



## ANNUAL FUN DAY

The Association is planning to hold it's annual fun day in July/August 2003, the venue has still not been decided. If you have any ideas or wish to participate in the event, please contact Aisha Akhtar on 020-8815-4200 as soon as possible.

## SHARED OWNERSHIP

### What is shared ownership?

If you would like to own your own home but cannot afford to buy on the open market, then shared ownership could be for you. You will have sole occupancy rights, which means you do not have to share your home with anyone else.

Shared ownership allows you to buy a share of a house or flat (usually from a housing association), and pay rent for the remainder. Your monthly outgoings will include repayments on any mortgage you have taken out, plus a subsidised rent on the part of the property retained by the housing association. Further shares in the property may be purchased at a later stage offering shared-owners the opportunity to eventually own their own home outright.

We have recently sent out information on four properties available in Hackney at this time, there will be another property becoming available this year. We will also have five properties becoming available in Newham towards the end 2003 or the beginning 2004.

# North London Muslim TENANT NEWS



Spring Edition 2003



## ANNUAL GAS SAFETY CHECKS

NLMHA by law have to ensure gas equipment provided for tenants use is properly maintained, and checked annually for safety by a registered gas installer.

**IMPORTANT:** If you have not had a Gas Safety Check carried out in the last 12 months call Maintenance on 020-8815-4200 then choose option 1 and then option 1 again.

## HARASSMENT IS A CRIME

**At North London Muslim Housing Association we believe that our staff, tenants and contractors have the right to go about their daily lives without fear or of harassment, whether it is because of someone's age, disability, gender, race, colour, ethnic origin, nationality, sexuality, HIV/AIDS status, or economic disadvantage.**

**North London Muslim Housing Association will press for the strongest penalties against anyone who harasses staff, tenants or contractors.**

## GOVERNMENT GRANTS

### For private householders and private tenants

The government has provided funds for a grant of up to £2,500 for each qualifying households in this area, to carry out work to make your home more comfortable and more energy efficient.

#### FREE OF CHARGE!

(Providing the cost of the work falls within the grant maximum)

#### Do you qualify?

**If you are over 60 you can claim up to £2,500**

*Do you receive any of these?*

Income Support, Housing Benefit, Council Tax Benefit, Attendance Allowance

**Families with young children. You can claim up to £1,500**

*If you receive any of the above, or: Working Families' Tax Credit, Income-Based Job Seeker's Allowance, or if you are pregnant a MAT B1 Certificate.*

**Disabled? You may be able to claim up to £1,500**

*If you receive any of the above or:*

Disabled Person's Tax Credit, Disability Living Allowance, Industrial Injuries Disablement Pension, War Disablement Pension (which must include the mobility supplement or constant attendance allowance), Industrial Injuries Disablement Benefit (which must include constant attendance allowance).

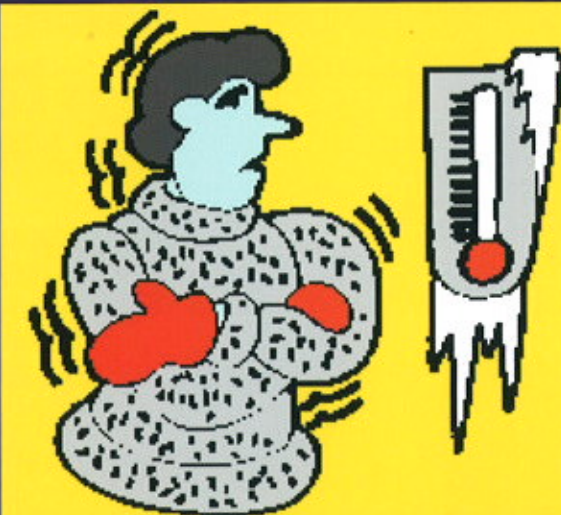
**THEN YOU MAY QUALIFY FOR FREE DRAUGHTPROOFING OR CAVITY WALL INSULATION OR LOFT INSULATION.**

**YOU MAY ALSO QUALIFY FOR FREE REPAIRS TOO, OR INSTALLATION OF CENTRAL HEATING.**

A grants advisor/surveyor will call on you (all our advisors/surveyors carry the appropriate identification).

If you want to make sure you are not missed

**CALL 0800 834122 (WE PAY), QUOTE MPF 1538**



### Is your Home behaving badly? ARE YOU COLD IN WINTER?

Global Warming .....

