

# Oaklee News

**Autumn 2016**

The newsletter for  
Oaklee Housing

## A time of great change and positivity



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**oaklee**  
housing

[oaklee.ie](http://oaklee.ie)  
01 400 2650

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## A message from our Chairman



John Cullen

**In Oaklee Housing, it is a time of great change and looking positively towards the future. We have a new face of Oaklee Housing Trust – now rebranded as Oaklee Housing – with new colours, new logo, new office on James Street, Dublin and new Chief Executive, Sharon Cosgrove.**

In March this year, the Board approved our new Corporate Plan for 2016-2019 which sets out our direction for the next few years. Our mission is to build and sustain communities and to meet the current and future needs of all our tenants. Our tenants are at the heart of everything we do.

Our vision is to build a strong business with a social purpose and to be a leading provider of social and affordable homes. We also wish to assist people to remain in their homes for as long as possible and are committed to working in partnership with others to achieve these objectives.

## Working together for positive change

The new Corporate Plan has been specifically framed to respond to the challenges set out in government's Social Housing Strategy 2020 which places approved housing bodies at the heart of government's vision for the delivery of future housing provision. In response to the housing crisis, we acknowledge that there is an onus on us in Oaklee Housing to proactively play our part in the delivery of more social and affordable housing.

Oaklee Housing is a member of the Choice Housing Ireland group, the largest voluntary housing association on the island of Ireland, with stock of over 10,000 homes. The partnership with our sister organisation, Choice Housing has been critical to the success of Oaklee Housing and we aim to continue to build on that partnership to grow the scale of our business over the coming years.



## A message from our new Chief Executive



Sharon Cosgrove

Since joining Oaklee Housing almost 3 months ago, I have had the pleasure of accompanying team members to a number of Oaklee schemes and developments around the country. I spent some time talking with residents in Monaghan (my home county) and in Celbridge and heard first-hand what it's like living in Oaklee Housing. One day whilst out with Paul one of our Property Services Officers, I talked to a young mum who absolutely loved her new home in Saggart, Co Dublin. I heard about what's good and about what improvements are needed.

Our rebrand as Oaklee Housing will be launched with our new Corporate Plan in September at our new offices on James' Street. We have new signage planned across all of our housing schemes and developments and on sites where we are building new homes. We are also working on our website and our publications are being updated and rebranded. We will tell you all about that in our next edition of Oaklee News and at the Tenants' Forum, which I plan to meet very soon.

For me it is an exciting time to be joining Oaklee and a time of growth and change. We have a number of housing developments in the pipeline and we are expanding into more communities as you will read on the pages to follow. One of my key objectives as your Chief Executive, will be to ensure that as we grow, we continue to provide high quality housing and high quality services to our tenants. So hearing from you, the tenants is critically important.

## Leading change and doing things differently

This year our Customer Satisfaction Survey will gather your views on what is working and where we need more improvement. This entirely confidential process relies on your honest feedback to be effective. The Tenants' Forum is another way to get involved which you can read about on pages 10 & 11. The more feedback we get from you the tenant, the better we can understand what is needed. With your help we can improve what we do and strive for excellence!



Sharon visiting Rowantree Court chatting with Anne Jordan, Acting Chair of the Tenants' Forum.

# OAKLEE HOUSING - A FRESH NEW LOOK



We look forward to seeing you at our new office:

**132 James's St  
Dublin  
D08P K25**

After months of careful planning we are pleased to unveil a new look to our operation and plans to cement our position as one of the leading housing associations in Ireland that is ready and willing to rise to the challenges set out in the Government's Action Plan for Housing and Homelessness.

Our new image is about much more than a vibrant and eye-catching design. The new logo encapsulates the modern values and priorities that shape our work and our commitments. The new Oaklee Housing identity also brings us in line with our sister organisations within the Choice Housing Group and aligns our common goal of improving the quality of life experienced by our customers throughout Ireland.

Our Board and Staff want to make Oaklee Housing one of the leading housing providers in Ireland. For our customers, that means the provision of much needed good quality, affordable homes in areas

where you would like to live and in homes that suit your changing requirements.

We are constantly learning about how we can develop our services and listening when customers feel we may have taken a wrong step.



We know the time is right for ambitious change. For more homes and better housing, safer neighbourhoods and stronger communities that value and promote diversity. That means taking new steps to maximise our resources, generate greater investment for new homes and enhancing the quality and reach of current and future services.

