



Affordable Community Housing TENANT NEWS

SPECIAL POINTS OF INTEREST:

- Housing Pathways
- NEW RENT TO START FROM 30/6/2010
- LTZ UPDATE
- Do you have email see back
- Tenant Council

ISSUE 1 2010

APRIL 2010



A message from the CEO

Strategic Plan

The board of ACHL through 2009 was involved in extensive consultation with major stakeholders including Tenant Council to develop our Strategic Plan for the next 4 years.

The plan is essentially a road map setting out what we will do and how we would deliver services into the future. Should anyone want a copy of the Strategic Plan or Business Plan please go to our website www.achl.org.au or contact Bernie Murphy CEO. We also invite you to look at the "Business Plan Snapshot on a page" which is on the website which provides a good overview on where we are now and where we are going.

National Building Economic Stimulus Package Tender NBESP

Some 4,400 units built under the NBESP are nearing completion and Housing NSW has tendered the management and ownership of the properties to Community Housing Organisations. ACHL has tendered for 1,037 units which are located in the Greater Western Sydney Area. Should we be successful in the tender we will be able to use the leverage on these houses to purchase an additional 1,224 units over the next 10 years.

Housing stress within the Community Housing sector will be greatly reduced. Result of this tender is due mid April.



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Rent Review

The rent review letters have been sent and there are some important dates to remember

Deadline to return documents is **30th May 2010**

New rent will start **30th June 2010**

IMPORTANT

You must complete & return the assessment for rental rebate form

If you do not receive the documents by 15th April 2010 please contact the office

Staffing update

New Housing Managers

Bree Jennings—Manages Telopia, Auburn, Eastwood, Berala, Dundas, Earswood, Lidcombe, Northmead, Pennant Hills,

Lina Mansour— Manages Merrylands, Greystanes, Wood Park,

Charlie Souma— Manages, Canterbury, Campsie, Belmore, Punchbowl, Belfield, Lakemba Riverwood,

Housing Assistants

Chris Garwood— Mon, Wed, Frid

Chantell Carroll - Arrears and sign up

Access and Allocation Team

Cleo Ahearn—Applications & allocations

Dean Carroll—Applications & allocations

Adam Cunningham—Ingoing inspections & sign ups for new properties.

Assets

Andre Belfort- Asset Technical Officer

Community Support

Silvis Hanna—Tenant Support worker

Tenant Council

The tenant council is a tenant run initiative of ACHL and is there to be a voice for all tenants housed by ACHL, to deal with issues that affect them, organizes and runs activities and is involved in discussions about the future of the organisation.

We are currently looking for new members as there are vacancies on the Tenant Council. New members are elected to the Tenant Council at the ACHL Annual General Meeting (AGM). However, interim members can be elected by the Tenant Council until the next AGM.

In order for the Tenant Council to assess your suitability as a candidate, please fill in the application form included in this newsletter and return it to our office.

If you have difficulty filling in the form, we would be happy to conduct an interview with you either in person or over the phone. A representative of the Tenant Council will then contact you to let you know the outcome of your application.

If you are elected as a member you will also be given a copy of the Constitution, describing the operating rules of the Tenant Council. You will also have to comply with the Code of Conduct for Tenant Council Meetings.

If you have any questions or would like more information, please do not hesitate to contact the Community Development Officer Robert Costa on 8622 1500.



Workman ID

It is very important to remember that if a contractor comes to your door with or without formal notification they must present identification.

The ID shown below is one example of the ID carried by all ACHL contractors from SR Construction.



If you have any concerns regarding a tradesperson attending your home please give Assets at the Silverwater office on **8622 1555**.

**IMPORTANT:
IF SOMEONE COMES ONTO
YOUR PROPERTY WITH-
OUT YOUR CONSENT AND
COMMENCES TO DO
WORK YOU HAVE THE
RIGHT TO CALL THE PO-
LICE ON 000.**

FAN Friendship Age Network

The Fan (Friendship Age Network) went on another bus trip this time to the famous Entrance on the central Coast. It was a 2 hour drive from Sydney.

The tenants loved the trip we had a wonderful time on the bus we danced and sang songs. The weather was slightly overcast we didn't have the opportunity to swim yet it was a fun day

After enjoying the scenery and walking around the local shops we sat down to a

beautiful lunch of the famous fish and chips by the beach.

After lunch we had coffee and then headed back to Sydney.

Everyone arrived back at about 5:00pm exhausted and yet asking when the next trip will be.

So I advise you all to stay tuned for the next exciting trip. And remember if you want to be part of the FAN complete and return the attached form in this newsletter.

