

## AGM

**On Tuesday 5th September 2023, the Association held its 32nd AGM. This was well attended by members.**

At the meeting the Chairperson gave a review of the business of the Association over the past year and highlighted the main things we would be working on in the coming year. The audited accounts were also presented to the meeting. The Members re-appointed Alexander Sloan as their external auditors and the election of Management Committee Members was made.

We would like to thank everyone who came along to the meeting.



## Your new Management Committee

<b>Manal Eshelli</b>	<i>Chairperson</i>
<b>Martin Forrest</b>	<i>Vice Chair</i>
<b>Frances Tierney</b>	<i>Secretary</i>
<b>Mary Gibb</b>	<i>Committee Member</i>
<b>Helen McCartney</b>	<i>Committee Member</i>
<b>Jean O'Neill</b>	<i>Committee Member</i>
<b>Kim Stuyck</b>	<i>Committee Member</i>
<b>Alexandra Lis</b>	<i>Committee Member</i>
<b>John Welsh</b>	<i>Committee Member</i>
<b>Leanne McGowan</b>	<i>Committee Member</i>

There are still spaces available on the Management Committee.

If you are interested, please contact the office.

## Public Meeting

**A Public meeting was held on the evening of 5th September 2023, immediately after the AGM. The meeting was well attended and there was standing room only.**

The main topic for discussion at this was the options appraisal outcome that was notified to all tenants and owners a few weeks ago.

The Interim Director advised the meeting that the Association was in early talks with Spireview HA re them being a potential partner. Questions were asked from the floor about what would happen re service delivery and to Staff jobs if a transfer of engagements did take place, questions were also asked in relation to how the decision had been made.

The Interim Director provided full information in response to all of the questions. She also further advised that Tenant and Owners' views on the whole process were important to the Management Committee, and that an Independent Tenant Advisor

would be appointed to meet with Tenants and Owners to discuss what their priorities would be in relation to a transfer, and that this information would influence any final agreement reached, as far as was practicably possible.

The Operations Manager spoke about the Association's performance targets at the meeting, and reported on performance against these targets to date. She advised that more information on performance, especially benchmarking information i.e. how well Blochairn HA performs compared to other similar Landlords, would be made available via the Newsletter.

The Interim Director then went on to discuss the Association's Wider Role budget and how it was spent. A raffle was held and then the Monthly Tenant's draw was made. This draw was made for the period from January to September as it had not been carried out in those months. The meeting was advised that the actual monthly draw would re-start as of October 2023.

## Tax credits are ending

Tax credits are coming to an end, and most people will need to apply for Universal Credit instead.

Look out for a letter called a Universal Credit Migration Notice from the Department for Work and Pensions (DWP) explaining what you'll need to do, and by when.

If you are claiming tax credits and are aged 65 or over, DWP will write to you to ask you to apply for Universal Credit or Pension Credit, depending on your circumstances.

You won't be moved automatically, so it's important to act quickly and follow the instructions in the letter, otherwise your benefits will stop.

To continue to receive financial support, you will need to claim Universal Credit by the deadline stated in your Migration Notice letter, even if you have just renewed your tax credits claim.

If you need help to make a claim or are unsure about whether or not this applies to you, please contact the Office as we have specialist Staff available to help you.

You can also find out more information here:

<https://www.understandinguniversalcredit.gov.uk/tax-credits-customers/steps-you-could-take/>

## We want to keep in touch

Please help us to keep in touch with you by making sure we have your up to date mobile number and email. Please call or pop into the office to update or just check your details.

# Blochairn's Future - can you help?

Blochairn's Management Committee makes key decisions on behalf of the Blochairn Community. They will be working through the options appraisal over the coming months. Committee Members are mainly Blochairn tenants and owners who give up a bit of their time for free to help make a difference to where you live.



## Would you be interested in helping out?

You can become involved in several ways:

- If a Committee Member leaves during the year, someone can fill the vacancy on a casual basis.
- You can be elected at the AGM (if you are a member of Blochairn Housing Association - membership costs just £1).
- Existing Committee Members can choose to co-opt someone else onto the Committee.

Right now, we can co-opt two more members to join the Committee.

**Interested? Here are a few more things you might want to know:**

## What's involved in being a Committee Member?

The Committee is responsible for leading Blochairn HA effectively. So, broadly speaking, they help define and promote Blochairn's values; set strategy and direction; agree the annual budget; take account of tenants' views on rents and services; monitor performance and ensure compliance with legislation and relevant bodies.

**How much time would be involved?** The Committee meets up to 10 times per year and allowing time to read Committee papers, you'll spend around 4 hours a month in total on Committee business.

**Do I need any experience of Committees or social housing?** No. Instead, we are looking for ideas, enthusiasm and your own personal skills to help support the work of the Blochairn Management Team and staff.

**Will I receive any training?** Yes, you would receive personal development opportunities and training.

**Will I be paid?** No, but out of pocket expenses are paid where appropriate.

If you would like an informal chat to find out more, please contact the office on [admin@blochairn.org](mailto:admin@blochairn.org) or by calling **0141 553 1601**.



