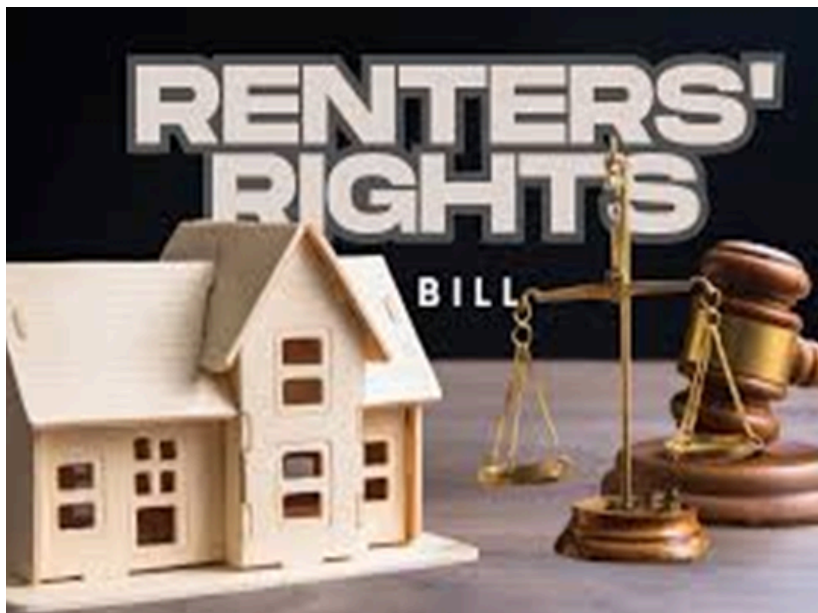


THE RENTERS' RIGHTS ACT 2025

From 1 May 2026, the Renters' Rights Act 2025 will give tenants new rights and introduce new rules for private landlords.

These changes only affect you if you are a tenant in the private rented sector with an assured or assured shorthold tenancy. If you live in social housing or you are a lodger, the new rules will not usually apply to you. Therefore, members with Clarion, Sovereign Network Homes and Peabody may not be affected by the new rule.

These rules are set out in law and apply automatically. Mace Housing cannot include any term in your tenancy agreement that changes, overrides, or excludes them.



This is a summary of the changes. The new rules may change or impact your tenancy in a way not described below. The new rules apply to your tenancy automatically, even if your tenancy agreement is not updated.

1. Notice Seeking Possession before 1 May 2026

If you are served a notice seeking possession under section 8 or section 21 of the Housing Act 1988 before 1 May 2026. Mace Housing is still able to take you to court to end your tenancy under the previous rules. You should seek advice if this happens to you.

CONTINUED ON PAGE 2

In this issue...

Page 1-2: The Renters' Rights Act 2025.

Page 2: Summer Recipe

Page 3: Get help if you are behind with your energy bills

Page 4-5: Places to go with the family during the Summer!

Page 6: Stay safe and cool this summer!

Page 7: House rules and regulations.

Page 8: What I make when it's too hot to cook!

Editor and Graphic Design: Louise Samuel

THE RENTERS' RIGHTS ACT 2025



2. Change to the name of Assured Shorthold Tenancies

Your tenancy agreement called "Assured Shorthold Tenancy". This is the name of the private rented tenancy system until 1 May 2026. Any tenancy previously called an Assured Shorthold Tenancy will automatically become an Assured Periodic Tenancy instead. Your tenancy will not end because of this change.



Felix Okene
DIRECTOR OF OPERATIONS

3. Increasing the rent

Your tenancy agreement may contain rent review clauses. These are terms in the agreement that allow the landlord to increase the rent. Rent review clauses cannot be used for new rent increases after 1 May 2026. If you have a rent review clause in your current tenancy agreement, it will not apply after this date.

Landlords must instead use the process in section 13 of the Housing Act 1988 for increasing the rent. This means Landlords can only increase the rent once per year. We will need to give you written notice of the proposed rent increase at least 2 months before that increase would take effect, using a form called Form 4A.

Any rent increase must be no higher than the open market rent. If you think the proposed increase is above the market rate, you can challenge it at the First-tier Tribunal.

What I make when it's too hot to cook!

