

## Play Park

**It has been great to see so many local children enjoying the new play park. Hopefully the weather will improve, and allow it to get used more often.**

The new play park was mostly funded by grants from FCC Communities Foundation Ltd and SUEZ Communities Fund. We would like to thank both of these organisations for this support.

The funding meant that the costs to the Association were minimal. The renewal of the play park has been an ongoing project for a couple of years, and there was a lot of local involvement in designing it. The funding means that the Association has not spent money on this over other works.

We hope that everyone enjoys the space.



## Office Closure

Please note that the office will be closed on the following dates:

**Friday 29th March and Monday 1st April** - Easter weekend holiday

**Monday 6th May** - May Day • **Friday 24th and Monday 27th May** - Spring holiday

### Emergency Repairs during office closures

During public holidays, only emergency repairs will be carried out. If you have an emergency please call:

**Central Heating Faults** • James Frew **01294 468 113/0870 242 5037**

**All other repairs** • City Building **0800 595 595**

The emergency repairs service will be available 24 hours a day.

You will get these emergency repair line numbers on the office answer machine • **0141 553 1601**

*Hello Spring* 🌸





## New Staff

We are pleased to introduce you to Stephen Dupree who took up the post of Housing Services Assistant in December 2023.

Amongst other things, Stephen will be responsible for:

- Maintaining the waiting list
- Taking repair calls and arranging access
- Arranging gas services
- Estate management - close cleaning, bins, garden maintenance etc.
- Neighbour disputes and complaints

Stephen can be contacted on the main office number.

## The Right to Repair

Scottish secure tenants and short Scottish secure tenants have the right to have small urgent repairs carried out by their landlord within a given timescale. This is called the Right to Repair scheme.

Please find a leaflet enclosed with this newsletter that provides more information on this.

If you would like any further information, please contact the office.

# Condensation advice

This article will explain what condensation is and the precautionary measures to take in order to avoid damp and mould in your house.

## How can I recognise condensation?

- Condensation typically occurs in places where there is little air movement, such as in corners, behind large pieces of furniture and often in wardrobes. It often appears around windows and on walls.
- Other forms of damp such as rising damp and leaks from plumbing, or through the structure, often leave 'tidemarks'. Condensation does not leave a 'tidemark'.
- Condensation is often accompanied by mould growth. Mould can also accompany dampness caused by leaks but rarely with rising dampness.
- If it is cold, and the dampness appears in the areas previously listed, then there is a good chance that it is condensation.

## How to avoid condensation?

**Some ordinary daily activities produce a lot of water very quickly, for example cooking and washing/drying clothes. Some simple suggestions to help reduce moisture:**

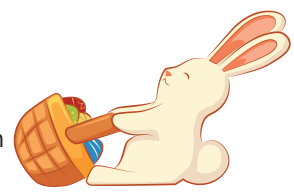
- Cover pots and pans when cooking and do not leave kettles boiling.
- Washing and drying clothes - dry washing outside if possible. If drying washing indoors is unavoidable, then dry it in a closed, heated and well ventilated room, such as a bathroom.
- If there is an extractor fan fitted (in the bathroom or in your kitchen), use it.
- If you use a tumble dryer, then make sure it is ventilated directly to the outside air.
- You can ventilate without making draughts - in occupied rooms, some ventilation is needed all of the time. Keep a small window ajar or a trickle vent open.
- Kitchens and bathrooms need more ventilation when you cook, wash up, have a bath/shower or dry clothes. You will need to open windows wider and use extractor fans, if fitted.
- Do not cover air bricks or other permanent ventilators. These are often strategically placed to ventilate vulnerable areas.
- Do not push furniture right up against the walls. Leave at least 1-2 inches between the item and the wall as this will allow air to circulate, therefore condensation cannot settle and mould will not grow!
- The best way to keep rooms warm enough to avoid condensation is to keep low background heat on a timer throughout the morning and evening (perhaps the afternoon if it's very cold), even if you are out. This will allow the structure of the building to warm up as well as the air.
- Short bursts of heat will only warm up the air, leaving surfaces cold - an ideal recipe for condensation.

## How do I deal with condensation if it appears?

- Wipe down windows and sills when condensation appears on them.
- Wring out the cloth rather than drying it on a radiator or in front of a heater.

