

Keep Your Building Safe!

The enclosed Scottish Fire and Rescue Service leaflet could save your life. Have a **Fire Escape Plan**. Don't leave anything in the common areas - they're not for storage. In a smoke filled close you don't want to be tripping over bags or bikes or scooters or prams. Fire fighters need to get into the building quickly, without clearing things out of their way. Keep your own belongings in your own house. Keep common areas clear of clutter. Keep your building safe!



LifeLink (www.lifelink.org.uk) (Tel: 552 4434)

Self harming and thoughts of suicide are more common than you think.
You are not alone.
Contact LifeLink. Phone 552 4434



Competition - Euro 2020



Congratulations to Patrick Bowers (Cloverbank Gardens) who won Part 1 of our Euro 2020 competition predicting results of the group matches.

There was no winner of Part 2 - predicting the teams that would contest the final. Perhaps few residents wanted to predict that England would get there!

Useful Phone Numbers

Heating/Hot Water Emergencies (James Frew Ltd)	01294 468 113 / 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 9290
Scottish Gas (Escapes)	0800 111 999
Clean Glasgow	0300 343 7027
City Council - Pest Control and Cleansing	287 9700
Police SCOTLAND	101 (in an Emergency, dial 999)
CCTV Cameras - Street Watch	287 9999
Social Work Services Emergencies	0300 343 1505
Scottish Environmental Protection Agency (SEPA)	945 6350 or 0800 80 70 60
THISTLE Tenants Risks Contents Insurance	0345 450 7288

Staff Contact Details

Michael Carberry	(Director)	michael@blochairn.org	553 0023
Angela MacDonald	(Housing Services Officer)	angela@blochairn.org	553 0022
Bronwyn Thomson	(Housing Services Assistant)	bronwyn@blochairn.org	553 0021
Patricia Davidson	(Corporate Services Officer)	patricia@blochairn.org	553 0024
Carol Niven	(Finance Assistant)	carol@blochairn.org	553 0020

Scottish Charity No. SCO40816

Property Factor No. PF000257

August 2021

Blochairn Housing Association Newsletter

Annual General Meeting



The AGM will be held on 21 September 2021. It will be held in the Association's office, if Scottish Government guidance allows. If you are interested in joining the Management Committee please contact the Association's Director, Michael Carberry, for more information or for an informal chat. If you are not a Member of the association, why not join now? It only costs £1. Contact the office for an application form. The Tenant Bonus Scheme Monthly Prize Draw has been suspended since January. The draw for each month will be made at the AGM.

COVID 19 Update



As COVID 19 lockdown restrictions ease throughout Scotland we await guidance from the Scottish Government on office reopening. We hope it won't be far away. Our office closed to the public in March 2020. However, staff volunteered to work from the office rather than work from home. They could not direct contractors to carry out essential repairs whilst not on the front line themselves. They wanted to be available to residents; as much as lockdown restrictions would allow. This is another example of their commitment to the Blochairn community, even in the most stressful of circumstances. In October 2020, staff tested Positive for COVID 19 and had to isolate. Even when ill and suffering the effects of the virus, they kept our services going.

Staff Changes



Bronwyn Thomson

Housing Services Assistant, Danielle Murphy, left in March 2021. Stefania McGrath covered until August. She will now be spending more time in her native Italy. We wish her Buona Fortuna! Bronwyn Thomson, started on 16 August, as our new Housing Services Assistant. Bronwyn worked with the Wheatley Group, including with Wheatley Care, where she managed a team of residential support workers providing services to residents with addiction issues. Bronwyn will be the first point of contact for tenants on all housing management and maintenance issues and for housing list applicants.

Patricia Davidson will join us on 30 August, as Corporate Services Officer. Patricia worked for British Airways, including as airport manager at Edinburgh Airport, before starting her own business. Her experience and general business knowledge will be invaluable as our first point of contact for owners on factoring issues and dealing with, among other things, office management, insurances, Freedom of Information, GDPR and Health & Safety.



Patricia Davidson

We hope that you will join us in welcoming Bronwyn and Patricia to the Blochairn staff team.

Facebook



Check out the Association's Facebook page. It has 902 "Followers". There's a mix of serious stuff but humour as well. Enjoy!



Housing List Review - Tenant Survey



In addition to considering transfer applications from Blochairn tenants, the Association is required, by law, to consider housing applications from anyone who applies. It must also consider referrals of homeless applicants from Glasgow City Council. However, there are now more than 300 applicants and the Association owns only 291 houses. We allocate, on average, 17 houses each year.