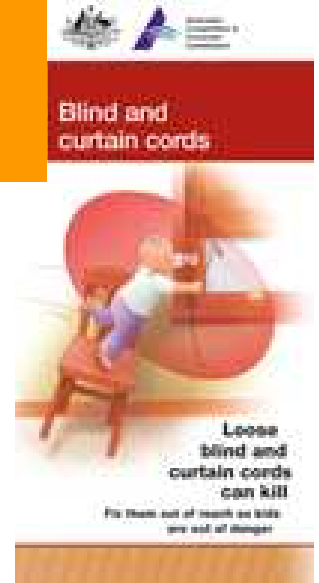
Blind and curtain cords

Loose blind and curtain cords can kill. Fix them out of reach of children.

Since early 1990 there have been 15 tragic deaths related to blinds and curtain cords in Australia. Children don't understand the potential dangers of playing with cords from blinds and curtains and that they can get wrapped around their neck and strangle them.

for more information go to: www.fairtrading.gov.nsw.au

1. Check all blind and curtain cords – both at home and when away on holidays. Make sure they are out of reach of children.
2. Make loose cords safe – use cleats or cut the cord loop and attach a tassel at the end of each strand.
3. Choose safe blinds and curtains – make sure new curtains and blinds have warning labels and provide a way to secure the cords out of reach.
4. Keep children away from all cords – move furniture, cots and beds away.



Housing pathways

On 27 April 2010 there will be an important change between Housing NSW and the community housing sector which makes access to housing services simpler, fairer and easier. A new strategy has been developed creating a social housing common access system in NSW the Housing Pathways Strategy.

This is the new system of accessing housing services, it is based on the "no wrong door" principle which means that an applicant can present himself to either Housing NSW or any community housing organization and get the same range of services such as Rent Start, Temporary Accommodation, Tenancy Guarantee, Application to Public Housing, Community Housing, etc.

There will be just one common application process and one waiting list – NSW

Housing Register. The existing waiting list of Affordable Community Housing will be merged in this Register. Both Housing NSW and community housing providers will be using this Register to get applicants who will be allocated vacant properties.

This new system will ensure that everyone will have access to the same housing services whichever office they choose to go to making the process simpler, fairer and easier.

For further information visit the Housing NSW website www.housing.nsw.gov.au.



Local Tenant Zones



Bankstown

Address: 42-44 Leonard Street Bankstown

Days: Wednesday & Thursday

Time: 9:00am—4:00pm

Belmore (In Care Assist office)

Address: 438 Burwood Rd Belmore

Day: Monday

Time: 9:00am—4:00pm

Due to the demand for service of the Bankstown & Belmore Local Tenant Zone's we will be relocating these temporary offices to a permanent office in the Bankstown area. All tenant in the Bankstown/Canterbury area will be advised in Writing of the official opening of this office.

Parramatta (in Parramatta MRC)

Address: Level 4, 1 Horwood Place Parramatta

Days: Wednesday & Friday

Time: 9:00am—4:00pm

Blacktown (In Marist youth office)

Address: 36 - 38 First Ave Blacktown

Days: Thursday & Friday

Time: 9:00am—4:30pm

Phone: 96729272

LTZ UPDATE



ORGANIC Family Fun Markets



A Tenants Council Project of Affordable Community

1st Saturday of Each Month

Location: Carysfield Park
Cnr; Hume Hwy and Johnstone Rd,
Bass Hill, NSW 2197
From 9.00am to 3.00pm

Don't forget we have the markets on every month and if you are interested in having a stall then please get in contact.

For more information or Stall Bookings please Visit www.offm.com.au or Phone Market Manager on 9683-6468

HeadOffice

6/75 Parramatta Rd
Silverwater NSW 2128
PO Box 7096
Silverwater NSW 1811

Phone: 8622 1500

Fax: 8622 1599

Email:
community@achl.org.au

Website:
www.achl.org.au

NSW
REGISTERED
Community
Housing Provider



Capital property Ceiling Batt insulation Safety Check

If you live in a capital property and have had anyone come and install insulation Batts in your ceiling please contact Assets on 8622 1555

8.4 million Australian's have internet



Do you have email

According to the Bureau of statistics at the end of June 2009 there were 8.4 Million active internet subscribers in Australia, many of these internet subscribers also have email accounts. ACHL would like to invite you to advise us of your email address so we can deliver information to you more effectively. So if you would like to participate please complete the slip below, cut it out and send it to our Silverwater office or your local Tenant Zone.

Name: _____

Address: _____

Email: _____

Signature: _____

