



Meet the Housing Team

May 2025



Martin Ward

Housing Manager



Declan Corrigan

Housing Officer



Mladen Manda

Office Administrator



Alan Balmaine

Asset Management Planning Officer



Your Housing Services Team is your first point of contact for both you and your support provider. They are involved from the moment you move into your home until the time you move out, ensuring you receive the assistance you need. Our team works year-round to keep your home safe, comfortable, and well-managed.

Our Services Include

Repairs & Maintenance

From fixing leaks to electrical repairs, we're here to keep your home in good working order.

Planned Upgrades & Improvements

We continually invest in improving our properties, including:

- Kitchen Replacements – Upgrading old kitchens with modern, functional designs.
- Bathroom Replacements – Installing new bathrooms to enhance comfort and accessibility.
- Bathroom Adaptations – Making necessary adjustments, such as walk-in showers and grab rails, to support independent living.

Health & Safety Checks

We carry out routine inspections of gas and electrics to protect you and your home.

Tenancy Support & Rent Assistance

- Tenancy Changes – Support with tenancy transfers, mutual exchanges, and succession rights.
- Rent Setting – Ensuring fair and transparent rent levels in line with regulations.
- Assistance with Rent Payments – Guidance on payment options, housing benefits, and financial support if you're struggling to pay your rent.

2024 Completed Works



Make Your Home Safer and More Comfortable with Housing Adaptation Grants



If you or someone you care for needs essential changes to improve accessibility, safety, or comfort at home, support may be available. The Housing Adaptation Grants for Older People and People with Disabilities—funded by the Department of Housing, Local Government and Heritage in partnership with local authorities—can help cover the costs of important home improvements.

Three types of grants are available

- ✓ **Housing Adaptation Grant for Disabled People** – Supports essential modifications for improved accessibility (requires an Occupational Therapist report)
- ✓ **Mobility Aids Grant** – Fast-tracks funding for key mobility solutions such as stair lifts and access ramps
- ✓ **Housing Aid for Older People Grant** – Assists with critical home repairs and upgrades

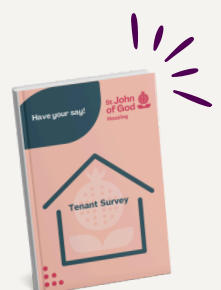
Contact the SJOG HA Housing Team to learn more - housing@sjog.ie



Have Your Say!

Keep a look out in the post for your **Tenant Survey**

Send your completed form to us by **Friday 16th May 2025**



Did you know that An Post run a Household Budget service which allows people who receive certain Social Welfare payments to pay regular amounts to their Local Authority/Housing Body by direct deduction from their payments?

This means that you can now pay your rent to the St. John of God Housing Association through the Post Office - with no fees or charges for use of the service!

Contact us to arrange a form for you, or call your Post Office directly.

Fire Safety



Safety is a big priority; your home needs a functioning smoke and carbon monoxide (CO) detector. Some easy maintenance ensures your smoke and CO detectors do their job and keep you safe.

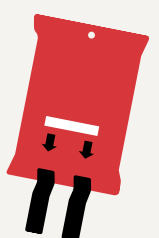
Replace batteries annually: Instead of waiting for that annoying chirp, it's best to keep track of when you replaced the batteries. Pick a date, one you will easily remember, your birthday for example. On that day go throughout your home and replace the batteries for each detector.

Test your detectors: Routinely test them. CO detectors, which test for carbon monoxide, should be tested weekly, especially since the gas is odorless, colorless, and can be fatal to breathe in. Smoke detectors can be tested once a month. Both detectors have a test button, press and hold until it activates. If it fails replace it.

Keep your detectors clean: Dirty detectors can cause false alarms, which is why it's important to clean the inside and outside of each detector when you change the batteries. You can clean the inside of the detector with a vacuum hose. The outside of the detector can be cleaned with a damp cloth. A clean detector guarantees it will only go off when it's supposed to, and spares you the trouble of stressful false alarms. Do not use cleaning chemicals.

Ensure your fire blanket is the correct type:

- It should be 1.2 x 1.8M and should be checked annually for wear or damage.
- Discard if used (once only use).
- If your current blanket is undersize, damaged or worn, please contact us and we will send you a replacement.



Damp, Mould & Condensation

Keeping your home free from damp and mould

There is always moisture in the air in your home, even if you can't see it. If the air becomes too cold, or you create more moisture (for example from cooking or bathing) condensation will appear. Condensation is the main cause of damp and mould in homes.

Know the Signs

- **Damp:** Persistent, dark wet patch that may cause flaky plaster and a smell.
- **Mould:** It can appear in different colours and is often dark and spotty.
- **Condensation:** Visible water droplets gather on cold surfaces such as windows or walls. It can lead to mould if not treated

Condensation forms in cold areas or areas with little air movement, such as around windows, corners of rooms or behind furniture that's pushed against the walls.

There are lots of useful tips for preventing condensation and dealing with it when it does occur.

- When cooking food in saucepans, always cover them with a pan lid to prevent moisture escaping into the air.
- When you can, dry your clothes outside. In colder or wetter weather avoid drying clothes directly on radiators; use an ailer in a room with an open window and/or a dehumidifier.
- Keep the bathroom door closed and open the window after you have a bath/shower.
- Open your window trickle vents when you can.
- If you have ventilation bricks or vents in your home, never cover these up.
- Try not to overfill cupboards or wardrobes so that air can move through your items.

Making a Complaint

We aim to get things right, but sometimes mistakes happen.

If you're not happy, you might need to make a complaint.



The government Housing Regulator, Approved Housing Body Regulatory Authority (AHBRA), has standards that we must follow. These standards require us to make it easy for you to contact us and file a complaint. We must also keep you informed about what is happening at each stage of the complaint process and ensure you know your rights.

To make a complaint, you can call, email, or write to us.

Visit our website at www.sjoghousingassociation.ie to find out more.

Address: Tessa House, Block D,
Gleann na hEorna, Cookstown Way, Tallaght

Opening hours : Monday to Friday, 8.30am - 4.30pm

Telephone: (01) 2239138

Email: housing@sjog.ie

For Emergencies: 01 223 9138