

# homenews

 Rosehill  
Housing  
Co-operative Limited

issue 97 • Autumn 2018

a newsletter from ROSEHILL HOUSING CO-OPERATIVE LIMITED

All the fun

of the fair!



See pages 2 and 3 for full details.



## All the fun of the fair!



This is a special year for Rosehill as it is our 30th Anniversary of being a local landlord. We thought the only fitting way to celebrate this milestone was to hold a community fun day. The event, which was held on Thursday 9th August from 12:30 pm to 4:30 pm, was open to all those living in the local area and was absolutely free.

Kerry Stevenson, our Chair, thanked everyone for coming and Humza Yousaf, MSP for Pollok and Cabinet Secretary for Justice, for coming along to open the event. She also thanked the following organisations for their support and/or donations:

- The Barratt Trust
- Cruden Building & Renewals
- The Greater Pollok Area Partnership





The event was then opened by Humza Yousaf, who kindly took time out of his busy schedule to join our celebrations.

Over 400 people came to join the fun! There were plenty of activities to keep the kids entertained including: bouncy castle, zorb football, bungee run, sumo wrestling, climbing wall, funfair stalls, circus skills workshops, competitions and games. The adults didn't miss out as there were head or shoulder massages and file and polish treatments for nails. If that wasn't enough everyone got a choice of candy floss or popcorn and water, juice, fruit and sweets were available throughout the afternoon.

The prize giving ceremony for our Annual Garden Competition took place during the event. See the article "Rosehill in Bloom" for details of this year's winners.

We are delighted that the community fun day was such a success and we have received so much positive feedback, with many asking that we do it again next year... watch this space!



# “Rosehill in bloom”

This year saw Rosehill hold its 22nd Annual Garden Competition and, as in previous years, it was a huge success. The winners were announced during our community fun day to celebrate our 30th anniversary.

Tenants have pulled out all the stops to again produce some fabulous displays of colour in their gardens to win this year’s prizes.

We would really like to express our thanks to all those tenants who spend hours in their gardens making sure they have neat lawns, tidy paths and bright colourful blooms. That is why we run this competition every year to reward those who do their best to brighten up the neighbourhood for all of us.



1st Prize Well Established Gardens • Mr & Mrs McManus

The difficult task of judging the competition this year went to Kevin Gardiner from Tivoli. Kevin presented the prizes to the winners and runners up. Tivoli kindly donated £50 towards prizes. Kevin said: *“It was so difficult to pick winners out of the wonderful gardens I saw, you have all done amazingly well, congratulations.”*



However, after much consideration a decision was made and the top three results for each category were as follows:

## Best Garden “Well Established” Category

- 1st Prize Mr McManus • Lunderston Drive
- 2nd Prize Mr Shaw • Lunderston Drive
- 3rd Prize Mrs Hamill • Lunderston Drive

### Runners-up

- Mr Logan, Glenlora Drive Mr Haining, Houshillmuir Road
- Mr McDonald, Peat Road Mr Watson, Peat Road
- Mrs O’Rourke, Peat Drive Mrs Joyce, Peat Road
- Mr & Mrs Kerr, Peat Road

## Best Garden “New” Category

- 1st Prize Mr & Mrs Harkness • Househillwood Road
- 2nd Prize Mrs Larkins • Seamill Street
- 3rd Prize Mr & Mrs McGinlay • Househillwood Road

### Runners-up

- Mrs Schofield, McCloy Gardens Mr & Mrs McCloskey, Pinmore Street
- Mr Nealis & Ms Gaynor, Hartstone Terr Mrs Waddell, Rosehill Crescent
- Mrs Goldfarb, Househillwood Road Mrs Barclay, Househillwood Cres
- Mr Robertson, Househillwood Cres

Again, we would like to take this opportunity to thank Tivoli for their donation to the prize money and to Kevin for his assistance with choosing the winners and runners up.



2nd Prize Well Established Gardens • Mr Shaw



3rd Prize Well Established Gardens • Mrs Hamill



1st Prize New Gardens • Mr & Mrs Harkness



2nd Prize New Gardens • Mrs Larkins



1st Prize Winner, Mrs Harkness



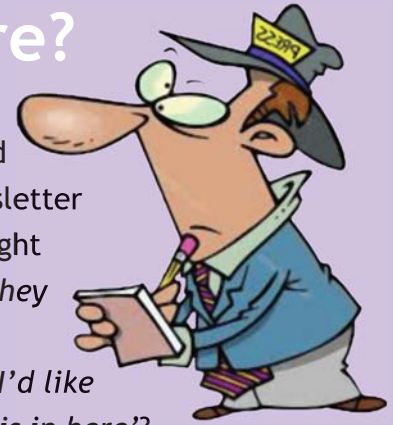
2nd Prize Winner, Mrs Larkins



3rd Prize New Gardens • Mr & Mrs McGinlay

## Any budding editors out there?

Have you ever read this newsletter and thought 'if only they reported this' or 'I'd like to see this in here'?



