

HAIL HAPPENINGS

Spring 09 NEWSLETTER



Happy Easter

Welcome all to the Spring '09 edition of HAIL Happenings. Our newsletters are designed to keep you informed of the developments within HAIL as well as to provide key information on what's happening in your locality. In this edition of HAIL Happenings, we will be focusing on some housing management matters including some practical tips on how to prevent your drains being blocked and also some useful information on making changes to your home. We will fill you in on what's happening in your locality and surrounding areas. Finally we will highlight the launch of SHINE, an organisation dedicated to supporting people affected by mental health. We hope that you find this edition of HAIL Happenings informative and of interest.

The staff of HAIL would like to wish you all a Happy Easter!

Karolyn Ward, *Editor*

HAIL Housing Management

Unblocking the FOG!

FOG stands for 'FATS, OILS AND GREASE' and is often the main culprit when drainage problems arise such as blocked sinks and showers. FOG is found in sauces, cooking oil and dairy & meat products. When FOG is poured down the sink, or through dishwashers, it eventually coats and solidifies in the pipes. This can result in blocked drains and sewers which lead to:

- Raw sewage overflowing
- Expensive and unpleasant clean-ups
- Risks to Public Health
- Pollution of rivers and streams

If drains are blocked because of FOG which can be traced back to a specific property, the tenant of that property may have to pay to have the drains unblocked.

It is important that Tenants reduce the risk from Fats, Oils and Grease. Here's what you can do to stop FOG from building up in your waste pipes:

- Pour FOG into sealed containers and dispose of in the bin
- Use paper towels to clean FOG on kitchen utensils & dispose of towels in the bin
- Scrape grease & food scraps from cooking pots & plates into the bin before washing them
- Put strainers/baskets in sink drains to catch food scraps
- Do not use Macerators



**NEVER POUR
FATS, OILS
OR GREASE
DOWN SINKS,
DRAINS
OR
TOILETS**

Making Changes and Improvements to your HAIL home

Under the terms of your Tenancy Agreement HAIL tenants are entitled to make changes or improvements to their home if they receive written agreement from the landlord. To make any alterations to your property you should phone HAIL to request a 'Permission to undertake Changes and Alterations' form.

Please complete and return this form before you start any work on your house. If you undertake work that has not been agreed with HAIL you will be responsible for meeting any costs if you are subsequently refused permission.

Examples of changes or improvement for which you require written agreement from HAIL include:

- Fitting a new kitchen or bathroom
- Building or removing partitions walls
- Installing permanent features in your property such as a fireplace.

Your can carry out, without the agreement of HAIL, minor changes such as:

- Internal painting and decoration
- Changing flooring e.g. fitting carpets
- Putting up shelves
- Installing an electric shower (although you should ensure that a qualified electrician completes this work)



In agreeing to changes or improvements HAIL will assess:

- Whether the work will increase or decrease the value of the property
- Whether the work will be undertaken by persons qualified to do so
- Health and Safety issues
- Planning restrictions
- Likely impact of the work on your neighbours

HAIL will **only** approve changes or improvement to your home if you agree to take full responsibility of the management and maintenance of the change. You may also be required to return the property to its original state when your tenancy ends with us.

Please note, if you have any maintenance or rent queries, contact Julie Nicholas Housing Officer or Mary Mullen Housing Administrator in the Dame Street Office on 6718 444.

SHINE – Supporting people affected by Mental Ill Health

Shine (previously Schizophrenia Ireland) is a national organisation dedicated to upholding the rights and addressing the needs of those affected by enduring mental illness including but not exclusively, schizophrenia, schizo-affective disorder and bi-polar disorder. SHINE supports people with mental ill health and their families and friends in numerous ways. They are as follows:

- Information helpline **1830 621 631** is open daily from 9-4 and can provide a listening ear and general information regarding mental illness and the SHINE services.
- There is a Regional Development Officer based in Dublin. The Regional Development Officer can deal with your questions and queries in person or on the phone and provide you with more detailed person specific information. They can also introduce you to a suitable support group if you feel that would be helpful. They also have relevant and up to date information on local mental health services, information resources, training and employment services and other community resources.
- Resource centre in Dublin open Monday – Friday which provide a wide range of rehabilitation, personal development and social activity.
- Advocacy and Counselling services
- Education and employment support

Call the number above for further information or log onto www.shineonline.ie.

