. Namberkan isticmaal.

Farsi

این نوشتار اطلاعاتی درباره اخبار، رویدادهای مسکن و اطلاعات محلی در اختیارتان قرار می دهد. اگر مایل به داشتن هر بخش از این اطلاعات به صورت چاپ شده با حروف بزرگ، خط بریل، روی CD، نوار صوتی و یا توضیح داده شده به زبان خودتان هستید، لطفاً با استفاده از شماره تلفن زیر با ما تماس بگیرید.