We are proud of our staff and our services and believe we can offer the best housing and service available anywhere. We look forward to working with you in the weeks and months ahead as we take the new look Oaklee Housing forward.

## What does the new look Oaklee mean for our customers?



**Putting you as  
customers at the heart  
of everything we do**



**Providing better,  
quality services**



**Investing in the  
improvement of  
customer homes**



**Delivering  
more homes**



**Building stronger  
communities**



**Setting new standards  
of excellence**



# MEET OUR PROPERTY SERVICES TEAM

Our Property Services Team provides a maintenance service to all of our properties. When you have a maintenance issue in your property you contact our Services Centre who will deal with your query and log your repair request. Maintenance Assistants carry out general maintenance and repair inspections. Property Services Officers manage our maintenance contractors, set up service contracts, complete inspections and ensure that our tenants receive a responsive maintenance service. Due to the recent increase in our housing stock and our ambitious development plans we have recently recruited an additional Property Services Officer.

## Property Services



**Diarmuid Gilmore**  
Property Services Manager



**Paul Mc Guirk**  
Property Services Officer –  
Dublin & Midlands area



**Damien Tai**  
Property Services Officer –  
Donegal & Northwest area



**Mark Hamilton**  
Property Services Officer –  
Dublin & border counties

## Maintenance Assistants



**Brian Quinn**  
Monaghan, Cavan & Ardee



**James Keeney**  
Donegal



**Kevin McGrath**  
Dublin & Midlands



**Daniel McAllister**  
Dublin

# A GUIDE TO THE RESIDENTIAL TENANCIES ACT 2015 AND CHANGES TO YOUR TENANCY

This guide is an overview of changes to your tenancy which came into effect on 4th April 2016 as a result of new government legislation – the Residential Tenancies Act 2015.

## What is the Residential Tenancies Act 2015?

The Residential Tenancies Act 2015 was introduced by Government to assist in addressing issues in relation to disputes between tenants and landlords within both the private and the Housing Association Sector. The main objectives of the act are to;

- Increase security of tenure for tenants
- Extend the remit of the Residential Tenancies Board to include tenants of Housing Associations, who will now assist in the resolution of all disputes arising between landlords & tenants speedily and at a reduced cost to all parties.
- Introduce a system of tenancy registration with the Residential Tenancies Board to ensure properties meet the required standard.

## Will This Legislation Change My Tenancy With The Association?

Yes, there will be a number of changes to the Terms of Your Tenancy including;

- 1. The Association will be required to register your tenancy with the Residential Tenancies Board within the next 12 months.**



### What is the Residential Tenancies Board and What do they do?

The Residential Tenancies Board (RTB) is an organisation set up by the Government. It operates a national tenancy registration system and will assist tenants and landlords to resolve disputes. It operates a dispute resolution service which replaces the need to take a case to court in relation to the majority of landlord and tenant disputes. In most cases the Association will not register your tenancy with the RTB until early 2017, however you as a tenant can avail of the services provided by the RTB with immediate effect.

### Dispute Resolution Service Operated by the Residential Tenancies Board

When a complaint has gone through the Associations Complaints process and has not been resolved, an application for dispute resolution can be made by the Association or a tenant..

The current fee for Dispute Resolution online is €15 and Paper Application is €25.

### 2. There will be some Changes to your existing Tenancy Agreement.

The terms of your tenancy agreement still exist and security of tenure continues as long as you pay your rent and are not partaking in anti-social behaviour; the two main changes under the part 4 tenancy that will affect both the Association and our tenants are the change to required notice periods and dispute resolution.

### Changes to the Tenancy Status

The main change which will affect tenants will be the change in the type of tenancy you will hold with the Association. The current tenancy arrangement you hold with the Association has changed from a monthly tenancy which can be ended by either the tenant or landlord to a Part 4 tenancy.



### What is a Part 4 Tenancy?

In this type of tenancy, once a tenant is resident in a dwelling for 6 months, they acquire security of tenure for a further 3.5 years. The first 6 months of a tenancy will essentially be a probationary period.

After the end of the four years, the tenant starts another Part 4 cycle, with the first six months being unprotected. During the 3.5 year period, the Association can only terminate the tenancy where certain grounds exist including; breach of tenancy obligations, major refurbishment, sale of property etc.

