

# LFSA

HOUSING  
ASSOCIATION SE13  
LEWISHAM

# Newsletter

Issue No 27 Dec 2015

## LFSA Christmas Outing

Weds 30th December

## Star Wars or The Bear

LFSA wishes you all a Happy Christmas and invites you to join us for a trip to the cinema to see 'Star Wars 4' or for families with youngsters under 12 yrs old a performance of 'The Bear' at the Albany theatre, SE8



LFSA - Housing Management for Chisel/Hexagon/AmicusHorizon

## AGM Successful, Committee Members Surge

I'm very pleased to report that we had an excellent turn out for our AGM and the best new sign-up for committee in recent years. A big welcome goes out to them, you've arrived just in time as there are plenty of issues that will need to be discussed as details of, 'Pay to Stay', 'Right to Buy' & 'Rent Decreases' all become clearer.

What has become clear is that we are not immune to pay-to stay, we may well have a few house holds that have passed the £40,000/year thresh hold for the two top earners in the household and could be asked to pay near market rent in 2017. I have two problems with this policy, firstly why would we want to charge high rents, even if someone can now afford it, surely if they started out poor we should celebrate their success not pour cold water on it. Social housing will have helped enable there rise out of poverty, are we now to say, 'you've done too well, pay or go'? Secondly, what will happen with this extra revenue after we've collected it and passed it on, is it just to used to off-set the 1% decrease in social rents. This all sounds like a government cuts paid for of the backs of the working class or those that have worked the hardest. What's most unfair is they want volunteers like us to act as their tax collectors and face the animosity that we're bound to confront, the future is definitely Blue!

### **SEE STAR WARS AT SURREY QUAYS THIS CHRISTMAS ON WEDS 30TH DEC**

**CALL BARRIE IN THE OFFICE TO BOOK YOUR TICKET  
YOU WILL RECEIVE A TEXT MESSAGE WITH SHOW  
TIME AND I WILL MEET YOU IN THE FOYER ON THE  
DAY, (IN USUAL SANTA'S HAT). BRING YOUR FAMILY  
I BELIEVE IT'S 12 YEAR OLDS UPWARDS, SEE YOU  
THERE.. THE ODEON, SURREY QUAYS  
HAPPY CHRISTMAS & A MERRY NEW YEAR JOS**



The Albany Theatre  
Deptford, SE8

Weds 30<sup>th</sup> Dec  
2.00 pm



## The Bear

*'Ever wondered what it would be like to sit on a polar bear's lap, ride on its back or give it a bath? Looking after a bear is exhausting stuff as Tilly finds out when one night an enormous snowy white bear climbs into her bedroom. It has a big black tongue and a yawn as big as your head. But Tilly's not scared!'*

If you want to find out how Tilly copes with a polar bear who arrived in the night then you'll need to take the family along to the Albany Theatre on the 30<sup>th</sup> Dec. Reserve your tickets now by calling Barrie in our office, he'll need to know with time to book, so ASAP. On the day you'll be met by a 'Lady Santa', (one of our volunteers from committee) who'll will wear our Santa's Hat so you can spot her and she'll hand out treats from her Santa's Sack. I'll be doing the same for all those going to the cinema only, as we did last year, I will buy our tickets on your arrival. Call Barrie to add yours names to list so that I know to look out for you and I'll see you there. Happy Xmas Jos

# Tackling Tenancy Fraud

'Apparently one in every hundred housing association homes and council properties are occupied by people who shouldn't be there or have obtained the tenancy fraudulently'. If this statistic is literally true it would mean we have at least one illegal tenant in our association. If we do have they've been very clever as they are unknown and even one would be one too many.

## What is Tenancy Fraud?

- Unlawful Subletting - Sub- Letting the property without permission.
- Obtaining Housing by Deception - Giving false information on application.
- Wrongly Claimed Succession - Pretending to be an ex-live in partner.
- Key Selling - Tenants who sell there keys for a one-off payment.

There are severe penalties for those caught chancing their luck at any of these activities, eviction of the tenant would apply to all and any illegal gains may have to be recouped, worst of all a criminal record will be registered. So lets hope this statistic isn't literary correct as we don't like to think of this as something to do with us. We hope so, but just in case prudence dictates have a closer look by checking our files. If there's been a change of circumstances at your address that Barrie isn't aware of this would be the time to tell him, even if it's a Lodger moved in or a Flat- Sitter while you're on vacation. It'll save any confusion in the event of any irregularities coming to light and help us defend your case if they did and you're in the right. Clarity over your tenancy is becoming increasingly important, make sure of yours. Jos Chair.

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