

The Ferguslie Group Newsletter

Summer
2024

For the residents of Ferguslie Park



Ferguslie Park
Housing Association

Annual General Meeting

Our AGM will be held on 11 September 2024 at 6pm in the Tannahill Centre. All shareholding members of the Association will be sent formal notice 4 weeks prior to the meeting and associated paperwork.

The Association will form its Management Board for the following year as one third of board stand down and are re-elected if they so wish. This creates an opportunity for new members to join the Management Board. Therefore, if you are a member of the Association you can be nominated for election. The nomination form will be included in the 4 weeks' "notice of meeting letter".

We are keen to have tenant members to serve on our Board of Management. This is a fantastic opportunity to get involved in the strategic decisions made at Board level. We are recruiting for professional members with a finance and housing experience, but as a tenant member no previous experience is necessary as we provide training through the FLAIR academy as part of the induction for new board members. If you would like to find out more on becoming a board member/shareholder, please get in touch with us.



Office Closure Paisley Fair

We will be closed for the "Paisley Fair" on **Friday 2nd and Monday 5th August.**

Emergency Repairs – To report an emergency repair during this time, call our office number and follow the instructions, **0141 887 4053**

Important Information on Changes to Welfare

Our Welfare Rights Team are keen highlight to tenants who are in receipt of benefit payments, and **have not yet reached pension age**, of important changes to welfare benefits that have started.

If you are a tenant who has not yet reached pension age and receive a benefit please see the leaflet with this newsletter for more information.



Planned Maintenance £1.4m Investment



We've recently appointed contractors to carry out upgrades to over 180 homes.

We recently completed a competitive tender process and have appointed CCG Scotland to start a programme to install new windows and doors to 87 houses. The works are expected to start in late summer and those tenants that form part of the programme will already have been contacted.

The cost to install the new windows and doors is expected to cost around £900,000. We also expect that more houses will benefit from new windows and doors into the financial year 2025/26. The cost is significantly higher than in previous years where the Association have invested in new windows and doors and shows how much prices have increased in recent times.

We have also appointed a contractor MCN (Scotland) to start a programme to upgrade the kitchens in just over 100 houses. Like the windows programme we expect this work to start in late summer/early autumn and tenants have already had advance notification. Our Assets Assistant, Suzanne Davidson, will be in contact with tenants to organise surveys of homes with the contractor and kitchen designer. Those tenants on this programme will get a choice of kitchens, worktops, acrylic and glass splashbacks, and vinyl flooring at these surveys.

The kitchens are made and supplied by one of the UK's largest kitchen manufacturers, Howdens, and we are confident that the choices will prove popular. Like the window programme we expect further phases of kitchen replacement to take place in 2025/26.



External Painting and Garden Fence Replacement

We have also recently completed a programme of painting external metal fencing to around 50 homes.

This programme will continue on throughout parts of the estate over the next years to ensure that external metal fencing remains in a good condition.

We have started to look at the replacement of some metal fencing that is now at the end of its life. We are working with a design team to look at improvements to the fencing that will also incorporate better bin storage.

As you will know over the past decade there has been an increase in the number of bins for each house to cater for recycling. In many cases the increase in bins have led to issues where there are no adequate storage spaces. We are working to develop concepts and understand the costs to allow for the roll out of an investment in metal fence replacements that incorporate bin stores where this needed.



Access for Gas and Electrical Inspections:

Regular gas servicing and electrical safety inspections are essential for maintaining a safe living environment. These checks identify potential issues like gas leaks and faulty wiring before they become serious problems, ensuring your home is safe and functioning properly. These help to prevent unexpected breakdowns and interruptions which could leave you without heating or electricity.

When you receive an appointment for an inspection, please ensure access is provided for these checks to be carried out. Alternatively, you can contact the repairs team on **0141 887 4053**, choosing **option 1** to make a more suitable appointment.

Update your Household Details

It's really important that the Association is advised of who lives at your home with you. There has been changes in the law that impact anyone who lives in a home but is not the tenant.

The main issue is that if someone is not registered as living at a housing association house for a 12-month period then it can affect the following:

- Pass your tenancy to someone else (Assignment)
- Take over the tenancy if the tenant passes away (Succession)
- Add a joint tenant
- Sublet your home

For any of the four items to occur always requires landlords' consent. However, the change in the law means the tenant and the person receiving the tenancy will now have to have been resident at the property for at least 12 months before any of these actions can occur (previously it was 6 months).

Time spent living in the property will not count if we have not been notified you were there. Therefore, it's really important to make us aware of who lives in your tenancy so that your rights and their rights can be preserved.

If you want to update who lives in your home or enquire about the above issues call our Housing Team on **0141 887 4053** then press 2.



Dog Fouling

It's great having a dog – but you need to make sure you look after it and be a responsible dog owner.

Make sure your dog doesn't bark all the time and cause a nuisance to others. Nor should you exercise your dog – and let it poo – and not bag the waste. Dog faeces can carry disease therefore it's important to pick up after your dog and bin the bagged dog waste.