# Children's Competition

To enter this edition's competition, complete this word search and return it to the office by Monday 8th April 2024 to be in the draw for a prize of your choice.



## Easter Wordsearch



Find the words listed in the grid and circle them.

**FAMILY • EASTER • BONNETS • SWEETS • SPRING  
HAPPY • HOLIDAY • EGGS • RABBITS • CHICKENS**

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



Name:  Age:

Address:

Contact number/ Email:



H	T	A	K	S	P	R	I	N	G	G	P	K	
O	S	C	W	S	A	P	B	S	H	A	E	I	C
R	S	E	K	R	E	N	H	E	E	G	K	I	E
A	R	R	A	N	E	S	G	R	G	S	G	S	S
B	H	H	R	K	T	N	E	L	G	O	N	R	C
B	O	A	T	E	Y	R	F	E	S	E	N	E	Y
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W	G	H	S	I	S	S	E	N	T	I	S	N	R
I	D	S	W	E	E	T	S	N	T	G	E	O	E
T	I	H	O	L	I	D	A	Y	H	F	I	N	H



## Adaptations

Adaptations are changes we can make to your home. These make it safer and easier to move around and do everyday tasks.

These changes can be small or big and include:

- fitting a stair lift or a banister on the stairs
- adding a bath lift, walk-in shower or a rail you hold to pull yourself out of the bath (grab rail)
- lowering kitchen worktops
- putting in an outdoor ramp or step rail

You will need to have an assessment carried out by an occupational therapist so that the correct work can be done for your needs.

If you would like any further information on this, please contact the office.

## It's your Association – Your Voice Matters!

The Management Committee plays a vital role in steering the governance and strategic vision of Blochairn Housing Association, and they are all dedicated volunteers.

As we navigate through a period of change, decisions made will significantly impact our tenants and residents. That's why we're keen to involve more local voices in this process.

If you're passionate about ensuring decisions are made with the best interests of our community in mind, we invite you to get involved.

Committing to attending 11 Management Committee meetings per year is all we ask, and rest assured, full training and support will be provided.

For more information or to express your interest, please reach out to the office or speak to any member of staff when you see them around.



Your participation can help shape the future of our community. Let your voice be heard! If you would like more information about this

please contact the office or speak to any member of Staff when you see them out and about.

# Mutual Exchange

Do you know that If you rent from a council or housing association and you want to move, you can swap your home with another tenant? This is called a mutual exchange.

You can exchange with someone who rents from a council or housing association anywhere in Scotland. **It's important to get permission from your landlord** before exchanging your home. Conditions will apply.

As turnover of houses in this area is low, this may be a quicker way for you to get another home.

If you would like more information on this, please contact the office.



# End of Tenant Bonus Scheme and Annual Rent Increase

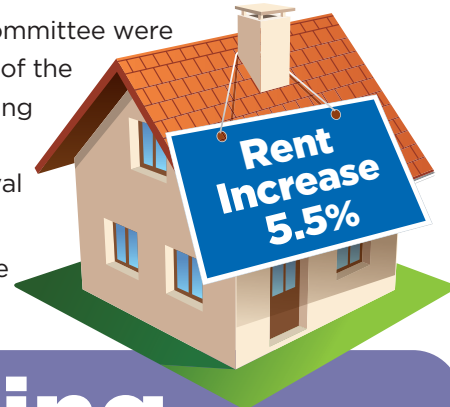
In January this year we consulted on the proposed rent increase for 2024/25. Part of this consultation included a question on whether or not the tenant bonus scheme should be retained.

It was advised in the consultation that if it was to remain, rents may have to be increased by 6.5% as opposed to the 5.5% proposed, due to the cost of this. The monies paid out through this scheme were the equivalent of 1.6% of rental income.

Of the responses received, 81% were in favour of removing the scheme to keep the rent increase as low as possible.

In February the Management Committee were given a report on the outcomes of the Tenant Consultation, and following this, they approved the rent increase at 5.5%, with the removal of the tenant bonus scheme.

The tenant bonus scheme will be stopped as of 31st March 2024.



# 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/>



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Tel: **0141 553 1601** • Email: [admin@blochairn.org](mailto:admin@blochairn.org) • Website: [www.blochairn.org](http://www.blochairn.org)

## 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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