- **Additional Landlord/Tenant Obligations.**

The majority of the landlord/tenants obligations set down in the act are already covered in your current Tenancy Agreement including; the right to repairs, peaceful enjoyment of property etc. There will be a number of other clauses added including;

- a clause which will allow a 3rd party to make a complaint if the Association fails to take action against a tenant for breach of tenancy obligations, e.g. anti- social behaviour
- a clause which will require the Association to forward complaints to Management Companies where they are involved in the management of apartment blocks and to ensure they provide a breakdown of service charges.

There will be additional landlord obligations in relation to the repair and maintenance of our properties.

- **Tenancy Terminations**

Previously under the Association's tenancy agreement each party was required to give 28 days written notice of their intention to terminate a tenancy.

Under the new act the notice period to be given depends on the length of your tenancy and will vary from 28days notice for a tenancy which has lasted less than 6 months to 56days notice where a tenancy has lasted for more than 4 years. There may be a shorter notice period if it is mutually agreed at the time of termination.

There will be shorter notice periods where termination is for breaches of tenancy obligations (7 days for serious anti-social behaviour, 28 days for other breaches).

- **Rent Arrears**

The Association's current arrears procedure initiates contact with tenants when rent is two weeks in arrears, giving the tenant 7 days to respond and the arrears procedure is followed. Under the Residential Tenancies Act, tenants will be given 14 days to respond. If there is no response a Notice of Termination will be issued giving a further 28 days to respond and remedy the breach.

- **Anti- Social behaviour**

Currently if the Association wishes to terminate a tenancy on grounds of very serious anti-social behaviour, we are required to advise the tenant of the anti-social behaviour and give them an opportunity to resolve the issue, prior to serving a Notice to Terminate the Tenancy. However under the Residential Tenancies Act, the Association will not be required to provide prior notification to a tenant where the Association is terminating a tenancy on grounds of very serious anti-social behaviour.

Oaklee staff will be making contact with Tenants to provide them with further information regarding the changes and arranging for new Tenancy Agreements and Tenant handbooks to be issued. If you would like to additional information regarding the changes to your Tenancy agreement please contact Oaklee Services Centre – 01 400 2650.

Further information and a Tenant Guide can be found on the Residential Tenancies Board website: [www.prtb.ie](http://www.prtb.ie)

or contact them by phone:

**081 830 3037**

[9:00am to 5.00pm

Mon to Fri]



# 2015 GARDENING COMPETITION WINNERS

We had a positive response to last year's gardening competition and we received entries from all over the country from Donegal to Dublin. The winners of three of the categories are below; thank you everyone who participated and congratulations to the winners! You have an opportunity to enter in this year's competition, so make sure you send in your entries.

**Best communal  
garden where  
residents work  
together**

## **Gardening Club**

Hawthorn Court,  
Celbridge

We would like to congratulate the tenants in Hawthorn court and commend the excellent work and community spirit which has resulted in an array of colour within the development throughout the year.



**Best front/  
back garden**

## **Florence Gillespie**

Cuirt na Habhann,  
Ardee

Florence works tirelessly in her garden throughout the year to make sure it is perfect.



**Best balcony/  
window sill  
display**

## **Mr Morgan**

The Barley House,  
Cork Street, Dublin

Even though there is not a lot of space outside Mr Morgan's apartment, he has made the most of the area with numerous plants and a seated area to catch the sun.





# CALLING ALL KEEN GARDENERS

Green-fingered tenants are being urged to 'grow for it' as Oaklee Housing launches our glorious garden competition.

It's the ideal way of putting colour into summer with a range of categories to suit any outdoor space – be it a large garden, balcony or window sill. Tenants will have the opportunity to win €50 of gardening vouchers.

Gardeners should enter as soon as possible so that we have the opportunity to get photographs of your area looking at it's best and most colourful.

The competition is open to all tenants. Entries can be made by completing the form below or can be sent by email to the Oaklee Services Centre at [enquiries@oaklee.ie](mailto:enquiries@oaklee.ie).

All entries can be returned by post to our offices at 132 James's Street, Dublin by Friday 26th September at the latest.

## Competition Categories

- + Best front/back garden
- + Best balcony/window sill display
- + Best communal garden where residents work together

Staff will contact you during the month of September to arrange a visit by the judges and to take photographs. The Rules of the competition will be made available with the competition entry forms. If you have any questions, please do not hesitate to call us on **01 400 2650**.