Renfrewshire Council currently have a Take the Lead campaign to encourage responsible dog ownership to reduce dog fouling across Renfrewshire. Dog owners can sign up for a responsible dog owner pledge and will get a free branded lead, a light for night-time walks and a dog poo bag dispenser.

More information is available on the Council's website

www.renfrewshire.gov.uk or by calling the Council on **0300 300 0300**.

Zero Tolerance

All of our customers have the right to be treated with respect as do our staff, volunteers and contractors.

We will not condone physical, verbal or written abuse. Aggressive, violent or abusive behaviour will not be tolerated and may result in your services being restricted and in extreme cases we will contact Police Scotland.

Unacceptable behaviour includes;

Swearing and verbal abuse

Physical violence

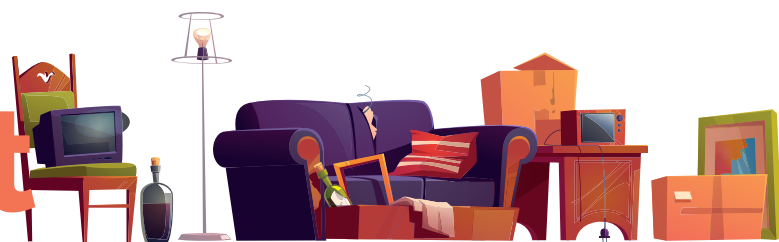
Racial abuse

Sexual harassment

Abusing staff on social media



Bulk Uplift



FPHA are looking to introduce some minor changes around the **free** bulk uplift service offered to tenants and are seeking your opinion. The Association have a bulk household uplift for larger refuse items that can't go in normal waste/recycling business. The bulk uplift service is a popular service for tenants, each year, we arrange around 750 uplifts. The service costs approximately £70,000 per year.

The changes we are proposing are minimal and we do not expect these to have a big impact on tenants who use the service. The key changes we would like to introduce are as follows:

Change	Why make the change?
Each tenant will be able to request up to 3 bulk uplifts in a rolling year and no more than 1 in a two-week period. (White goods are not included in the uplift total. We will always be reasonable and give discretion where additional uplifts are needed in special circumstances).	We have seen an increase in the number of collections for small items of things that can easily be put in household bins. This means more unnecessary uplifts.
We are proposing that we cannot uplift recyclable items that can easily be put into your recycling bins. This means items such as smaller cardboard boxes and plastics should be put into your recycling bin.	Bulk uplift waste can't be sorted into recyclable waste and non-recyclable waste. All items picked up go to landfill which isn't good for the environment. By using your recycling bins for how they are intended helps everyone.

The proposed changes are minimal and we aim to make sure that we can reduce unnecessary uplifts and reduce items going to landfill that can be recycled through normal bins and other Council services.

If you do have any questions or comments on the changes, you call fill in the questionnaire on the survey link at <https://www.smartsurvey.co.uk/s/BulkUplift/> or by scanning the QR code, call us on **0141 887 4053** or email us at admin@fpha.org.uk



"Oh Flower of Ferguslie"

Our ever-popular annual gardening competition is now upon us! Staff will be out in the coming weeks to take pictures of gardens that have been nominated. You can enter your garden, or nominate a neighbour by completing our online form by scanning the QR Code, by calling us on 0141 887 4053 (press 0) or by popping into the office. Entrants are in with a chance to receive vouchers for taking part.



Closing date is **Friday 26th July 2024** and visits to nominated gardens will take place in the first week of August. There will also be a picture showcase of the gardens at the Gala Day on the **12th August 2024**.

Which bin to use – Information from Renfrewshire Council ...

Grey bin

These items can go in your grey bin:

- non-recyclable waste
- plastic bags
- polystyrene or foam packing
- crisp and sweet wrappers
- used tissues and paper towels
- cling film, tinfoil
- lightbulbs
- pet litter
- nappies
- personal hygiene products
- food and drinks pouches
- hard plastics (such as toys, coat hangers, or CD cases)
- envelopes with interior padding, such as bubble wrap shredded paper.

Blue bin

These items can go in your blue bin:

- cardboard (flatten it so it's easier to collect)
- cereal boxes
- toilet and kitchen roll tubes
- paper (as long as it's clean and dry)
- envelopes (it's okay to leave the clear, plastic window on them)
- magazines
- newspapers
- office paper
- telephone directories
- paperback books
- catalogues
- junk mail and takeaway menus.

Green bin

These items can go in your green bin:

- plastic bottles
- plastic pots, tubs, and trays
- plastic fruit and vegetable trays
- plastic takeaway containers (emptied and rinsed)
- cleaning product bottles
- shampoo and shower gel bottles
- drinks cans (emptied and rinsed)
- food tins, including pet food tins (emptied and rinsed)
- biscuit and sweet tins
- aerosols
- glass bottles and jars
- plastic milk cartons

Brown bin

These items can go in your brown bin:

- grass cuttings
- flowers and plants
- weeds
- leaves
- branches and twigs (small enough to fit in the bin with the lid closed)
- cooked and uncooked food
- fruit and vegetable peelings
- tea bags and coffee grounds
- eggshells
- out-of-date food (all packaging removed)
- meat, fish, and small bones.

