

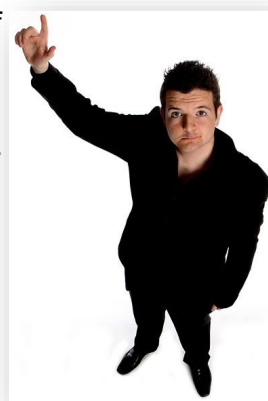
Competitions

No competitions in this short edition of our newsletter. We'll think of something for the next edition.

Winners of the Christmas Competition for tickets to see the fantastic, Kevin Bridges, were Melissa Allison, Jamie Lee Bradley and Samantha Meharry.

They're going to see him in September 2022!

That's the way of it these days - you need to buy tickets for big events yonks in advance!



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



Useful Phone Numbers

Emergencies (Heating/Hot Water - James Frew Ltd)	01294 468 113/0870 242 5037
Emergencies - All Other Trades (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 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, Emergency 999)
CCTV Cameras - Street Watch	287 9999
Social Work Services Emergencies	0800 811 505
Scottish Environmental Protection Agency (SEPA)	945 6350 / 0800 80 70 60
THISTLE Tenants Risks House Insurance	0345 450 7286



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
Pat Davidson (Corporate Services Officer)	patricia@blochairn.org	553 0024
Lorna Leishman (Temp. Finance Assistant)	lorna@blochairn.org	553 0020
General	admin@blochairn.org	553 1601

Scottish Charity No. SCO40816

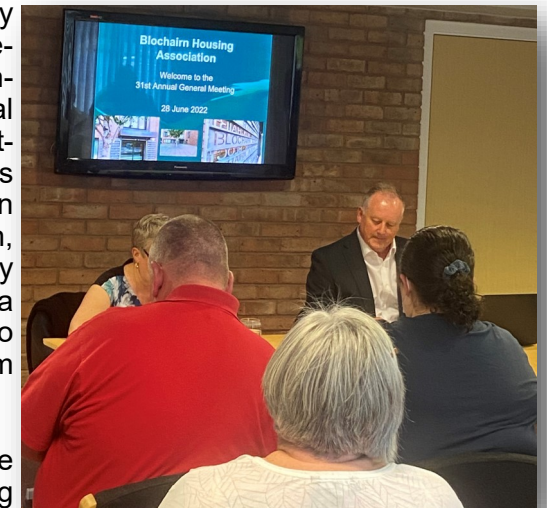
Property Factor No. PF000257

July 2022

Blochairn Housing Association Newsletter

Annual General Meeting

The AGM was held on 28 June 2022, attended by fifteen members. Auditors, Alexander Sloan, presented the annual accounts and reported on another successful year, and a clean bill of financial health. Mary Gibb and Aleksandra Lis were elected to the Management Committee, which now has twelve members. They are Manal Eshelli, Martin Forrest, Mary Gibb, Aleksandra Lis, Sakina Masih, Helen McCartney, Kerry McCann, Michelle Murray-Moore, Joan Reuston, Frances Tierney, Olga Vassiljeva and John Welsh. The Committee will co-opt Royston Youth Action's Funding Officer, Kim Stuyck, to the Committee at the next meeting.



A Special General Meeting was held after the AGM to adopt the latest set of Rules for housing associations.

Members heard presentations by Sean Morrow, recently appointed Director of Rosemount Development Trust, and from Arlene Cooke, Director of North Glasgow Community Food Initiative.

The Tenant Bonus Prize Draw was held and the lucky winners of £50 each were Henrietta Johnstone and Malcom Sinclair. Even luckier was Helen McCartney who won a £400 voucher for John Lewis.



Next year the traditional buffet will return, allowing people to mingle and chat after the meeting (hopefully!)

Look out for the Surveyors - Stock Condition Survey

Armour Construction Consultants have been commissioned to carry out a survey of the Association's housing stock. Surveyors will be in the Blochairn area over the next few weeks. If they call to your home please let them in to carry out the survey. It will only take 15 minutes. The surveyor will have identification. Ask to see the ID Badge. If you have any doubts about this please give us a call.