## Best Kept Garden Competition 2016



### My details

**I would like to enter in the following categories**  
(you can choose more than one)

- ☐ Best front/back garden
- ☐ Best balcony/window sill display
- ☐ Best communal garden where residents work together

Name:

.....

Address:

.....

Telephone No:

.....

Email:

.....

### My fellow tenant's details

**I would like to nominate a fellow tenant in the following categories**  
(you can choose more than one)

- ☐ Best front/back garden
- ☐ Best balcony/window sill display
- ☐ Best communal garden where residents work together

Name:

.....

Address:

.....

Telephone No:

.....

Email:

.....

I have no objection to a member of the Trust Staff/Board visiting to judge and take photographs of (a) my or (b) my neighbours/friends competition entry (please delete as appropriate).

# MENU OF TENANT INVOLVEMENT –

## Together we will achieve more

### Get involved?

Being involved with Oaklee will give you the chance to:

1

Be active in shaping Oaklee's services



2

Make your area a better place to live in



3

Give Oaklee your views on the services you receive



4

Be part of a group to review and improve services



5

Help Oaklee better understand the needs of tenants



6

Gain useful skills



7

Receive relevant training



8

Meet new people





### How do I get involved?

You can choose how to get involved and when by selecting the type and level of involvement that suits your lifestyle.

### Oaklee would be delighted to hear from you

Please complete the Menu of Involvement in this newsletter and return to Oaklee or hand it to a member of Oaklee staff. Telephone 01 400 2650 and ask for the Tenant Involvement Team.

Oaklee Housing believes that it is essential to consider the views of our tenants with regard to the services and housing we provide. We are committed to putting our customers at the heart of service delivery and we believe that by listening to and taking on board your views, we can ensure that policies and services are more responsive to changing needs and rising aspirations. We recognise that it is important to offer a range of involvement methods which are fit for purpose and appropriate to the needs of our tenants, providing the opportunity for you to get involved with us on whatever level best suits your lifestyle. If you are interested in working with Oaklee Housing staff to improve our services, please indicate in the table overleaf which option would be most appropriate for you and return the completed form to the Association.



# IF YOU WOULD LIKE TO GET INVOLVED WITH OAKLEE

simply fill out the form below



## Menu of Tenant Involvement

- ☐ **Resident Groups** – Represent your community on a wide range of issues by being part of a Resident Group in your area.  
[Meets as and when required – 2.5 hours per meeting]
- ☐ **Tenant Champion** – Where no formal Tenant Association exists become a Tenant Champion to represent your local community, working beside Oaklee housing staff to address any issues in your area.  
[1 hour per week]
- ☐ **Tenants' Forum Group** – We currently have one Forum which meets to discuss housing related issues and sharing best practice ideas.  
[Meets every 10 weeks – 2.5 hours per meeting]
- ☐ **Tenant Inspectors** – Carry out an inspection of our services alongside housing staff to identify areas for improvement. Training is provided and expenses paid.  
[Meets quarterly – Additional project work every 6 months]
- ☐ **Editorial Team** – Write and review articles for our Tenant Newsletter and website and report on the work of the Tenants' Forum.  
[Meets quarterly – 2 hours per meeting]
- ☐ **Estate Walkabouts** – Walk around your estate with your Housing and Property Services Officer to identify areas of concern and agree priorities for the local community.  
[Meets annually – 2 hours per meeting]
- ☐ **Policy Consultation Group** – Assist with the development and review of policies and procedures as and when required.  
[We anticipate approximately 2 meetings per year – 2 hours per meeting]
- ☐ **Mystery Shoppers** – Test services and provide feedback as a mystery shopper by carrying out a series of pre-agreed tasks, such as telephone calls or reception visits, and report on findings. Training will be provided.  
[Meets quarterly over set days]
- ☐ **Tenant Satisfaction Survey** – Assist with the development of a Tenant Satisfaction Survey to help us identify our strengths and weaknesses.  
[Meets with staff and Consultant as required before and after the survey issue.]
- ☐ **Register of Tenants** – Respond to surveys or comment on specific service areas which you are interested in. We can contact you by text, post, email or telephone call.  
[As and when required – time commitment can be as little as 20 minutes]
- ☐ **Tenant Translator Team** – Offer your services to other tenants in explaining documents or correspondence to help ensure they are understood.  
[As and when required.]