Well now's your chance!

We are looking for interested people to get involved with the content of the newsletter. If you are interested, an informal meeting will be held on Thursday 11th October at 2pm at the office on Peat Road. Anyone interested can contact Linda Chelton, Housing Services Manager on 0141 881 0595 or email [admin@rosehillhousing.co.uk](mailto:admin@rosehillhousing.co.uk). Come along have a cup of tea and a blether, you never know it may even be fun!

## Making our information more accessible

This newsletter, along with other information we provide, can be produced in other formats e.g. large print or other languages if required.

If you need this service please let us know.



## An update from Adam...

### Dog Fouling in the Street

We are aware, that there are still irresponsible dog owners allowing their dogs to foul in the street without picking it up. We have received additional complaints relating to this on Glenlora Drive. We will be asking the Dog Fouling Team to increase their unmarked patrols in the area in an effort to catch these offenders.

We would like to remind all our tenants who have pets, and particularly dogs, of their responsibilities under their tenancy agreement in respect of keeping pets. These conditions can be found on page 5 sub section 2.7.2 of your tenancy agreement. One of the conditions states that you are responsible for cleaning up dog

faeces; failure to meet these conditions can result in permission to keep the dog being withdrawn. If you notice a problem in your area you can contact Glasgow City Council's Dog Fouling Team.

Use their social media pages to report any issues:

Report using Twitter: @theenvtaskforce

Report using Facebook: envtaskforce

Or by phone on 0300 343 7027 / 0141 287 1059

Or use the MyGlasgowapp, which can be downloaded from either the Apple or Google play store.



### Roads & Pavements

If you have any complaints about the condition of the roads/pavements in your neighbourhood, I would ask you, in the first instance, to contact the Road and Lighting Department on either 0800 373 635 or 0141 276 7000. Please ask for a reference number as this will help to keep track of your complaint.

You can also log any issues via the Council's website at [www.glasgow.gov.uk](http://www.glasgow.gov.uk) under the roads and parking section on their homepage.

Please also let me know and I can also contact the Council and monitor the situation.



## Feeding birds

We have received complaints from tenants about neighbours discarding uneaten food in their gardens and out on to the street for birds. This can attract rats and also larger, more undesirable birds to the area, such as seagulls and pigeons which tend to perch on window sills/gutters/ roofs. As a consequence gutters become blocked which increases the risk of water getting into the property during the wetter months. Please make sure that you are only feeding the birds with the correct feeders and that any uneaten food goes into the appropriate refuse bin.



## An update from Angela...

### Hurlet Tenements: Common Areas and Backcourts

The garden maintenance contractor, Tivoli, is currently working on the main landscape areas and back courts. They are de-weeding and de-mossing the areas in and around the tenements, to make sure the general areas are kept in order. Please note that they are not responsible for carrying out any works on the pavement, paths, roads and outside perimeters of front gardens.

### Dog fouling in the Backcourts

Tivoli has reported that there have been a few recent incidents of dog fouling in back courts and gardens. This must stop as it is unpleasant and a public health hazard. It also prevents our garden maintenance contractor from carrying out its work properly and poses a health risk to its workers when they are cutting the grass. If you know of anyone allowing their dog to foul, without picking it up and placing it in the bin, and would like to discuss in confidence, please contact me.

Not picking up dog faeces in a public area is also illegal. People caught not picking up after their dogs are liable to prosecution. If any of our tenants have action taken against them by the Council for this, we will take action as part of their tenancy conditions.

### Nitshill/Craigbank

In general these areas are looking clean and tidy with only a small number of issues relating to untidy gardens and bulk lying around. I will continue to monitor the area on a regular basis.

If there is anything you would like to discuss with me please contact me on **0141 881 0595** to discuss.



# Housing (Scotland) Act 2014

## Important changes to your Tenancy

The vast majority of social housing tenants in Scotland have a Scottish Secure Tenancy. This gives tenants'

rights to pass their tenancy to someone else (assignment), to add someone as a joint tenant, to sublet or to have someone in the household succeed to the tenancy in the event of their death. Under the new act tenants will keep these rights, but there will be changes to the rules. These include:

**Assignment** - under the new rules anyone who wants to be assigned a tenancy must have been living in the property as their only or principal home for at least 12 months before an application to assign is made (at the moment it is six months). There are also new reasons when a landlord can refuse an application for assignment, such as where passing the tenancy on



to someone else would result in the home being under-occupied.