Ingredients

Cups/Metric

- 500g/1 lb penne, ziti or other short pasta
- 2 tsp cooking salt / kosher salt, for cooking pasta

Bruschetta

- 1 kg / 2 lb tomatoes, chopped into 1.25cm / 1/2" pieces, keep all juices
- 1/2 tsp cooking salt / kosher salt
- 3/4 cup tightly packed basil leaves, finely sliced
- 1/2 cup (tightly packed) finely shredded parmesan

FULL DIRECTIONS

1. **Dressing** – Shake the ingredients in a jar (or whisk in a jug).
2. **Soft cooked pasta** – Bring a large pot of water to the boil with the 2 teaspoons of salt. Cook the pasta per the packet time plus 2 minutes, until the pasta is overcooked and soft. Drain in a colander, then return the pasta into the same pot.
3. **Flavour the pasta** – Give the dressing a good shake then pour 2/3 of it over the pasta. Stir (enjoy the smell!). Set aside to cool for 15 minutes and let the pasta absorb the dressing flavour.
4. **Bruschetta** – Put chopped tomato and all watery juices into a bowl. Pour over remaining Dressing, gently toss. Set aside for 10 minutes or until the pasta is cool to let the flavours meld.
5. **Finishing (the order matters!)** – Pour the juices accumulated in the tomato bowl into the pasta then toss to disperse. Add the salt into the tomato, gently toss, then add the tomato into the pasta. Add the basil, parmesan, gently toss.
6. **Serve** – Pour into a big bowl and serve! If using extra finishes, drizzle with a swish of balsamic glaze (not too much, it's strong!) and sprinkle with pine nuts. Eat!



Bruschetta summer pasta salad

Dressing:

- 1/2 cup extra virgin olive oil (good time to break out the good stuff)
- 1/4 cup balsamic vinegar
- 2 garlic cloves, minced using garlic press or very finely minced using knife
- 3/4 tsp cooking salt / kosher salt
- 1/4 tsp black pepper

GET HELP IF YOU ARE BEHIND WITH YOUR ENERGY

If you are struggling to afford your gas and electricity bills, contact your supplier to discuss ways to pay what you owe them. Your supplier has to help you come to a solution. You should try to negotiate a deal that works for both of you.

If you don't try to negotiate with your supplier, they might threaten to disconnect you.

If you haven't paid a bill after 28 days, your supplier may contact you about the possibility of disconnecting your gas or electricity supply. It is rare to be disconnected as your supplier will usually offer to install a prepayment meter instead.

If your supplier decides to disconnect you, they must give you a chance to pay your debt through a payment plan. If you haven't already, you should talk to your supplier about your repayment options.

GET TEMPORARY CREDIT

If you have run out of gas or electricity, your energy supplier should give you temporary credit if you can't top up, for example because:

- you can't afford it
- you're having problems topping up

You might be able to get temporary credit called 'friendly hours credit' or 'friendly credit' if you run out of credit during certain times.



IF YOU RUN OUT OF CREDIT AT NIGHT, AT THE WEEKEND OR ON A BANK HOLIDAY

Friendly hours credit lets you keep using electricity at night, at weekends or on bank holidays.

If you get friendly hours credit, it will last until friendly hours are over. When friendly hours credit runs out, you will need to top up or access emergency credit. The start and finish times of friendly hours can usually be found on your supplier's website. Contact your supplier if you can't find them.



CHECK IF YOU CAN GET A FUEL VOUCHER

You might be able to get a fuel voucher. This is a code given to you in a letter or in a text message or email. You can use it to add credit to your gas card or electricity key. If you don't have one of these, contact your supplier to get one.

Your local council might be able to help you get a fuel voucher - find your local council on GOV.UK. If you're still not sure if you can get a voucher, get help from an adviser.

You can use a fuel voucher at:

- a shop signed up to PayPoint - find a shop near you on the PayPoint website
- a Post Office or shop signed up to Payzone - find a Post Office or shop near you on the Payzone website



Felix Okene – Director of Operations

Places to go with the family during the Summer!

London is brimming with exciting, inexpensive, and family-friendly activities. There is something for everyone, whether they are looking for outdoor activities, creative classes, or hidden jewels. Here are some excellent suggestions for making the most of fall!

Budding Scientists

The Science Museum is the perfect place for families who love a bit of wonder with their weekend. From button-pushing gadgets to whooshing rockets, it's a giant playground for curious minds. Little ones can dive into hands-on fun, while older kids get swept up in big ideas about space, energy, and the future. It's free, it's lively, and it's guaranteed to spark the kind of "Did you see that?!" moments families remember long after they've left.