Facebook & Web Site & Mobile Phone App



Our Facebook page is not all about 'the housin'. It has serious stuff, general interest and humour too. Why not join our 926 'Followers'? You can 'Like' and 'Follow' us. You can also download the Blochairn App to your phone. Our web site has lots of useful information and you can access to your own rent account and repairs details.



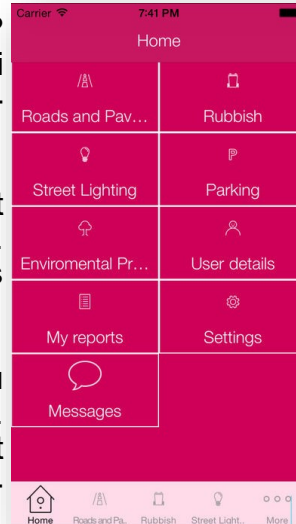
My Glasgow App



Are you using "My Glasgow" App yet? You can report problems, like graffiti and dog fouling (Environmental) or litter and illegal dumping (Rubbish).

You can order a bulk uplift or report that your bins have not been emptied. You can even report overgrown weeds or a fault in street lighting.

The App recognises your location. You can take a photo and send it instantly. A message confirms that your report has been received and you get a report when it has been dealt with.



Tenant Contents Insurance

In 2020, 1 in 5 insurance claims were because of water leaks. It could be a burst pipe or a slow leak from the plumbing or heating system. It could even be from a washing machine or a faulty bathroom sealant.

Please make sure you know how to turn off the water in your home. Where is the shut-off valve (stop cock) in case of an emergency?

Even if you are careful and know what to do in an emergency, remember - the leak might come from a neighbour's house. You need to be thinking about insurance, even in these difficult times.

Housing associations do not insure their tenants' furniture, belongings or personal items against water damage. You need to get your own Contents Insurance.

Thistle Tenant Risks Home Contents Insurance Scheme is a specialist insurance scheme for social housing tenants living in Scotland. The policy covers contents and personal belongings against loss or damage from specific events (for example, fire, theft or escape of water).

Thistle Tenant Risk Scheme can cover most of your household goods and contents, such as furniture, TV, clothing, carpets, electrical items and general household goods. The insurance also covers replacement of external locks if your keys are lost or stolen and the contents of your fridge and freezer (excludes damage caused if the electricity supplier deliberately cuts off the supply to your home).

You can get more details at <https://www.thistletenants-scotland.co.uk/> or call 0345 450 7286 or email tenantscontents@thistleinsurance.co.uk.



Staff Changes - Director

There have been a few staff changes in recent times. Housing Services Assistant, Danielle Murphy, left in April 2021 and Bronwyn Thomson took over that role In August 2021. Pat Davidson also joined in August 2021, as Corporate Services Officer. Carol Niven, left in June 2022 and Lorna Leishman is covering the Finance Assistant role on a temporary basis.

Director, Michael Carberry, has announced that he will leave the Association at the end of 2022, after 28 years at Blochairn. Michael has worked in social housing in Glasgow for 48 years. He started work in the Council's Housing Department in 1974. He joined Reidvale Housing Association in 1979 before starting at Blochairn in 1994.



Michael Carberry

Plans for 2022 and Beyond

There is a busy programme in place for the remainder of 2022.

A Tenant Satisfaction Survey is ongoing. If you haven't taken part in the survey yet please contact Research Resource, the independent organisation conducting the survey, on FREEPHONE 0800 121 8987. Everyone who returns the survey form will be entered into a £100 Prize Draw.



Armour Construction Consultants will be carrying out a survey of the Association's housing stock and surveyors will be in the area over the next few weeks. If they call to your home please let them in to carry out the survey. It will only take about 15 minutes. The surveyor will have identification. Ask to see their ID Badge. If you have any doubts about this please give the Association a call.

HRC Ltd. will carry out a 30-year Financial Forecast for the Association. There will also be a revaluation of the Association's housing stock

This will help the Management Committee to plan for the Association's long term future. The Management Committee will write to every tenant when these pieces of work have been completed.

Meantime, if you have any comments or queries on any of these issues please do not hesitate to contact the Association on 553 1601 or email admin@blochairn.org.

