

ATTIC STORAGE

During the course of carrying out the stock condition surveys over the past year in some residences we noted that items have been stored directly on the attic insulation.

Quilted and loose blown insulation relies on the full thickness over the attic floor to:

- Reduce the amount of heat loss through the roof your house;
- Minimise risk of condensation and mould forming on the ceiling;
- Helps improve the energy efficiency of your house and reduce heating costs.

When store items compresses the attic insulation:

- Heat loss is increased through the roof;
- Condensation and mould is more likely to appear on the ceiling below;
- Your heating costs are likely to be higher.

Furthermore,

- The stored items may cause the ceiling to crack; and
- It makes it difficult to access and maintain the plumbing and to carryout upgrade works.

Remember! Both the rigid foam and quilt insulation are laid directly on the ceiling plasterboard and is therefore not safe to walk on. We are aware that you may need to store some items in the attic, such as suitcases, etc. These should be stored on a small secure raised platform above the uncompressed insulation below. If have you store the Christmas decorations in the attic, when you are returning them after the Christmas holidays can you take the opportunity to remove any items that are compressing the insulation.



BE WINTER READY

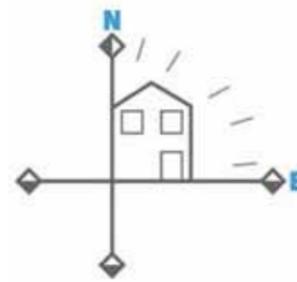
Again we would suggest you check out the very useful website www.winterready.ie. It offers lots of practical information in booklet form to get us all through the winter safely. It is broken down into different categories, so there is something for everyone. If anyone has difficulty accessing the site, we welcome you to contact us for further information.

The categories include sections on the weather, your home, health, road safety and links to other useful websites. Below, we have outlined some of the practical tips that you will find in the booklet.

- Leave the central heating on for short periods of time throughout the day. Keep room doors slightly open to allow warm air to move around the house.
- Most frozen pipes occur in the roof space and below sink units and can cause considerable damage if they burst. Occasionally let warm air into your roof space by keeping the trap door open. Keep the cupboard door under the sink open, this will let warm air move around the pipes.
- Know where your mains stopcock is so that you can switch off your water if there is a burst pipe.
- Ensure that you have insurance for your contents and personal belongings.
- Don't forget to get your chimney cleaned at least once per year, especially coming into the winter months.



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North & East Housing Association

Newsletter

Winter 2015

WELCOME TO THE CHRISTMAS EDITION OF OUR NEWSLETTER

Welcome to the Christmas edition of our newsletter. Another year has almost passed as we draw to the end of what has been exciting times. The long anticipated opening of our new development, McArdle Green was central to the year's activities as we welcomed 22 new families to North & East Housing Association. We hope you have all settled in nicely and that you enjoy many happy years in your home. We have shared some memories of the official opening with you on page 3.

It's been a busy year and the North & East team hope we have delivered the best service we can to you, our Residents. We want to take this opportunity to recognise and appreciate your commitment to your local communities, which has been so evident throughout the year with a wide variety of events and celebrations being organised. We are confident that with your help we can build on this sense of community throughout the year ahead. While 2015 was filled with excitement for the organisation, it has recently been tinged with sadness...

JIM BYRNE RIP

2015 has been a sad year for all at North & East with the death of our long serving Director and former Treasurer Jim Byrne. Jim joined the Board twenty-one years ago and was treasurer for all of that period. Like most things Jim was involved with, he always gave one hundred percent commitment. Jim had a strong sense of Social Justice and saw his dedication to North & East and its work as an extension of that. Jim was a "people person" who showed a strong empathy and kindness to all.

He had a big personality who could hold a room. He was also a man with strong views and was never loath to express them. We will particularly miss his stories, often exaggerated for dramatic effect and his sense of fun. North & East has lost a director of commitment and an exceptional human being. North & East would like to extend warm wishes to all of you that have suffered a loss. We especially remember with fondness William Darcy, Wieslawa Wasowska & Joseph Green, residents of North & East Housing Association who also sadly passed away in 2015.