Our houses are well managed and well maintained. They are in high demand and rarely become available to let. We do not want to give applicants false hope of being offered a house. We cannot predict when a house might be offered. It doesn't depend on how long someone is on the list. It depends on their circumstances; the circumstances of other people and what houses become available. An applicant joins the list at a position based on the number of priority points received. Just as they join the list above existing applicants, new applicants can join the list above them.

In the last five years we have **allocated 84 houses**; an average of **17 each year**. On average, it's 5 x 1-bedroom houses; 9 x 2-bedroom houses and 3 x 3-bedroom houses. We have allocated only two 4-bedroom houses in the last 5 years; the last was in 2019.

A review of the Allocation Policy and Housing List is underway during August. Housing applicants are being asked for their views on our policy and procedures and about what is important to them when looking for a new house. Possible changes include

- Not holding a list for 4 bedroom (5apt) and 5 bedroom (6apt) houses, as there are so few and they do not become available for years at a time
- Removing the existing small points priority for former residents of the Blochairn area
- A minimum number of points needed to be on the housing list

We would like to know our tenants views on all of these issues. We hope you will complete and return the enclosed survey form. Thanks for your help.

Glasgow City Council - Bulk Uplift

Glasgow City Council has not provided a bulk uplift service since March 2020. Since 5 July 2021, the Council has offered a chargeable service. This brings Glasgow into line with the majority of Scottish local authorities. Applying a charge is consistent with the Council's Resource and Recycling Strategy 2020-30 - 'empowering Glasgow to become a zero-waste city'. Charging aims to change the way citizens think about resources and encourage everyone to reduce the amount of waste they produce or find other ways for items to be re-used where possible. Extending the useful life of bulky items will help reduce Glasgow's carbon footprint and help support the city's aim of becoming carbon neutral by 2030.

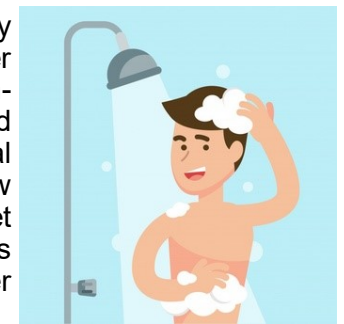


We provide a Bulk Uplift Service for Blochairn residents. Uplifts are on Wednesday mornings. Items should be put out on Tuesday evening or early on Wednesday morning. If you miss the uplift please do not put your items out until the following week.

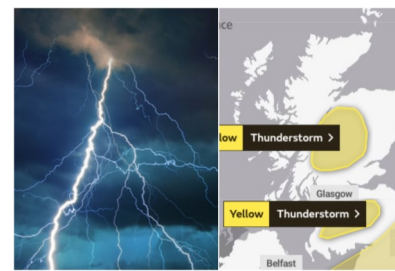
We are aware that other residents are using the Blochairn uplift, particularly in Sandmill Street. If you can provide any information on this, in total confidence, please call us or email admin@blochairn.org.

Planned Maintenance

Our Planned Maintenance programme was brought to a halt by the COVID 19 global pandemic lockdown. Contractors could enter houses only when necessary, to carry out emergency and essential repairs. As the situation eased, outside work was allowed and we were able to continue with external decoration work to metal railings. We will return to our programme in October with new bathrooms and showers at 2/36 and 15/31 Sandmill Street (Contract 5). Work to renew the Passivent ventilation system is ongoing in Blochairn Place. We will now review our plans for other works delayed by the pandemic.



Electrical Storms



Our climate continues to become more volatile, with more extreme weather events, as is happening all over the world. Our wee electrical storm on 9 August was nothing compared to recent flooding in Germany; bush fires raging in California and Australia and the earthquake in Haiti. But it did knock out door entry systems and TV aerials! There is no emergency service for these things so we ask residents to bear with us until tradesmen are available the next working day.

Blochairn Road Recycling Centre

On 22 July, Bob Doris MSP called a meeting of Councillors and representatives from Glasgow City Council, the Scottish Environmental Protection Agency (SEPA), the Blochairn Road Recycling Centre and Blochairn Housing Association to discuss ongoing problems with flies, rats, gulls and smells. Blochairn's Director called for an immediate end to food waste being brought into Blochairn Road. He warned that the Association would seek legal advice to shut the centre if this did not happen and that residents' patience was at an end. It was only a matter of time before 'civil disobedience' would be brought to bear to highlight the problem. Some residents decided to take immediate action and spoke to the Evening Times. The ET met residents the following day. And it made the front page! There will be another meeting in September to find out what the City Council has decided. We will keep residents informed.