You need to **buy a garden waste permit** (www.renfrewshire.gov.uk/article/3745/garden-waste) before you can put garden waste in your brown bin.

Staff update

Nothing stays the same and we have had some changes in staff throughout the group.

In housing, **Christine Hay** left us in June this year. Many tenants and residents will have met Christine on her travels as she delivered much needed advice and services in the community.

After a very competitive recruitment process we have appointed **Vicky Hyndman** to this post.

Susan Paterson has joined us on a temporary basis as our Finance & Corporate Services Manager.

Jamie Mallan left the Tannahill for pastures new at the start of 2024, but has been returning on a regular basis to join in on the events being held in the centre!

This July, our **Bobbie McCabe** has decided to retire (far too early of course) and we want to thank her and wish her all the very best in her exciting future. I'm sure like Jamie, we won't be seeing the last of her!

Terry McTernan – Terry's funded post has come to an end but he will not be leaving the Tanny anytime soon. Terry will continue to deliver services but in a different capacity.

Tannahill Centre News

Community Development Course

The Tannahill Centre ran another very successful 10 week Activate Course at the end of 2023.

Paul Irwin facilitates the Activate Course on behalf of Glasgow University.

Those who completed the course attended a very prestigious awards ceremony at the University to collect their certificates. One of group will be going to University this year to further develop their skills and gain a qualification!

Feedback from candidates intimate the course is a really worthwhile stepping stone for anyone interested in interested in working in communities.

If you would like any further information please get in touch with Paul in the Centre.



Seniors scoop an Inspirational Award!

We are thrilled for in-house group Ferguslie Seniors winning the Inspirational Community Group category at the recent Renfrewshire Inspirational Awards on Friday 28 June.

From all accounts a great time was had by all and the wider membership were delighted to hear the news when they met for their lunch club. Terry McTernan said *"It has been wonderful to support the group and watch their provision grow from twice weekly to thrice weekly with a Membership of over 40, some of whom come from as far afield as Gallowhill, Johnstone, Linwood and Paisley East End"*. Congratulations to the Management Committee, the dedicated volunteers, and the group members on a fantastic achievement.



Pride Picnic

The Ferguslie Pride Picnic took place at the end of June in the Tannahill Centre. Even the weather couldn't deter us!

The day was a success and enjoyed by all who attended. We had packed lunches and whippy ice cream cones on the go. There were plenty of activities to choose from including arts and crafts, face painting, tattoos and some folk were brave enough to handle the snake!!



Community Market

The community market runs every Thursday and has increased slightly in price to £3.50.

Come along and source some nutritional food items.



2024 Ferguslie Park Gala Day

The annual Gala Day will take place on Saturday 10 August from 12pm to 3pm.

Music Club



The music club has been running for a while now. The group will be back after the summer holidays but members received headphones and keyboards to continue to practice at home. Thanks to the Tannahill Centre's Good Ideas Fund!

What's on at the Tanny...

MONDAY

1 – 3pm Addiction Drop in

TUESDAY

9.30am – 12 noon Roar – Elderly Arts & Crafts

5 – 6pm Hilda Cameron Dance

7 – 8pm Narcotics Anonymous

7.15 – 8.15pm Community Fitness Class

WEDNESDAY

9.30 – 11.00am Church Drop in

9.30 – 10.30am Free Yoga Class

1 – 3pm Addiction Drop In

4 – 8pm Aberlour Youth Group
(Childcare)

6 – 8pm Right to Dance Rehearsals

6 – 8pm Elderly Forum Bingo

THURSDAY

9am – 4pm Social Security Scotland

FRIDAY

10am – 12 noon Addiction Drop in

SATURDAY

9.30 – 11.30am **Cocaine Anonymous**
Support group for people who are recovering or in recovery from drug abuse. The only requirement for membership is the desire to stop using cocaine and other mind-altering substances.

1 – 2pm **Alcoholics Anonymous**
For more information call Frank on 07838 797099

SUNDAY

10.30am – 12 noon **Love Church**
Meets every week in the Tannahill Centre
10.30am for Refreshments
11am for a 1hr service
A church for all the community everyone is welcome. Nobody is perfect and anything is possible.
Contact @[lovechurch.scot](https://www.lovechurch.scot)
www.lovechurch.scot

Pachedu

School of African Cultures is hosting activities for ages 5 to 11 to help them connect with nature, learn new skills, play, make friends, and learn more about Renfrewshire.

Activities will include: board games, PlayStation 5, picnic, barbecue, gardening, swimming, football, sewing, beads making.



Ferguslie Learning Centre

The Ferguslie Learning Centre have their new programme of courses out and will be open for enrolment on the following dates in August; 13, 14, 15 & 20, 21, 22 – 10am till 2pm.

This is a fantastic learning resource we have in our community! For more information get in touch directly or pick up a leaflet from the Tannahill Reception.

Ferguslie Park Housing Association The Tannahill Centre • 76 Blackstoun Road • Paisley PA3 1NT
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