

EURO 2020: Scotland v Israel

Scotland last qualified for a major tournament in 1998. But there's a real chance this year. We have 2 tickets for this crucial match at Hampden on 26 March. To be in the draw just tell us the names of these players who played for Scotland in the 1998 World Cup. Get your entry to us by Monday 17 February. Email michael@blochairn.org if that's easier.



Tenant Bonus Scheme at Christmas



At Christmas 2019, 70% Blochairn tenants received a £75 cash Christmas Tenant Bonus. Tenants had to return a form confirming that they had kept to their tenancy agreement and any other arrangements with the Association. We look forward to another year where tenants pay their rent, look after their house and property and behave in a decent, neighbourly fashion. That is so, so important and it is also important that tenants' contribution is recognised and appreciated. Thank you all.

Useful Phone Numbers

Heating/Hot Water Emergencies (James Frew Ltd)	01294 468 113 or 0870 242 5037
All Other Emergencies (City Building)	0800 595 595
Blochairn Housing Association (Staff on Call)	07976 569 939
Housing Benefit & Council Tax Revenue Centre	287 5050
Scottish Power	0800 027 0072
Scottish Power Emergencies	0800 092 92 90
Scottish Gas Emergencies	0800 111 999
Clean Glasgow	0300 343 7027
City Council - Pest Control and Cleansing	287 9700
City Council - Council Tax	0845 600 8040
Police SCOTLAND	101 (or, in an Emergency, dial 999)
CCTV Cameras - StreetWatch	287 9999
Social Work Services Emergencies	0800 811 505
Scottish Environmental Protection Agency (SEPA)	945 6350 or 0800 80 70 60
THISTLE Tenants Risks Insurance	0845 601 7007



Contact Details

Web Site	https://blochairn.org/	
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Scottish Charity No. SCO40816

Property Factor No. PF000257

February 2020

Blochairn Housing Association Newsletter

Major Repairs Programme

The Association's Major Repairs Programme covered 17 properties in Blochairn Road, Cloverbank Street, Dunolly Street, Millburn Street and Roystonhill. External cladding, gutters, fascia, and downpipes were renewed. New house and close windows and new close doors were fitted. The project cost was c.£1.7million and was a massive operation for a small, community owned housing association. The results are impressive and the properties are looking so much better. A long running maintenance problem with cladding has been sorted and design of cladding, gutters, fascia and downpipes will cut down on maintenance costs. Closes and stairs are being cleaned and polished and closes and railings are being decorated. to finish things off.



Rent Consultation 2020/2021



Details of the Association's proposed increase for 2020/2021 are inside. The article includes information on expenditure over the past year and what is planned for the future. Your views and comments are really important. We look forward to hearing from you.

'Wee Issue'

In 1997 the Association introduced a Youth Newsletter for residents aged 8 — 15 years. It was important to involve young people in the regeneration of the area and the community; to make sure they knew how important their contribution would be if the area was to become a place that people want to live in and one they are proud to say they come from. The success of the Association is built on its partnership with all residents, young and old, but sometimes young people don't get the credit they deserve. The 'Wee Issue' was produced for many years. Pressure of other work saw it gradually fade out. But it's back! We sent out a Christmas addition and hope to provide several more this year. In our competition, Candice Millan and John McLeish each won a pair of tickers to see 'Little Mix'. Enjoy, guys!



Facebook



The Association's Facebook page has 793 "Followers". There's a mix of serious stuff but general interest and humour as well. Why not "Follow" us?

Rents 2020/2021 - Consultation

Every year the Association prepares a budget to manage and maintain houses; run the organisation; pay bank loans; save money for future maintenance and generally look after the area and environment. The aim is to provide a 1st class service, more than traditional housing management and maintenance, and:

- an extensive landscape maintenance service
- intensive, hands on estate management
- a 1st class repairs service, with most repairs carried out within 24 hours
- a member of staff on call 24/7 to speak to tenants in an emergency
- strong links with local schools and with Royston Youth Action
- a £75 Christmas Bonus and a Monthly Prize Draw for tenants
- Free books for under 5's every month

Blochairn's rents compare well with other housing associations but direct comparison is difficult:

- Houses and room sizes are different
- Government grant levels when houses were built or modernised affects private finance. Higher private finance means higher rents
- Some associations employ more staff and pay higher salaries than others
- Associations provide different services
- Blochairn provides tenant support services through GEMAP and the Simon Community
- No other association offers a £75 cash Christmas Bonus to its tenants
- Blochairn works closely with its Young People through local schools; Royston Youth Action and the Dolly Parton Imagination Library

Rents increased, on average, by little more than inflation between 2004—2019. Some increases were below inflation and there was a rent freeze in 2014. Blochairn wanted to help tenants through painful changes in the UK government's Welfare Benefits system.

