

New World Housing Association

8 Grange Mills
Weir Road, London SW12 0NE

Tel: 020 8675 0320
Fax: 020 8675 9388

Competition Time!!

Congratulations to **Ms Teresa Lin** who won our rollover prize of £20 last quarter. The Jumble Up quiz this quarter is:

TESEACNOSIERTO-MUNCNHN

The clue is: 3 Words, Gives you peace of mind.

Entries must be received by 30th April 2015

Why not email us your answer?
Just be sure to include your contact details!

WE Want You To Join Our Team

- *Do you know how to use a computer/smart phone/ipad ?
- *Do you know how to go online ? Set up an email?
- *Do you like cooking?
- *Do you like office works ?

If the answer is YES to any of these question and if you could spare a few hours per week of your time, please contact our office

We are looking for volunteers to join our team for the following jobs:

1. Volunteer cook
2. Basic IT trainer
3. Office worker

WE are looking forward to hearing from you !!!!

TENANTS CORNER

Direct Debit winners

December	Ms Hoa Nguyen	£10
January	Mr David Nevin	£10

Have you considered changing the way you pay your rent for a chance to win? Speak to a member of staff today!

Returned Tenant Repair Satisfaction

Ms Pawson £10



Năm 2015 mang tới cho chúng tôi cơ hội để được đến thăm người thuê nhà của Hội nhà New World, được ngắm nhìn sức sáng tạo, niềm đam mê và công sức mà quý vị dành cho khu vườn của nhà mình. Vâng có lẽ quý vị cũng có thể đoán ra phần nào, chúng tôi đang tổ chức một cuộc thi làm vườn dành cho tất cả các hộ nhà của Hội New World trong cả 5 địa hạt phía Nam London.

Nhằm mục đích đánh giá cao thành quả lao động của Quý vị, chúng tôi kính mời mọi người đăng ký tham gia **Hội thi làm vườn năm 2015**, với cơ hội được trúng những giải thưởng sau:

Giải nhất: £100 Giải nhì : £50 Giải ba: £30

Chúng tôi sẽ mời thành viên ban quản trị của Hội, đại diện người thuê nhà và nhân viên của Hội nhà New World tham gia cùng chấm thi. Quý vị có thể đăng ký dự thi ngay từ bây giờ và hạn chót là vào ngày 12/06/2015. Ban giám khảo sẽ bắt đầu đến thăm vườn và chấm thi từ ngày 15/06/2015. Mùa xuân đã đến rồi, quý vị có thể bắt tay vào việc trồng, tưới ngay trong ngày hôm nay. Quý vị có thể trang trí nhà hoặc vườn nhà mình bằng các giỏ/chậu hoa treo, đặt chậu hoa cây cảnh ở hiên nhà hoặc trồng, rau, củ, quả trong vườn. Chúng tôi khuyến khích quý vị dùng các loại nguyên vật liệu làm vườn tự nhiên(hạn chế việc dùng hóa chất). Ban giám khảo sẽ quan sát và đánh giá vườn trước và vườn sau. Quý vị có thể đăng ký tham dự cuộc thi với các chậu cây trang trí cửa sổ hoặc hiên nhà trong phạm vi nhà của quý vị tuy nhiên xin đề nghị quý vị không được sử dụng khu vực chung trong việc trưng bày cây cảnh dự thi vì lý do vì phạm qui định trong việc an toàn phòng/chữa cháy.

Kính mong quý vị sớm liên hệ văn phòng New World để đăng ký tham dự, nếu có thể xin chia sẻ với chúng tôi một vài bức ảnh qua email về khu vườn, chậu cảnh bắt đầu từ khâu gieo hạt, nảy mầm trở đi...xin cảm ơn.

Gardening Competition

2015 will give us the opportunity to visit lots of our tenant's homes and admire the love, creativeness and hard work that YOU have put into YOUR gardens. Yes, you've guessed it we are running a Gardening competition across all the properties we have in the five south London Boroughs! In order to recognize our tenant's achievements New World would like to invite our tenants to take part for the chance to win a range of prizes.

1st prize : £100 ; 2nd prize : £50 ; 3rd prize : £30

Our judging panel is made up of board members, tenant representatives and New World staff. The closing date is **Friday 12 June 2015** and gardens will be judged during the week beginning **15 June 2015**.

It is now Spring so start planning your gardening work today! You could brighten up your garden with anything such as creating hanging baskets, front door displays or flower displays or even growing fruit and vegetables. We would encourage tenants to make use of as many natural resources as possible. Rear and/or front gardens will be judged. Window boxes are accepted as long as they are situated on the windows of the property entering the competition. Please note flower display pots in communal areas are not permitted due to fire regulations.

Please contact our office ASAP to put your name on the competition list and to share with us some picture of your growing gardens from time to time (by email) if possible.

Remember you have to be in it to win it!



New World News



Year 2014-15
Qtr 4

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Look Out for these Future Newsletter Topics.

- Recipe Ideas
- Getting to know New World Staff
- Maintenance Tips

If you have an idea for the newsletter or would like to contribute please contact us TODAY!

Everyone Needs Good Neighbours.....

Starting in April New World are launching the **My Neighbour, My Friend** awards. This will be a great way to say THANK YOU or WELL DONE to a neighbour who you believe deserves to be recognised.

The nominated neighbour does not need to live next door to you but you will need to tell us why this person deserves the award. The nomination could be a way to say thank you to a neighbour who has gone out of their way to help you or your family.



Maybe your neighbour is community focused and always helping out in your local area but whatever it is we welcome any suggestions for the awards. New World looks forward to hearing about all the great ways our residents have helped each other and the local community.