**Joint tenancies** - under the new rules the proposed joint tenant must have lived in the property as their only or principal home for 12 months before making an application for a joint tenancy (currently there's no minimum period). Please also remember that allowing anybody to live with you may have financial implications if you claim Housing Benefit/Universal Credit.

**Succession** - under the new rules, partners, other family members or carers will have to have lived in the property for at least 12 months as their only or principal home before being able to succeed to it. Currently the only qualifying period is six months for partners. There will still be no qualifying period for the tenant's spouse, civil partner or joint tenant to succeed in future. But in all cases that person must have been living in the house as their only or principal home at the time of the

tenant's death. Where a new residency requirement has been introduced, such as in the examples above, we must have been notified that the person is living in the house, because the qualifying residency dates from the time that the landlord was notified. So, if the person needs to have lived in the house for 12 months, the 12 months will start from the date we were notified, not the date the person moved in (if that is different). We must also have given written consent to them moving in.

In October every tenant will receive a letter explaining these changes. Along with this letter will be a household composition form. This needs to be completed with the name and details of every person living at the property. This will ensure that we know about everyone who lives in the property and the 12 months rule will have been met.

**Please don't presume we know the information, complete and return the form!**

## Dangers of Energy Theft

Please be aware about the dangers of tampering with electricity and gas meters and energy theft. Energy theft is a criminal offence and is punishable by a fine or imprisonment. 'Rigged' meters are sometimes discovered after a household fire. We take a zero tolerance approach to this behaviour. Therefore, anyone caught tampering with a meter may lead to them losing their homes. Tampering with a meter can cause a significant fire risk which can be potentially devastating to the home and those around it and, in some cases, can be life threatening. We urge any tenants who are aware of this activity to contact us.





# Condensation: Tackling the Problem

No one wants to live in a damp home. Damp can cause mould on walls and furniture and cause wooden window frames to rot; it's also unhealthy.

Some damp is caused by condensation. This can lead to a growth in mould that appears as a cloud of little black dots. Condensation occurs when moist air comes into contact with a colder surface like a wall, window, mirror, etc. The air can't hold the moisture and tiny drops of water appear. It also occurs in places the air is still, like the corners of rooms, behind furniture or inside wardrobes.

## How to reduce condensation at home :

- **Produce less moisture:** Simple things make a huge difference, like keeping lids on pans when cooking, drying clothes outdoors (not on radiators) and venting your tumble dryer to the outside.
- **Let the damp air out and the fresh air in:** It's important to stop moist air from the kitchen or bathroom getting into the rest of your home. Keep the door shut and a window open so that the steam from a bath or shower or from boiling pans goes outside. Meanwhile, let fresh air circulate to avoid mould forming where the air is still. Make sure there is a gap between your furniture and the walls, and give wardrobes and cupboards a good airing now and then.
- **Heat your home a little more:** While you don't want to waste money heating rooms you don't use, very cold rooms are more likely to get damp and mould. Set the thermostatic radiator valve to 1 in unused rooms so the radiator gives out a little bit of heat whenever you have the heating on. Remember, unused rooms will need a good airing from time to time.



SCOTTISHPOWER

## Are you struggling to pay a Scottish Power debt?

You could qualify for help from the Scottish Power Hardship Fund if you're receiving:

- Income support
- Job Seekers Allowance
- Pension Credit
- Employment and Support Allowance

You could also qualify if you're receiving Universal Credit or have a low household income.

To find out if you are eligible, contact a recognised Debt Advice agency such as National Debtline who will advise you and give you further details of the Fund.

[www.nationaldebtline.org](http://www.nationaldebtline.org) or call free on **0808 808 4000**. Lines open Monday to Friday 9am to 8pm, Saturday 9.30am to 1pm.

## Tips for lower energy bills...



**Give your clothes a day in the sun** and give your tumble drier a break.

Clothes dried in the fresh air feel great, and there are drying days in winter too.



**Be a friend to your freezer.** Defrost it regularly to help it run more efficiently.



**Buying a new washing machine, TV or dishwasher?** Look for the energy efficiency rating



**Don't over-fill the kettle** (but do make sure you cover the metal element at the base).



**Dodge the draught!** Use a draught excluder at your front door and draw your curtains at dusk to keep the heat in.



**Turn your heating down by 1 degree.** You'll hardly notice the change in temperature, but it'll make a big difference to your heating bill.



**Sleep tight.** Make sure all the lights are turned off when you go to bed. If you want to light a child's room or a landing, use a low-wattage night light.



**Catch 'em young.**

Encourage your children to switch off electric toys and lights that they're not using. They'll soon get the hang of saving energy.