Nothing to do with me, say Londoners!

**Did you know that** in the UK about 80% of electricity is generated from Coal, Oil and Gas power stations. Burning these 'fossil' fuels is known to produce Pollution that contribute to Acid Rain, Global Warming, Asthma and Smog etc.?

**Did you know that** a new survey has concluded that half the UK population believe they can do nothing to stop climate change?

**Did you know that** the energy used by the average home creates 7 tonnes of CO2 a year?



For Free, Impartial and Independent Advice on energy saving measures, Grants and Loans available on your home. Please Contact us on: 0800 512 012 or 020 8521 3156.

Or Visit us at: North East London Energy Efficiency Advice Centre, 31 Church Hill, Walthamstow, London E17 3RU



# MAINTENANCE TIME TABLE

WHEN MAINTENANCE ARE NOT AVAILABLE  
PLEASE LEAVE A MESSAGE WITH  
RECEPTION

PLEASE NOTE THAT THE OUT OF  
HOURS EMERGENCY REPAIR SERVICES  
HAVE CHANGED FROM LBH TO P.COLLINS  
THE NEW NUMBER IS 01268-294-663.

	9.30AM - 1PM	2PM - 5.30PM
<b>MON</b>	AVAILABLE	NOT AVAILABLE
<b>TUES</b>	AVAILABLE	NOT AVAILABLE
<b>WED</b>	NOT AVAILABLE	AVAILABLE
<b>THUR</b>	NOT AVAILABLE	AVAILABLE
<b>FRI</b>	AVAILABLE	NOT AVAILABLE

## TENANT SATISFACTION SURVEY

NLMHA is committed to provide good quality homes and services to its tenants. As an ongoing improvement the association is once again carrying out a Tenant Satisfaction Survey.

All the information you provide will be kept completely confidential. It will only be used to monitor your landlord's performance, and to compare it with that of other landlords.

## PRIZE DRAW

Every questionnaire that is returned will be put in the prize draw (1st Prize: £100, 2nd Prize: £50 and 3rd Prize: £25) and the winners will be announced on the Association's fun day this summer (July/August 03).

So please don't delay and send your completed questionnaire in the pre-paid envelope as soon as possible.

Thank you for taking the time to complete the questionnaire.





**Careers Advice and  
Jobsearch for the  
Muslim Community  
of the SRB6 Area**

# Looking for a job?

**...or Aged 16+ need help  
choosing the right career?**

**GET IN TOUCH WITH THE  
MUSLIM CAREERCARE!**

Muslim Careercare is a service for all Hackney residents, but targeting people of the Stamford Hill/Woodberry Down SRB6 area, our service is designed to cater for the specific needs of the Muslims. We provide an Advice, Help, Support and Information service. So if you are unemployed or simply need career advice, get in touch.

**How we can help:**

- Free job search internet access
- Assistance with application forms
- CV format and content advice
- Latest job listing
- Career/job search library
- Relaxed and informal area

**Our address: 66 Cazenove Road, Stoke Newington, London N16 6AA**  
Tel: 020 8806 1147 ext 112 – ask for Pervez

## 9 out of **10** families qualify for a Tax Credit

**AND you do not need to have children to get it**

### WORKING TAX CREDIT

Apply if you (or your partner) are employed or self-employed, work at least 16 hours on low earnings and

Are 16 or over and responsible for at least one child, or

Aged 16 or over and disabled, or

Aged 25 or over and work 30 hours or more

It could be worth up to £69.70 per week

### CHILD TAX CREDIT

If you are responsible for at least one child or young person apply now.

It could be worth up to £38 per week for the first child.

You get more if you have more than one child.

You get more if you have a baby under 1 years old.

**If you don't apply, you won't get it**

**If you get Housing /Council Tax Benefit you must tell us of any award**

For an application pack call the Inland Revenue Helpline 0800 500 222 or apply online  
[www.inlandrevenue.gov.uk/taxcredits](http://www.inlandrevenue.gov.uk/taxcredits)



# FREE COMPUTER TRAINING

## @ North London Muslim Community Center's UK ONLINE CENTRE

FREE training in computing and internet;  
FREE access to internet;  
FREE job search and career advice;  
FREE email address;  
Instructions given in English, Urdu or Hindi languages as suits you.