The Staff & Board at North & East Housing Association would like to wish you all a very Happy Christmas and a Peaceful New Year

CHRISTMAS OPENING TIMES:

Christmas Eve: 9am-1pm

Christmas Day: Closed

St Stephen's Day: Closed

27th Dec - 3rd Jan: Closed

Office re-opens Monday 4th January at 9am

In cases of emergencies only please call 053 9374811



THE FOLLOWING CHANGES IN SOCIAL PROTECTION WERE INTRODUCED IN BUDGET 2016:

- €3 increase per week for Pensioners and Carers aged 66 and over.
- €2 increase for qualified adults aged under 66 years and an increase of €2.70 for qualified adults aged 66 years and over.
- Carer's Supports Grant (*formerly Respite Care Grant*) to be restored to €1,700 per year.
- Carer's Allowance to be paid for 12 weeks (*currently 6 weeks*) from January, after the death of the person being cared for.
- €3 million additional funding for Free Travel scheme.
- Supports for water services to include €25 a quarter for people with disabilities and carers.
- New Paternity Benefit to be launched in 2016.
- Family Income Supplement threshold to increase by €5 per week for each of the first two children.
- Christmas bonus of 75% of payment (*not less than €20*) to be paid to those on all social welfare payments, including Disability Allowance, Carers Allowance and Domiciliary Care Allowance.
- Child benefit to be increased by €5 a month from January.
- An extra €2.50 per weeks on the Fuel Allowance for long-term welfare recipients



OFFICIAL OPENING OF MCARDLE GREEN, MONEYMORE

North & East Housing Association were delighted to welcome Councillor Paul Bell, Mayor of the Borough District of Drogheda to officially open McArdle Green, Moneymore on Wednesday September 30th last. The sun shone down on McArdle Green and the party atmosphere was helped by the presence of the Drogheda Lourdes Marching Band who entertained tenants and the large numbers attending the launch. McArdle Green is a scheme of 22 social housing homes and 3 Incremental Purchase houses and was built on a site provided by Louth County Council. It is named in memory of the late Noel McArdle who was a long-standing member of the Board of North & East.

The development was funded through a mixture of state funding, North & East's own resources and private finance. The potential of this type of funding model was acknowledged at the recent Allianz/ICSH Housing awards when the scheme won in the category of Innovative Financial Model. That is not the only recognition for the scheme as it was also recently named as Public Sector Magazine's Best New Social Housing Development 2015. For an overview of the day's events, log on to <https://youtu.be/zK2xLT70YR4>



RENT REVIEWS - 1ST QUARTER 2016

Tenants due for a 1st quarter annual rent review, will receive a tenant information request form in January. The information we will be requesting is:

- Names and PPS numbers of all adults and children living in the property.
- All income received including social welfare payments, employments, maintenance payments etc.
- The form will need to be signed and stamped by your local social welfare officer, where applicable.
- You will need to provide:
 1. Last 3 months bank statement
 2. Last 3 pay slips or most recent P60
 3. Last 3 weeks of Social welfare slips /receipts
- Readable Copies of the above will be accepted.
- Please note that failure to produce this information within the given timeframe may result in penalty rents being applied to your account.



EDUCATION BURSARY

Congratulations to our recipients of our Noel McArdle Education Bursary for 2015: **David Cooney** (*Dun Laoghaire Rathdown*), **Ronan Ganley** (*Co Dublin*), **Muriel Reid** (*South Dublin*), **Sharon Scott** (*Co Louth*) and **Jennifer Wherity** (*Co Meath*). We wish you all the best in your studies.

A reminder the Noel McArdle education bursary is available to all our Residents with a clear rent account for 3 months. **Our cut off dates for 2016 are 31st January 2016 and 30th September 2016.** Please check our website for more information on the Noel McArdle Education Bursary or contact your Housing Officer who is happy to help with your application or offer advice.

CHRISTMAS CARD COMPETITION WINNERS

Congratulations to our winners below for the Christmas Card Competition 2015 as always the standard was extremely high, it made it very difficult to select a winner! Thank you for all your hard work.



Carrie Kelly - Over 18 winner



Caoimhe McArdle - Age 12



Naiose Cowley O'Connor - Age 9



Abbey Clinton - Age 5

Quarterly Account Statements

All tenants will receive their 4th quarterly account statements in early January. Please review this statement carefully and contact the office on 01 8200002 should you have any queries. **Can we take this opportunity to remind all tenant to quote their account number, as a reference, on ALL lodgements to North and East Housing Association.**

Gentle reminder...

Please ensure that your rent is paid in full over the Christmas period. There are several ways you can pay your rent and advice is always at hand to help you with rent payments. Many people struggle through the festive season, we would urge anyone who is having difficulties to call your Housing Officer - please do not stick your head in the sand and risk court action or eviction.

Don't forget to submit your entry for the Christmas lights competition 2015, entries will be accepted up to the **18th December**. Email your photo to info@neha.ie or contact your Housing Officer. Photos will be uploaded to our website and voting will commence on **Monday 21st December until 6th January 2016**.