# Stay safe this Bonfire Night

Bonfire Night is usually the busiest night of the year for Scotland's firefighters, with crews typically dealing with a 40% increase in calls.

**BONFIRES ARE NOT ALLOWED AT ANY ROSEHILL PROPERTY**

## Bonfire Safety



NEVER drink alcohol if you are tending a bonfire or setting off fireworks.

Bonfires should comprise of untreated wood and paper-based materials only, to reduce harmful smoke.

Never throw fireworks, pressurised containers or sealed vessels on a bonfire.

Never use flammable liquids to ignite bonfires - use proprietary firelighters.

Smoke from bonfires must not pose a public nuisance or affect visibility on roads and sparks, embers or burning debris must not endanger property.

Never leave a burning or smouldering bonfire unsupervised. Make sure it is completely extinguished.



## Firework Safety

DO NOT give sparklers to under-fives - and never hold a baby or child if you have a sparkler in your hand.

Show older children how to hold sparklers - away from the body at arm's length. Teach them not to wave them at other people or run while holding them.

Don't dress children in loose or flowing clothes that could catch light easily, and give them gloves when holding sparklers.

Steer clear of alcohol.

Plunge finished sparklers, hot end down, into a bucket of water straight away.

## In an Emergency...

Cool the burn or scald with cold water for at least 10 minutes.

Cut around material sticking to the skin - don't pull it off. Don't touch the burn or burst any blisters.

Cover the burn with clean, non-fluffy material - clingfilm is ideal.

If clothing catches fire, get the person to stop, drop to the floor and roll them in heavy material like a curtain.

**Seek medical help immediately.**

# Have a Spookily Good Halloween!

The weather's getting colder, and the spookiest day of the year is just around the corner. Enjoyed by kids and big kids alike, you get to spend the night in fancy dress, eating sweets... what's not to love?!

You don't have to spend a lot of money to make this Halloween a night to remember. Here are a couple of tips on how you and your family can have the best Halloween whilst not spending a fortune:

## Ghoul Balloons

Spook up your balloons by inserting a glow-stick before inflating them. All that's left to do is draw a ghastly face on them, and there you have it: glow in the dark ghouls. A quick and simple way to Halloween-ify your home.



## Tasty treats: Hot Ghoul Peppers

### Ingredients:

6 peppers  
1lb Mince  
1 egg  
4 slices bread, cubed  
1 small onion chopped  
1 small tomato chopped  
Garlic and chilli powder  
to taste  
2 tablespoons of tomato  
or chilli sauce  
Salt and pepper



### Instructions:

1. Preheat oven to 175 degrees or gas mark 4. Grease a casserole dish.
2. Lightly mix together the minced beef, egg, bread cubes, onion, tomato, garlic and chili and salt, and pepper in a bowl.
3. Wash the peppers, and cut Halloween faces into them with a sharp paring knife, making triangle eyes and noses, and pointy-teeth smiles. Slice off the tops of the peppers, and scoop out the seeds and cores. Stuff the peppers lightly with the beef stuffing, and place them into the prepared baking dish so they lean against each other.
4. Bake in the preheated oven until the peppers are tender and the stuffing is cooked through and juicy, about 1 hour.



# Seeking Assurance...

We work hard to ensure that we are compliant with all Regulatory and Legislative requirements, operating to a high standard and strive for continuous improvement where possible. To ensure this is the case we seek external validation and assurance. In the last year we have had three aspects of our business audited by our Internal Auditors: IT systems; Data Protection and Risk Management.

The audits highlighted a number of areas of good practice across these three areas. The recommendations to further improve what we do has led to:

- the enhanced security of our IT systems including how we share data;
- Rosehill being GDPR (General Data Protection Regulation) compliant by the deadline of 25th May 2018;
- The strengthening of our approach to Risk Management including refresher training for Committee and Staff.

We are scheduling two internal audits for the new financial year (1st October 2018 to 30th September 2019) and we will report on the outcomes of these later next year.



## points of view



If you have any comments or suggestions to make about the newsletter or about the services we provide, we would like to hear from you. Please contact us using one of the following options:

- |  |  |
|--|--|
| By telephone                               | 0141 881 0595  |
| By email                                   | <a href="mailto:admin@rosehillhousing.co.uk">admin@rosehillhousing.co.uk</a> |
| In writing                                 | Rosehill Housing Co-operative Limited<br>250 Peat Rd, Glasgow, G53 6SA       |
| By using the feedback form on our website: | <a href="http://www.rosehillhousing.co.uk">www.rosehillhousing.co.uk</a>     |

Or why not call into the office and ask to speak to someone in our Housing Services Team.

## Emergency Repairs

For genuine emergency repairs outwith normal working hours please contact - 0141 552 8647