## Your Details

Name

Address

Telephone

Please detach this page by cutting down the spine and then posting it to the following address:  
**Oaklee Housing, 36-39 James's Street,  
FREEPOST, Dublin 8**

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# ESTATE WALKABOUTS

Come join us,  
help make  
your home a  
better place  
to live!

Oaklee believes that Estate Walkabouts are an excellent way for tenants to participate in improving the areas where they live.

Help local tenants, Tenants' Forum members and Oaklee staff walk around a development to review and record the condition of the development.

Recently Oaklee staff and Tenant Forum members, accompanied by local tenants, participated in a pilot study at a general needs development in Donegal and a sheltered housing scheme in Monaghan.

Some of the comments from tenants who participated in the pilot were as follows:

- Tenants said it was good to meet Oaklee staff and enjoyed the face to face contact.
- Tenants believed it was important for Oaklee to get to know tenants and to demonstrate an interest in the schemes where tenants live.

The pilots also highlighted the following issues:

- The need to have a consistent approach when carrying out Estate walkabouts.
- The need for relevant Oaklee staff to promote 'ownership' of the process.
- Tenants availability due to family/work commitments when deciding on timing of future visits.
- Information provided to tenants prior to the walkabouts should be clear and precise.

Oaklee now plans to roll out a programme of Estate Walkabouts for all developments including our directly owned developments and those where there are Management Companies by the end of 2016.

Proposed dates for Estate Walkabouts in your area are as follows, (these dates may be subject to change).

All tenants will be sent confirmation of the Estate Walkabout for their development in advance.



Tenants and staff taking part in Rowantree Court Estate Walkabout.



DEVELOPMENT	Proposed Date of inspection
James' Street, <b>Dublin 8</b>	05/09/2016
Hawthorn Court, <b>Celbridge</b>	06/09/2016
Kilcleigh, <b>Celbridge</b>	06/09/2016
Mac Uilliam, <b>Tallaght</b>	07/09/2016
Pairc Na Greine, <b>Tallaght</b>	07/09/2016
Millrace, <b>Saggart</b>	07/09/2016
College View, <b>Mountmellick</b>	08/09/2016
Church Hill, <b>Tullamore</b>	08/09/2016
Cluain Darach, <b>Tullamore</b>	08/09/2016
Abbey Village, <b>Kilmacrennan</b>	Sep/Oct 2016
Rowantree Court, <b>Monaghan</b>	Oct 2016

You will receive notification of the proposed dates and some guidance prior to the date.

If you would like to receive further information do not hesitate to contact us 01 400 2650 or via email : [enquiries@oaklee.ie](mailto:enquiries@oaklee.ie)

All tenants will be sent confirmation of the Estate Walkabout for their development in advance.

## Out and About in Our Developments



### 10th Anniversary Celebrations in Abbey Village, Kilmacrennan

Tenants from the family housing, their kids and the tenants from the Supported Housing got together to enjoy a fun day on 28th August last year to celebrate the 10th Anniversary of the opening of the development.

Everyone enjoyed the craic and there was quite a bit of singing. The kids had a great time on the bouncy castle. Pictured are the winners of the fancy dress competition, Shannon Connaghan and Kenzie Rafferty.



### Hawthorn Court 10th Anniversary Celebrations!

Tenants, their relatives, Oaklee staff and Board members got together for a barbeque and party to celebrate the 10th Anniversary of the opening of the scheme in July last year. There was a great turn out and the party continued on into the wee hours.

### Winner of the Annual Works Order Draw

Pictured is the winner of the works order draw, Susanne Battles from Abbey Village, Kilmacrennan receiving her prize from Property Services Officer Damien Tai.



### Rowantree Court 8th Anniversary and Community Open Day

The new Chief Executive, Sharon Cosgrove, Staff and Day Care participants from Carn Court in Roslea, Co Fermanagh and Hyland View in Monaghan joined the tenants of Rowantree Court at their recent open day as part of County Monaghan's Social inclusion Programme. They also marked the 8th Anniversary of the opening of the scheme.



### Fundraising

An 'Up the Hill for Jack & Jill' charity walk was completed by tenants in Rowantree Court for the Jack and Jill's Children's Foundation – €181 was raised on the day.