My Glasgow is a mobile phone app that enables you to report issues to Glasgow City Council such as missed bin collections, street lighting faults etc.

You can attach photos, video or any other contextual information to your report and pin point the exact location via integration with Google Maps.

Once submitted your report is routed to Glasgow City Council for processing and allocation to the relevant Service Delivery Team.

Alternatively you can call **0141 287 9700** to report an issue with a Council Service.



# Understanding Asbestos

## What is Asbestos?

Asbestos is mostly a problem in older properties, usually those built pre 1980, or those or refurbished pre 2000. It was commonly used as a building material between the 1950s and 1980s. Asbestos describes naturally occurring silicate minerals. These fibres are not dangerous until they are released and breathed in. In time with prolonged exposure, the presence of asbestos fibres in the lungs can lead to serious lung disease.

## Where is Asbestos found?

Asbestos can potentially be found in any part of a building such as artex textured coatings, soffits, fuseboxes or roofing felt.

## Asbestos in tenancies

Blochairn Housing Association ensures all contractors undertaking repairs and maintenance within our properties have undertaken asbestos awareness training. We hold a register of all known asbestos within our stock and are currently expanding our sampling programme of common areas. We do this to ensure that any works undertaken will not expose you to any risk from asbestos.

We also test before renewing kitchens and bathrooms in your home. While the risk exposure to asbestos is low, please remember to request permission for any alterations to your property in order that we can risk assess the asbestos situation and provide the appropriate advice.

# Fire Safety

After the dreadful fire at Grenfell, new legislation was introduced around fire safety in flats. This law requires:

*“persons living in this type of property to ensure that their escape routes remain free of combustible material, and/or anything that could prevent escape from or access to the property by firefighters in the event of an emergency.*

*Tenants should not block escape routes by cluttering stairs, corridors or landings, where there is a shared common escape route. Their safety and the safety of others such as their neighbours, depend upon mutual co-operation. Common areas should not be used for purposes they were not intended such as landings being used to dry clothing or storing household items discarded or otherwise.”*

All residents are therefore asked to ensure that all personal items are removed from the common areas, this would include bikes, prams, bin bags etc.

We have restarted close inspections, however, if you have any concerns about anything left inside any close or block, please do not hesitate to contact us.

# Legionella Advice

**Domestic hot and cold water systems can provide an environment where Legionella bacteria can grow.**

This can cause Legionnaires’ Disease which is a potentially fatal form of pneumonia caused by inhalation of small droplets of contaminated water containing Legionella bacteria. The risk is heightened for elderly or those with an underlying medical condition.

**Most importantly, make sure that:**

- Hot water in the system remains hot
- Cold water is kept cold
- The water is kept circulated



**Where showers are fitted:**

- If they are used only occasionally then flush them through by running them for at least two minutes every week. Keep out of the way whilst this is being done as far as possible.
- Clean the shower head periodically, descale and disinfect it. This should be done at least every six months.

Please also notify Blochairn if your property is going to be empty for any prolonged period of time.

# Children's Competition

# Autumn Wordsearch

CRISP • LEAVES • ORANGE • FROSTY  
PUDDLES • RAIN • AUTUMN • FOGGY •  
APPLES • SEPTEMBER

Answers may run horizontally, vertically or diagonally, and may even be backwards!



**Congratulations to Layla, the winner of the summer competition.**

To enter this edition's competition, solve the word puzzle and return it to the office by Friday 6th October 2023 to be in the draw for a prize of your choice.

Find the words listed in the grid and circle them.



Name:  Contact number/ Email:  Age:   
Address:

## Significant Performance Failures

If you are a tenant of a registered social landlord (RSL), such as a housing association or co-operative, or if you are a council tenant, you can report a significant performance failure (SPF) to the Scottish Housing Regulator.

### What is a significant performance failure?

- consistently and repeatedly fails to achieve outcomes in the Scottish Social Housing Charter or outcomes agreed locally with tenants; or
- has not reported its performance annually to its tenants or the annual reported performance does not reflect actual performance; or
- has materially failed to meet the Standards of Governance and Financial Management; and
- has acted, or failed to take action, in a way which puts tenants' interests at risk and this significantly affects a number of the landlord's tenants.

### Examples:

An SPF could happen where a landlord is:

- consistently not doing repairs when it should
- not allowing tenants to apply for another house
- putting tenants' safety at risk, for example because it is not doing gas safety checks when it should
- not helping tenants to report anti-social behaviour
- not reporting its performance in achieving the outcomes and standards in the Scottish Social Housing Charter to its tenants

For more information please see here:

<https://www.housingregulator.gov.scot/for-landlords/advisory-guidance/how-we-work/significant-performance-failures-information-for-social-landlords>



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### Office opening hours:

Monday, Tuesday, Wednesday, Thursday - 9am to 5pm • Friday - 9am to 3.30pm  
Closed for lunch 1pm-1.45pm (Thursday 1pm-4pm for lunch and training)

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