



You may already be aware that GEMAP is a money advice charity working in partnership with Blochairn Housing Association.

We provide benefits, debt, and financial capability advice to Blochairn tenants.

A list of benefits that we can help with is shown in the benefits advice section.

Testimonials

"I can't believe how much GEMAP have been able to help me. I put off doing anything about my debts and ignored the letters because I didn't think my situation could be fixed. GEMAP have helped me reduced my monthly payments and I'm well on my way to becoming debt free. That's something I never thought I would be able to say."

"When I first met with GEMAP my money worries were so bad that I wasn't sleeping at night. I was anxious all the time. They helped me take back control of my money and I feel much more optimistic about the future. I would have got in touch with GEMAP much sooner had I known how much of a difference it would make."

Benefits Advice

- Job Seeker's Allowance
- Employment and Support Allowance
- Universal Credit
- Personal Independence Payments
- Adult Disability Payments
- Attendance Allowance
- Child Disability Payments
- State Pension
- Pension Credits
- Carer's Allowance
- Young Carer's Grant
- Job Start Payment
- Scottish Child Payments
- Best Start Grant and Best Start Foods
- Child Benefit
- Funeral Support Payment
- Crisis Grant
- Community Care Grant
- Cost of Living Payments
- Free School Meals
- Clothing Grant
- Education Maintenance Allowance
- Government Heating Support Payments
- Council Tax Reduction and Exemptions

Contacting Us:

If you are a Blochairn tenant, please call the housing office on 0141 553 1601 and ask for an appointment with GEMAP.

GEMAP are a registered charity who provide free and confidential advice to and for Blochairn Housing Association tenants.



Office Closure

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

Friday 14th and Monday 17th July 2023

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**

Allocations Policy Review

We held a public consultation on Tuesday 20th June to discuss our plans for making changes to the Allocations Policy. The details of the consultation are below. If you would like to provide comments on these, please return the feedback sheet or email: admin@blochairn.org, by Friday 28th July 2023.

Consultation

The Legal Bit	Allocations of Social Housing are governed by the law. The law that we work under is the Housing (Scotland) Act 2014.
Our Regulator	<p>We are regulated by the Scottish Housing Regulator and they also impose regulations that we have to work to. These include:</p> <p>Social landlords work together to ensure that:</p> <ul style="list-style-type: none">• people looking for housing get information that helps them make informed choices and decisions about the range of housing options available to them tenants and people on housing lists can review their housing options. <p>Social landlords have a role to prevent homelessness and should ensure that:</p> <ul style="list-style-type: none">• people at risk of losing their homes get advice and information on preventing homelessness. <p>Social Landlords need to ensure that:</p> <ul style="list-style-type: none">• People looking for housing find it easy to apply for the widest choice of social housing available and get the information they need on how the landlord allocates homes and on their prospects of being housed.
Who we need to house	<p>The law requires us to give reasonable preference to:</p> <ul style="list-style-type: none">• homeless persons and persons threatened with homelessness and who have unmet housing needs;• people who are living under unsatisfactory housing conditions and who have unmet housing needs; and• tenants of houses which are held by a social landlord, which the social landlord selecting its tenants considers to be under occupied. <p>However, we can also take the needs of other groups into account, as well as the reasonable preference groups, and can create other needs groups, such as giving priority to ex-service personnel. However, any other groups being prioritised for allocations must not dominate an allocation policy at the expense of the three reasonable preference groups in the 2014 Act.</p> <p>Do you think that there are any other groups that we should give priority to?</p>
What we can't do	<p>Landlords cannot consider the length of time for which an applicant has lived in its area.</p> <p>We will be removing this from our Allocations policy.</p>
What we can do	<p>Landlords can give points for the length of time an applicant has been on the housing list. However, time on the housing list must not dominate an allocation policy.</p> <p>We are not proposing to do this.</p> <p>Landlords can consider the fact that someone lives in their area and give priority to local people. This is known as having a local connection</p> <p>We are considering including this in the Allocation policy</p> <p>Social landlords can now consider property ownership as part of assessing an applicant's housing needs and their circumstances. This applies to the ownership of, or value of, heritable property owned by the applicant, a person who normally resides with the applicant, or a person who it is proposed will reside with the applicant. Landlords can decide to take property ownership into account, but they do not have to do so. Heritable property includes land, as well as anything built on land, and can be property currently owned in Scotland, the rest of the UK or abroad.</p> <p>We are considering accepting applications for housing from owner Occupiers</p>

Do you want to help make decisions about Blochairn?

One of the best ways to do this is through the Management Committee.

The Association is always keen to attract new members onto the Management Committee.

The Management Committee meets once per month for approximately 2 hours. Full training is given.

If you would like more information on what committee membership involves, please contact Patricia at our office who will be happy to give you any information that you require.



Staff and Committee Changes

The Association said farewell to Bronwyn Thompson in June 2023.

Bronwyn decided to move on and we wish her well in her new endeavours.



Two of our Committee Members decided it was time to move on too. We would like to thank both Sakina Masih and Olga Vassiljeva for the time and commitment that they put into the Association.

Adaptations

The Association has received a budget from Glasgow City Council to carry out adaptations to Tenants homes to make them more suitable, where the tenant or a member of their household has a medical condition.

This would cover things like walk in showers, over bath showers and handrails.

Anyone applying for this work has to have their application assessed by an Occupational Therapist.

If you think you, or a member of your household would benefit from this type of work, please contact the office to find out more information.

This funding is open to everyone.



Date for your diary

We will be having the AGM of the Association on Tuesday 5th September 2023 at 6pm in the Association's office.

Papers will be sent out to all members in early August.

If you are unable to attend, please send in your apologies, or give your proxy vote to another member who will be attending.

Please remember that, in accordance with our rules, if you miss, or fail to give apologies for 5 consecutive AGMs, your membership will be cancelled.





Children's Competition

To enter this month's competition, colour in the summer picture, or draw your own picture, and return it to the office by Friday 21st July 2023 to be in the draw for a prize of your choice.

Name:

Age:

Address:

Contact number/Email:

No heating or hot water?

If you have a problem with your heating or hot water and the office is closed, you can call the out of hours number.

Before you call this number, please check that you have money in your meter – if you have a pre-payment card.

Contact Number:

James Frew
01294 468 113 or
0870 242 5037

Your Local Councillors



Baillie Anthony Carroll
Scottish Green Party
 anthony.carroll@glasgow.gov.uk
0141 287 441?



Cllr Allan Casey
SNP
 allan.casey@glasgow.gov.uk
0141 287 5468



Cllr Elaine MacDougall
Scottish Labour Party
 elaine.mcdougall@glasgow.gov.uk
0141 287 5619

For more information on the role of Glasgow City Council and your local Councillors see: <https://www.glasgow.gov.uk/>



Blochairn Housing Association • 1 Blochairn Road • Glasgow G21 2ED
 Tel: **0141 553 1601** • Email: admin@blochairn.org • Website: 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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