# MEET GEORGIA, A RISING STAR

## Tenant Feature

In each edition of Oaklee News we are going to feature and celebrate the achievements of our tenants. In this edition we meet Georgia McAllister who lives with her mum and younger sister in our development in James's Street, Dublin. Georgia is just 9 years old but she is already an All Ireland Kickboxing Champion and as we chat to her she has just returned from the Kickboxing World Championships in Germany where she won a silver medal.

Georgia joined the Liberties Kickboxing Club when she was just five years old, she wanted to get into kickboxing as she was full of energy and wanted to use her talents in a positive way. She started training with her instructor, Christy Stringer and from then on she hasn't looked back! In the last four years, Georgia has developed her skills and has competed at a very high level, winning numerous medals and trophies which are proudly displayed by her mum, Selina and grandparents Danny and Noleen who also live in the Development. She is so talented for her age that she has been competing with competitors in older age groups.

For those of us who are not aware of what kickboxing is, it is a sport which combines martial arts and boxing. It adds together kicks from martial arts and punching from boxing.

Apart from the physical health benefits of the kickboxing as an exercise, research has found that there are benefits to children who take up the sport including ; assisting with discipline, motivation, and self confidence and respect for others.



It may also help children to excel in other areas outside of martial arts such as in education due increased self discipline.

When we asked Georgia what she would like to be when she grows up, without hesitation she tells us she wants to be a Kick Boxing Instructor.

We would like to wish Georgia all the best of luck for the future!

Information relating to sports for children in your local area can be found in your local sports/ community centre or via [kickboxingireland.ie](http://kickboxingireland.ie).



# DELIVERING NEW HOMES

As we all know homelessness remains a chronic and worsening issue in Ireland - the demand for social housing continues to increase due to mortgage defaults and the reduction in the supply of housing in the public and private sector.

Oaklee is playing an active role in assisting people in housing need to move off the social housing waiting lists, through the provision of good-quality, well-managed, affordable housing which will help to create sustainable and cohesive communities.

To achieve our goal, we have created partnerships with Government, private funders and other stakeholders to develop creative ways of providing the maximum number of homes to people in housing need.

In the last year the Association has been able to assist many people in housing need with over 160 properties being handed over to new tenants. To celebrate these handovers a number of key handover ceremonies with our new tenants have taken place.

These new projects have been funded via the Department of Environment Community and Local Government's Capital Advance Leasing Facility, Long Term Leasing with the County Council's and private finance from the Housing Finance Agency.

**160+**  
properties were  
handed over to  
new tenants in  
the last year.



Maple Close Key Handover, Rebecca Moore, Maple Close & son Oscar. Representatives from Cavan County Council and Anne Jordan, Acting Chair of Tenants' Forum.


## Maple Close, Drumgola Wood, Cavan

In January 2016, 12 new 3 bedroom town houses were handed over to tenants in Cavan. The properties are part of a large private development on the outskirts of the town.

The Chairman of Oaklee Housing's Board of Management, John Cullen, Oaklee staff, Tenants' Forum representatives and representatives from Cavan County Council marked the opening of the development with an official key handover to tenants on 15th April 2016.



**Maple  
Close,  
Cavan**



## Pairc na Greine, Tallaght

### Pairc na Greine, Tallaght

In October 2015, 45 new 1 and 2 bedroom apartments at Pairc Na Greine, Springfield, Tallaght, Dublin 24 were handed over to our new tenants.

The Chairman of Oaklee Housing's Board of Management, John Cullen other board members, Oaklee staff and representatives from South Dublin County Council celebrated the opening of the development with an official key handover to tenants on 11th March 2016.



Kilcleigh Handover, with representatives from Kildare County Council, Mrs Ann Bolton & Mr Gerwyn Jones, Kilcleigh.

### Kilcleigh, Maynooth Road, Celbridge

In December 2015, 8 new 1 and 2 bedroom apartments were handed over to new tenants. The Chairman of Oaklee Housing's Board of Management, John Cullen, Oaklee staff, Tenant Forum members and representatives from Kildare County Council marked the opening of the development with an official key handover to tenants on 16th March 2016.



Robert Mangan & Esther Tia Mangan and their son Luke Mangan from Pairc Na Greine.



## Kilcleigh, Celbridge

# DEVELOPING NEW HOMES

Our Development Team are also currently working on a number of new housing schemes to deliver much needed homes across Ireland.