Aquarium

The SEA LIFE London Aquarium is a brilliant day out for families, packed with glowing jellyfish, cheeky penguins, and sharks gliding under your feet. It's fun, splashy, and full of "look at that!" moments. Tickets typically range from £29-£38 for adults, £24-£30 for children, with family bundles around £90-£110 when booked online.

Discover London's world class museums

Get creative with language at Stratford's Discover Children's Story Centre (Sorcha Bridge)

London is blessed with some of the world's most illustrious museums, many of which offer a whole host of activities and experiences to engage young minds, particularly during school holidays, from zine-making to sculpture, collage to finger painting.



Hampton Court Palace

Hampton Court Palace offers a range of activities that work well for families with children of different ages.

- **Magic Garden Playground** — A large, enclosed adventure space designed for younger children. Features include slides, splash fountains, a climbable dragon, a sandpit with a water channel, and soft AstroTurf hills. Staff are positioned at the entrance, creating a secure environment for children who tend to wander.
- **Hampton Court Maze** — The historic hedge maze remains a popular attraction and is suitable for a wide age range.
- **Food Options** — Families can bring picnics or purchase food from the café beside the Magic Garden. Another café is available elsewhere within the grounds.
- **Palace Interior** — The palace offers extensive exhibitions and activities that are particularly engaging for older children and adults. Families with very young children may prefer to focus on the outdoor areas until they are old enough to enjoy the indoor experience.



Granary Square Fountains – King's Cross

The Granary Square fountains are one of King's Cross's best warm-weather spots for families. Over 1,000 choreographed jets create a huge splash zone where children can run, jump, and cool off safely. The fountains change patterns throughout the day, turning the square into a giant, ever-moving water playground.

- **Safe Splash Area** — Flat, open space with good visibility for supervising adults.
- **Summer Programming** — Pop-up activities, outdoor seating, and family-friendly events often run nearby during the summer months.
- **Food & Facilities** — Plenty of cafés and restaurants around Coal Drops Yard for snacks, ice creams, and quick breaks.
- **Bring Towels** — Kids tend to get very wet, very quickly.

Perfect for hot days, spontaneous play, and cooling off between adventures in King's Cross.

The South Bank



Crazy Bench Installation

I just love the South Bank! There's always so much going on: street performers (the Things were mesmerised!); splash fountains; a variety of restaurants.

You can walk one way towards the Eye and the Aquarium or the other way towards the Tate Modern and The Globe.

Every time we go there's a different feature for kids. Once it was slides, this time it was crazy benches. They really do have something for everyone!

Stay Safe and Keep Cool This Summer!



AS TEMPERATURES RISE, IT'S IMPORTANT TO TAKE EXTRA CARE OF YOURSELF AND THOSE AROUND YOU. HOT WEATHER CAN BE ENJOYABLE, BUT IT CAN ALSO POSE HEALTH RISKS IF YOU BECOME OVERHEATED OR DEHYDRATED.

Know the Signs of Heat Exhaustion

If you start to feel unwell during hot weather, watch out for symptoms such as:

- Headaches,
- Excessive sweating
- Feeling very thirsty
- Nausea or dizziness
- A rapid, weak pulse

If you experience any of these symptoms, move to a cool place, drink plenty of water, and place a damp cloth on your forehead or neck. If symptoms persist or you are concerned, contact your GP or call NHS 111 for advice

Tips for Staying Cool at Home

Keep Your Home Cool

- During the hottest parts of the day, keep windows, blinds, and curtains closed to block out the sun's heat. Open windows early in the morning or later in the evening when temperatures are lower.

Spend Time in Cooler Areas

- If one room in your home stays cooler than others, try to spend more time there during the hottest hours of the day.

Refresh Yourself

- A cool shower can help lower your body temperature. You can also use a damp flannel, spray cool water on your skin, or lightly mist your clothing to stay comfortable.

Use Fans Wisely

- Electric fans can help keep you cool when temperatures are below 35°C. For best results, place fans near open windows during the evening or early morning to draw in cooler air.

Reduce Indoor Heat

- Where possible, avoid using appliances that generate heat, such as ovens, tumble dryers, and dishwashers, during the hottest parts of the day

Top Tips for Hot Weather

Stay Hydrated

- Drink plenty of water throughout the day, even if you do not feel thirsty.