We will be giving this award to four worthy winners and they will be featured in our Newsletter throughout the next year. The prize will include a voucher for a meal for two in a restaurant and a bunch of flowers to say "You're appreciated!"

Please contact New World on 020 8675 0320 or by email to info@newha.co.uk if you would like to nominate your neighbour for this award or for further information.

YOUR VOTE MATTERS

MAKE SURE YOU'RE IN



Register To Vote

In February a letter was sent to each household listing the people registered at that address. If your name is not listed on the letter you will need to register on the electoral roll so you can vote in the general election on

7 May 2015.

The way everyone registers to vote changed last year. This means each person is responsible for their own registration, including young voters. It can also affect your credit if you are not on the electoral roll.

If you are not listed on the letter you need to register to vote by 20 April 2015.

You can register online at www.gov.uk/register-to-vote. You will need to have your national insurance number to hand.

Remember if:

- you move you will need to register at your new address
- you are a student you can register at your home address and/ or your away address, however you can only vote once in national elections
- you would like a postal or a proxy vote you must register under the new system
- you are coming up to 18 years old you need to register to vote

MONEY MATTERS



Mutual Exchange



Are you over-crowded, under occupying or just looking to move from your current property? If so your best chance of finding a suitable new property is through [www.homeswapper.co.uk!](http://www.homeswapper.co.uk)

Homeswapper is an easy online system which allows you to advertise your property (without displaying personal details) and find potential swaps. The system works from Lands End to John O Groates meaning you are not restricted to areas or boroughs. Best of all the cost of joining Homeswapper is covered by New World Housing so you have nothing to lose from joining up today.

Top Tips for Using Homeswapper:

1. A potential swap is **over 90%** more likely to click on your advert if there is a photograph of the property.
2. Make sure you frequently visit Homeswapper to respond to potential swapper's questions and to look for possible exchanges.
3. Make sure your advert contains as much information as possible and remember you are trying to sell your homes best qualities so include them all!

If you would like assistance with your current Homeswapper advert or to set up an advert please contact New World on 020 8675 0320 to speak to your Housing Officer.



Quick Budget recipe: Spinach & Cannellini Bean Korma
With Summer on its way why not cook up this fast, healthy and budget friendly vegetarian curry which the whole family can enjoy.

Ingredients (Serves 4)

1.5 tbsp vegetable oil
onions (small), chopped
1 red pepper, chopped
4 tbsp korma curry paste
85ml vegetable stock
400ml coconut milk (1x tin)
400g cannellini beans (rinsed, 1x tin), drained
100g baby spinach (about 1/4 of a bag if using fresh)

Recipe taken from www.netmums.com

Method

1. Add the oil to a pan and cook the onion and pepper until softened
2. Add the korma paste
3. Add the vegetable stock and coconut milk—bring to the boil
4. Reduce heat slightly and add the cannellini beans—cook for about 4 mins
5. Add the spinach and cook for another minute.
6. Serve with basmati rice

FREE OR CHEAP EVENTS AND ACTIVITIES THIS SPRING

2nd to 5th April: Strange Attraction, APT Gallery Lewisham

Strange Attraction is a group exhibition of six artists working in a variety of mediums such as painting, sculpture and installation.

Chair Based Exercise Classes for Older Adults

Various locations across Southwark please contact Amala Onuora on 020 7525 7304 for further information and details.

First Tuesday of the Month: Film Club, Minet Library

Free film showings in your local library. All welcome!

12 April 2015: Lambing Day at Woodlands Farm, 331 Shooters Hill, DA16 3RP

Cost: £1 per adult, 50p children

Go and see the newborn lambs and browse stalls selling local produce at reasonable prices. All proceeds go to maintaining Woodlands Farm for the community. A great family day out!

MAINTENANCE



BULK RUBBISH

We are frequently sending contractors out to blocks of flats where large items of rubbish have been dumped. Most local councils will collect these items by pre-arrangement or they can be taken to the local refuse and recycling centre. Arranging for our contractors to attend to collect the rubbish is time consuming and costly and unfortunately it will impact on the service charge for that particular property in the future. Should you notice rubbish being dumped or know the identity of the persons leaving the items, please report it to the New World office.



Stock Survey

As you may be aware New World is pleased to announce that our surveyors, Pellings, will shortly be carrying out a survey of each of our properties in the next 2-3 months. The purpose of the surveys is to collect detailed information of the condition of the property so we can plan future maintenance and refurbishment programmes. Please ensure that you provide access to the surveyor who will shortly be in contact to arrange an appointment and on arrival will present I.D. and a letter from New World.

Currently we are about to embark on the complete replacement of all the windows and French doors at 14 properties in Streatham and the installation of new central heating and boilers at 18 properties in Camberwell. Once we have the completed surveys as mentioned above, we will be able to plan more major repairs in the coming years.

Gas Safety Check reminder

The annual check of your gas boiler is a legal requirement and has to be done *before* the certificate from the previous year expires.

Tenants must make themselves available for the check to be carried out as it is a legal requirement to ensure that you, the tenant, are not at risk. The checks take less than an hour once a year and it could save someone's life.

If you have your own gas appliance such as a cooker, please note that it is **YOUR RESPONSIBILITY** to have these regularly serviced by a Gas Safe engineer and care should be taken that the cooker is fitted with a chain at the back to prevent an accidental disconnection of the gas supply should it be moved, for example when cleaning.



Steve's Tip of the Quarter Smoke Detectors

Check your smoke detector each week using the test button; even those detectors that are connected to the mains electricity have back up batteries which need changing from time to time and it is recommended that batteries are changed once a year. If the alarm starts to beep every minute or so, change the battery immediately as this normally means that it will run out of charge very soon. A working smoke detector provides a crucial warning which can make the difference between escaping a fire and being trapped in a burning building.