**\*Complete  
November  
2018**



## Walkin Street, Kilkenny City

Walkin Street is a proposed development of general needs housing in partnership with Kilkenny County Council in the centre of this historic city.

The planned development will include 31 apartments, including disability accessible apartments at ground floor level. 4 family townhouses and a Community Centre.

\*Subject to planning approval, the development will commence on site in January 2017 and it is hoped that it will be completed in November 2018.

**\*Complete  
March  
2018**



## Poplar Row, Ballybough, Dublin 3

Popular Row is a proposed sheltered housing scheme for people over 55 years old, in partnership with Dublin City Council.

The development consists of 29 apartments – 25, 1 bedroom and 4, 2 bedroom apartments with communal facilities and on site staff.

\*Subject to planning , the development is due to commence in late 2016 with a proposed completion date of March 2018.

**\*Complete  
Spring  
2017**



## Tierney Street, Ardee

A scheme for tenants with intellectual disabilities is being developed in conjunction with St John of God Association (SJOG) and the Louth County Council. The proposed scheme consists of 2 detached bungalows; 1, 3 bed and 1, 4 bed. The scheme will provide supported living accommodation for up to 6 adults who have an intellectual disability and who require a high level of support on an on-going basis. The initiative is in response to the Government's Disability Strategy to move people out of congregated settings into their own home.

\*Subject to Planning Approval the development will go onsite in September this year and will be completed in Spring 2017.



# MONEY SAVING TIPS



There are plenty of ways to save money or to help you live within your budget! Everyone can make savings by following some simple steps to manage your money better. Below are some handy tips to help you save a few Euro, from saving money on your utility bills, car, phone, TV and groceries to getting the best return on your savings. Try even one or two of these money saving tips to see if they can make a difference to your budget:



## Keep a money diary for a few months.

Write down every penny spent and at the end of each month see where the income you have is going and where you could make changes.



## Join supermarket loyalty programmes to receive money off vouchers.



## Do your grocery shopping online instead of going to the shops.

This helps you to avoid buying items you don't need or going into other shops.



## Develop a menu plan for the week.

That way you only buy what you are going to use and won't end up wasting as much food.



## If you have a TV/broadband/phone package, check your package and see if you really need it.

You might find that a cheaper package will suffice or change your supplier.



## Use a comparison site online.

Check energy costs and special offers from electric/gas suppliers and switch provider.



## Switch to energy efficient light bulbs.

Although they cost more, they use only 20% of energy and last 15 times longer.



## Switch your current account to save on fees and switch your savings account to get more interest.



## Use the budgeting tools on the MABS (money advice and budgeting website). [www.mabs.ie](http://www.mabs.ie)

# WAYS TO PAY YOUR RENT



There are a number of methods which are available to pay your rent including;

## Payment Card

The payment card can be used at any PostPoint outlet in Ireland displaying one of the PostPoint signs below or it can be used at any Post Office.

## Household Budget

Rent can be deducted from Welfare Benefits via the Household Budget Scheme, administered by An Post. A deduction form can be downloaded from [www.anpost.ie](http://www.anpost.ie) or ring Customer Services on 1800 707172 or contact our Services Centre on 01 400 2650.

## Standing Order

A standing order can be set up to pay rent via your bank or you can use your internet online banking facility. Further details are available from Oaklee Services Centre.

## mybills.ie

mybills.ie is a free service from An Post providing a 'one-stop-shop' for paying bills online including your weekly rental payment. Tenants can also set up payments to pay a regular amount automatically.

## Changes in Circumstances

If your rent is calculated on the basis of your income. You must advise the Association of any changes in your circumstances as soon as they occur, including;

- changes to household income ( including additional income from training schemes or increases in welfare benefits)
- if anyone moves in or out of your property
- if additional children join the household.

[oaklee.ie](http://oaklee.ie)

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## We welcome your input

This is the Oaklee Housing newsletter, Oaklee News, which we will be sending you twice a year. We hope to provide you with a range of interesting and enjoyable articles that provide important information, reports on staff and residents, offer hints and tips about lifestyle and include the occasional competition and quiz.

Please let us know what you think of this initiative and how you feel your newsletter can be improved further. We welcome letters, recipes, photos or other contributions from you to make these publications feel closer to you.

## GET IN TOUCH

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