What do you think of HAIL Happenings?



HAIL Happenings is published three times annually and is designed to keep you up to date on any developments within HAIL and also to keep you informed on what is happening in and around your locality. We are interested in receiving your feedback and opinions on HAIL Happenings in order to improve our newsletter and to make it as informative and as interesting as possible. You will find a feedback form enclosed to this edition of our newsletter. Please complete and return this form to HAIL to be entered into a free prize draw.



Brown Bin Service – South/West Dublin and Inner City



A Brown Wheeled Bin service will be introduced to your area in the near future, although some areas have already received theirs. The Brown Bin is used for the collection of organic waste (food waste and light garden waste) to be used for composting. This will greatly benefit the environment as it will reduce harmful gases and liquid emissions from landfill sites. The Brown Bin is also cheaper per lift than the Black Bin. The Brown Bin will be collected every two weeks.

What Can I Put In The Brown Bin?

- Leaves, weeds, mosses, dead plants and flowers, grass and hedge cuttings.
- Out of date food, tea bags, coffee grounds, paper filters (No plastic packaging)
- Fruit & Vegetables – cooked or raw
- Food soiled cardboard or paper
- Eggs and dairy products
- Paper napkins and paper towels
- Meat, fish, poultry, bones
- Bread, pasta and rice.



What Cannot Go Into The Brown Bin?

- No plastics of any kind, tin foil, sweet/crisp wrappers, regular newspaper/cardboard
- No food cans/drink cans, cutlery, glass, crockery, tetrapak and cartons
- No nappies/ sanitary items, dog or cat litter
- No rocks, gravel, stones, clay, soil, stumps, weed killer/weeds sprayed with weed killer
- No ashes/ coal
- No household hazardous waste – oils/batteries etc.



News from Clondalkin and Surrounding Areas

Designated Parking at Kilcronan Lawns

Following feedback from tenants at Kilcronan Lawns, designated parking will be introduced to the development at the front of the apartment blocks. Designated parking at Kilcronan Lawns will commence on 14th April '09. There will be two visitor spaces at the entrance to the development marked "V".

Irish Culture on your Doorstep!

Áras Chrónáin, The Irish Cultural Centre runs regular Gaeilge based activities. Every Wednesday the centre runs a Coffee morning (Comhrá 'is Caife) from 8.50a.m. – 11.00a.m., all are welcome and admission is €1. The centre also runs a Seisiúin Ceoil (Traditional music session) every Wednesday night from 9p.m. – midnight. Pop along to Watery Lane, off Orchard Road, Clondalkin, Dublin 22 or call the centre on 4574 847.

SDCSP and Older Aged Groups

South Dublin County Sports Programme are committed to working with older adults and have launched their new activities programme called "Living the Life" in Clondalkin, Tallaght and Lucan Leisure Centres. The aim of the programme is to offer older adults the opportunity to meet up and have a cuppa whilst taking part in activities which include bowling, boccia, Frisbee and many more. The cost is €3 which includes a voucher for tea/coffee. Contact the Sports Partnership on 414 9000 for more information.

Warning! Persons posing as council workers

South Dublin County Council are advising residents that the Gardaí have warned that bogus callers claiming to be council workers checking water pressure are targeting residences in Clondalkin and surrounding areas. Householders are urged to be vigilant and not to permit access to their property to anyone claiming to be from the council unless an official identification card is shown by the caller. The card carries a photograph of the staff member, an I.D. number, the council's logo and both the English and Irish version of the council's name. Staff often travels in the councils highly distinctive vehicles so check if there is one parked outside your house. Contact the Gardaí immediately if the caller's id cannot be verified or if you are unsure.