**HERE IN THIS PLEASANT AND FRIENDLY ATMOSPHERE!**



Please visit us at  
**NLMCC UK Online Centre, 66 Cazenove Road, London N16 6AA**  
**Tel: 020 8806 1147**

## Faith in the Future

EVERY SATURDAY

Time: 10am to 1pm

For Boys & Girls aged 8 to 15yrs

Only £1 per Kid



2 Snooker Tables

Trips

Arts & Crafts

Boating



Table Tennis



HomeWork Club



2 Snooker tables



And much much more

Venue

**Myddleton Grange Estate**

**Village Hall**

**Colthurst Crescent N4**

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## DUMPING RUBBISH

The Association continually receives complaints about rubbish dumping on estates and in communal areas and also bulk items in the bins.

Can all tenants please ensure that household rubbish is disposed of properly in black bin bags and any cardboard boxes are taken apart, minimising the size and then put into black bags.

Please make proper use of your bins and help in keeping your area clean and tidy.

Remember, that rubbish not only gives the area you live in a bad appearance; it also attracts the infestation of mice, insects etc and is very unhygienic.

Note: it is a breach of your tenancy agreement to dump unwanted items of rubbish. If this continues the association will have no choice but to increase the service charges in October 2003 and this will not be eligible for Housing Benefit.

If you have bulk items to dispose of please contact one of the following numbers:

**Hackney Bulk Removals:** 020-8356-6688

**Newham Bulk Removals:** 020-8552-0922

**Waltham Forest Bulk Removals:** 0800-232-232

Please note: These numbers can also be used to report street lighting /cleaning & abandoned cars.



# YOGA CLASS FOR WOMEN

To help keep you fit and healthy

**New!**

**Starting March 2003**

**Wednesday mornings 10.30 - 11.30am**

@ The Village Hall, Myddleton Garage, N4

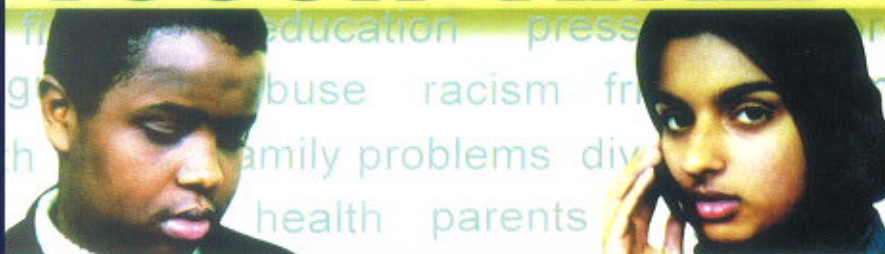
For further information contact:

Britta (CYC): 020 7690 8139 or

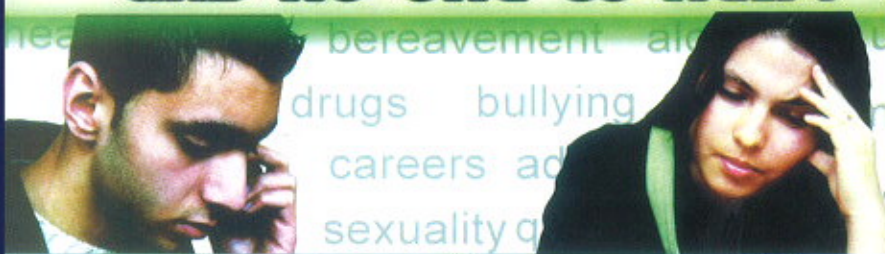
Anwar (Faith in the Future): 020 8806 7727

**\*free \*free \*free \*free \*free \*free \*free \*free \*free**

## GOING THROUGH A TOUGH TIME?



## CONFUSED? and no one to help?



## Muslim Youth Helpline

 **020 8795 5321**

**TUES 6PM-9PM Sat 10am-10PM**

**Email: [help@myh.org.uk](mailto:help@myh.org.uk)**

The Muslim Youth Helpline (MYH) is a free and confidential service run by young Muslims trained in Islamic Counselling skills. Both male and female volunteers respond to inquiries. We do not record calls or make any attempt to identify callers. A community befriending service is also offered.

**[www.myh.org.uk](http://www.myh.org.uk)**

Registered Charity No. 1092988

### North London Muslim Housing Association

62 Cazenove Road  
Stoke Newington  
London N16 6BJ

**Tel:** 020 8815 4200

**Fax:** 020 8806 6854

**Web:** [www.nlmha.com](http://www.nlmha.com)