Blochairn reviewed its finances in 2017 and borrowed £5.5million to clear loans from early housing developments (1992—2011) and to fund a £1.7 million Major Repairs Programme. The financial plan requires annual rent increases of RPI + 1.5% for 4 years.

The Major Repairs programme saw new cladding, gutters, downpipes and fascia being fitted on 17 properties, plus new house windows and new close doors. Closets and railings were also decorated. The Planned Maintenance Programme continued in 2019 with new bathrooms at Dunolly St and Sandmill St. Planned Maintenance for 2020/2021 includes new fascia, gutters and downpipes at Dunolly St and Sandmill St; new bathrooms at Sandmill St and new house doors at Roystonhill.

Year	%	% incr	Diff
2020/2021	2.2	3.7	1.5
2019/2020	2.7	4.2	1.5
2018/2019	4.1	5.6	1.5
2017/2018	2.5	3.5	1.0
2016/2017	1.2	2.0	0.8
2015/2016	1.6	2.0	0.4
2014/2015	2.7	0.0	-2.7
2013/2014	3.1	3.0	-0.1
2012/2013	4.8	4.0	-0.8
2011/2012	4.8	4.0	-0.8
2010/2011	2.4	1.0	-1.4
2009/2010	0.9	3.0	2.1
2008/2009	4.0	4.0	0.0
2007/2008	4.4	5.0	0.6
2006/2007	2.2	3.5	1.3
2005/2006	3.5	3.5	0.0
2004/2005	2.8	4.0	1.2
Total	49.9	56.0	6.1
Average	2.9	3.3	0.4

Rents 2020/2021 - Consultation

House Size	Date Improved or Built	Current Monthly Rent	New Monthly Rent	Monthly Increase	Weekly Increase	
2apt	Pre 2000	251.98	261.30	9.32	2.15	In August 2020 the Association will review its financial plan to consider whether the assumptions made in 2017 still apply.
	2002	264.21	273.99	9.78	2.26	
3apt	Pre 2000	290.78	301.54	10.76	2.48	It will look at rents for Blochairn Place. Built in 2011, when grants were low, meant higher private finance. That meant higher rents. Blochairn Place rents pull the Association's average rent figures up. However, the house sizes are bigger. The 5apt in the table opposite is a 3-storey townhouse.
	2002	314.79	326.44	11.65	2.69	
	2011	368.08	381.70	13.65	3.14	
4apt	Pre 2000	310.40	321.88	11.48	2.65	
	2002	416.59	432.00	15.41	3.56	
	2011	406.15	421.18	15.03	3.47	
5apt	2011	495.00	513.32	18.32	4.23	The proposed rent increase for 2020/2021 is

3.7%. The table shows sample rents. It's worth remembering that tenants have access to a £75 Christmas Bonus that is worth £1.44 per week.

Housing associations go through similar financial planning exercises every year and rent increases will vary. Proposals for 2020/2021 include Copperworks 2.5%; NG Homes 3.0%; GHA 3.4%; Milnbank 3.5% and Spire View 5.0%.

Considering Blochairn's rent increases since 2004; what has been done in recent years and what is planned for 2020/2021, what do you think? Reasonable? Standards too high or too low? Should more, or less, be done? Let us know. Write to us; contact us through our web site; email michael@blochairn.org or give us a call if you want to discuss any of these issues, before Friday 21 February.

Visit the Scottish Housing Regulator's web site for more on finances, rent levels, salaries, etc. You can also Blochairn's performance with other housing associations.

<u>Proposed Spending 2020/2021</u>	£	
Management Expenses	388,000	Cost of running the organisation
Property Maintenance	145,000	Routine repairs, landscaping, etc.
Gas Service Contract	50,000	Includes Annual Gas Safety Checks
Planned Maintenance	233,000	Kitchens, boilers, bathrooms, etc.
Community Fund	18,000	Includes Tenants' Christmas Bonus
Buildings Insurance	27,000	Property Insurance (<u>not contents</u>)
Loan Repayments	182,000	Bank loans
Transfer to Sinking Fund	100,000	Planned maintenance/loan repayments
TOTAL	1,143,000	