



WELCOME TO OUR AUGUST NEWSLETTER: YOUR VOICE IN OUR COMMUNITY

WHY DO YOU TO CHOOSE ARNEWAY HOUSING CO-OP?

This article provides members with some information about Co-ops and especially what a Co-op delivers for its members. From the outside, a co-operative like Arneway Housing, might look like any other housing provider - what happens inside makes them different.



1. A Housing co-op is owned and controlled by its members.
2. Housing Co-ops exist for the benefit of their membership.
3. Housing Co-ops are democratic - every member has a vote and has an equal say in how it is run. Arneway Housing is no different.
4. Every member in Arneway contributes in some way - working, volunteering or investing in it - and has a say in how resources are used and costs are spent each year.
5. Arneway Housing provides training to everyone who wishes to be a Board Member, so that members can develop the co-op and promote the benefits of co-operation within Arneway Housing.
6. Arneway Housing co-operates and works in solidarity with other housing Co-ops and small housing Associations to support the wider co-operative sector.
7. Arneway Housing works to support and sustain the communities it works and engages with, especially in the London Borough of Brent.

Every member in Arneway Housing is dependent on their neighbour especially, on how they live and behave in their property. If one member continues to play loud music and causes a nuisance the Board must handle that situation; eventually, if that member refuses to live in a socially acceptable manner the Board have no alternative but to issue a Notice to Quit and remove that member from the Co-op.

Take another case where one member continues to pour oil and other nasty substances down the drain and causes additional expenditure on clearing the drains this cost cannot be paid by all members; that would be unfair to all the other members, in the Co-op. Eventually, if this continues despite several warning letters the Board must make a decision to exclude that member, or where there are more than one member, other members, too, from the Co-op because that behaviour is intolerable and not acceptable to the principles and values of living in a Housing Co-op. Sadly the Board must issue a Notice to Quit to that member or members to prevent the Co-op having to spend costly repairs in fixing the drains and preventing additional damage to the fabric of the properties.

So, hopefully, this short article will be useful reading to members who continue to cause damage and additional and unnecessary repairs. So, if you receive a Warning Letter that informs you about the continuous cost of repairs to the Co-op you are causing by your behaviour; be aware that the next Letter may be a Notice to Quit and this will mean that you will lose your property, and you must leave the Co-op and find alternative accommodation.

The same applies to members who refuse to pay their rent on time and incur large rent arrears. The Co-op must be fair and if you are in rent arrears, please contact the Office to make arrangements to repay your rent arrears immediately. Failure to contact the Office will result in a Notice to Quit as this is unfair to all other members who pay their rent regularly. If this applies to you contact the office NOW before it is too late.



LAINNES
EVICTIION NOTICE
(NOTICE TO QUIT)

Date: _____
Tenant: _____
Address: _____

You are hereby notified that you currently owe \$_____ in past due rent and late charges. The rent due each month is in the amount of \$_____. The rent due covers the period from _____ until _____. Late charges are in the amount of \$_____.

This is a demand for payment. You must pay the full amount owed that is stated in this notice within the next _____ days. If you fail to make full payment of the amount due, your right of possession to the property will be terminated and eviction proceedings will begin immediately. Only full payment of the amount owed will prevent the termination of your lease. No partial payments will be accepted without the written consent of the Landlord.

Pay Rent Immediately To: _____
Address: _____
Phone: _____

Landlord Signature

A RECENT REFURBISHMENT IN BRENT



For the best apartments
in Brent, come first to
Arneway Housing!

You know it makes sense!

Duncan