Take it Easy

- Avoid strenuous activities during the hottest hours and plan tasks for cooler parts of the day.

Enjoy Cooling Foods

- Choose refreshing foods and drinks such as salads, fresh fruit, ice lollies, and chilled beverages.
- By taking a few simple precautions, you can enjoy the summer while staying safe, healthy, and comfortable.

HOUSE RULES & REGULATIONS

To ensure a safe, clean, and comfortable living environment for all residents in shared house, all house members must comply with the following rules:

1. Security

The front entrance door and all rear access doors must be kept locked at all times.

2. Bicycles and Scooters

Bicycles, scooters, and similar items must not be stored inside the property. They should be kept in designated external storage areas where available.

3. Cleanliness of Communal Areas

All communal areas, including entrances, hallways, kitchens, bathrooms, toilets, and stairways, must be kept clean, tidy, and free from rubbish and personal belongings at all times.

4. Waste Disposal

Household waste and recycling must be placed in the appropriate bins and presented for collection on the designated collection days.

5. Electrical Safety

Residents must not alter, modify, tamper with, or interfere with any electrical installations, switches, sockets, appliances, or equipment within the property.

6. Pets

Pets are strictly prohibited unless prior written permission has been obtained from Mace Housing Co-operative.

7. Noise and Consideration for Others:

Quiet hours apply between 11:00 p.m. and 8:00 a.m. During these hours, music, televisions, radios, and other noise-producing devices must be kept at a level that does not disturb other residents. Excessive or unreasonable noise is not permitted at any time.

8. Visitors

House members are responsible for the conduct and behaviour of their visitors at all times. Visitors must not be given keys, access codes, or any other means of entry to the property under any circumstances.

9. Energy Conservation

Electrical appliances, lights, and equipment should be switched off when not in use and whenever a resident leaves the property.

10. Fixtures and Fittings

No fixtures, fittings, furniture, appliances, or equipment may be removed from the property without the prior written consent of Mace Housing Co-operative.

11. End of Tenancy

Upon termination of tenancy or occupancy agreement, residents must leave their room and any shared areas they have used in a clean, tidy condition, free of rubbish and personal belongings.

12. House Meetings:

All house members are required to attend scheduled House Meetings unless exceptional circumstances prevent attendance.

13. Gardens and External Areas

Communal outdoor spaces, including front and rear gardens, must be kept clean, tidy, and free from litter at all times.

14. Fire Safety Equipment

Fire extinguishers, fire blankets, emergency lighting, fire doors, and any other fire safety equipment must not be moved, removed, damaged, obstructed, or tampered with.

15. Smoking and Fire Safety

Residents who smoke are requested to do so only within their own rooms or designated smoking areas, where permitted. Under no circumstances may smoke detectors, heat detectors, or any fire safety equipment be covered, disabled, removed, or tampered with.

16. Compliance

Failure to comply with these House Rules may result in action being taken in accordance with the terms of the tenancy agreement, occupancy agreement, or the policies of Mace Housing Co-operative.

By residing in the property, all house members agree to observe and comply with these House Rules and Regulation

A Message from the Chair of Social & Publicity

The Social & Publicity Subcommittee is preparing the winter edition of iMace, and we're looking for Mace members who would like to contribute. Articles, short updates, creative pieces, photos, and community news are all welcome. If you have something to share — big or small — we'd love to include your voice in the next issue.

Members who are interested in organising events (bringing Mace members together) or contributing to the newsletter, can get in touch with Mr Felix Okene



**OFFICE OPENING HOURS ARE:
10AM – 6PM (MONDAY – FRIDAY)**

FOR ANY EMERGENCY AFTER OFFICE HOURS CONTACT:
SUSAN – 07956949877 MUFTAO – 07985236973 EMMANUEL - 07984 972 888

FOR GENERAL BUILDING CONTACT REPAIRS CONTACT:
WL BUILDERS (Walter) 07946 133 602
ACTION SERVICES (John) 07456 206 713
KABAKU BUILDING SERVICES (Chukwude) 07776 290 027
THREE "R" BUILDING SERVICES (Delroy) 07507 668 366
SUPER CLEAN PLUS (Isaac) 07949 931 331

FOR ELECTRICAL CONTACT:
VC ELECTRICAL SERVICES (Victor) 07898 784 978

FOR GAS EMERGENCY, CONTACT
TRANSCO ON – 0800 111 999