Edenmore Area – Stress Workshops!

Stress can manifest itself in a variety of ways, the most common of which is anxiety and depression. Stress can also cause panic, anger and sleep and alcohol problems. *Preparing for Life* in conjunction with the Northside Partnership over the next 4 years will be running regular Stress Control Groups that are open to anyone who wishes to attend. There is no charge for attending and everyone who attends the workshop will receive a free set of 10 booklets to take away with you with all the information you need to deal with stress. Each course runs over 6 sessions lasting approximately an hour each. Log onto www.northsidepartnership.ie for the date and venue of the next available course.



What's happening in Ballymun

Update on Woodhazel Close

In December, HAIL staff and tenant rep attended a meeting of the Safer Ballymun Steering Group. We highlighted the ongoing anti-social behaviour issues that are ongoing in the Woodhazel area. A number of suggestions were put forward to the Steering Group and they were to respond to HAIL in January. Karolyn Ward met with Mary Taylor from DCC in early February and received the following feedback:

- Restricting access to the rear of the Coutry block of flats is not an option due to fire regulations.
- A concierge system will be put in place in the Coutry block. Application was sent to Pobal in early January for funding costs of €205,000. This will take a number of months to come through.
- Gardaí operation ongoing in the Coutry area – increased patrols and Gardaí on patrol evenings and weekend nights until 4am.
- CCTV cameras – new system is delayed due to “technical issues”. It will be approximately 3-4 months before they are in operation.

HAIL have also been in regular contact with the local community Gardaí in relation to the anti-social behaviour in the area. HAIL plan on organising regular residents meetings with the Gardaí. Karolyn will make contact with Woodhazel tenants over the coming weeks in relation to a date and venue.

Community Events

Are you interested in organising a community event, for example, a litter pick or a children's activity? If you would like to advertise such an event in **HAIL Happenings**, please contact Karolyn Ward on **883 1848**.

A.G.M.

THE HAIL ANNUAL GENERAL MEETING

Will take place on Tuesday 26th May 2009 in the Westbury Hotel, off Grafton Street.

All are welcome to attend!

IKEA is coming to Ballymun!

As you all know by now, leading home furnishings giant IKEA is opening in Ballymun on 27th July 2009. Recruitment for co-worker roles begins in April '09. IKEA offers extensive training, competitive rates of pay and generous benefits including a contributory pension scheme, staff discounts and much more. You can register your interest and receive regular recruitment updates by logging onto the IKEA website www.ikea.ie. IKEA open days are taking place on the 18th and 19th April '09 at the Ballymun Civic Centre. For anyone who is interested in IKEA or considering a career with IKEA this is an ideal opportunity to meet face to face with the company, ask questions, learn about their training programme and discover more about their services. CV's are not required, but all application forms will be welcome. Application forms are available from the Ballymun Job Centre.

North King Street – Bin Collections

As North King Street tenants are aware, there has been some confusion regarding the collection times of the black bin service. DCC had initially scheduled collections for the area on Tuesday mornings; however, this has appeared to have changed in recent months. HAIL have been unable to get clarification on the revised collection times, however most tenants have reported that black bins are now being collected Thursday mornings, so it is recommended that tenants leave their bins out for collection on Wednesday nights. As your bins are plastic bags, please ensure that the bags are tied securely and are not torn or ripped to prevent rubbish spilling onto the street.

Window Cleaning

The window cleaning contract for communal areas has been extended to North King Street. The window cleaning service will commence shortly in the North King Street development. Tenants will be notified in advance.

LOCAL GARDA CONTACT NUMBERS:

BALLYMUN	01-6664400
COOLOCK	01-6664200
N.C.R.	01-6668200
CLONDALKIN	01-6667600
TALLAGHT	01-6666000
KILMAINHAM	01-6669700
FITZGIBBONS STREET	01-6668400
STEPASIDE	01-6665700