



Seasons Greetings from all at Ferguslie Park and the New Tannahill Centre.

Festive Office Closure

The Association will close on Friday 24th December at 12.30pm and re-open on Thursday 6th January at 9am. Routine repairs will be done up until 10th December, however repairs requests submitted from 13th December may not be completed until after the festive closure, dependant on type of fault. Emergency repairs will not be impacted. If you have an emergency repair during the Festive Closure, please call the main office number on 0141 887 4053 and press option 0.

Here are some useful emergency numbers for noting during the office festive closure:

Gas leak/loss of supply, Transco	0800 111 999	Power Cut, Scottish Power	0800 092 9290
External Flooding, Renfrewshire Council	0300 300 0380	Homeless Services	0800 052 0180

Welfare Rights



Over the past few weeks the Welfare Rights Team have been present at the Community Market which is held at the Tannahill Centre every Thursday morning. If you attend the market or are looking to see one of the team to chat through any welfare related claim, then just pop in and ask any of the volunteers or keep an eye out for Ian or Robert at the Market.

Update on Universal Credit Work Allowances

1. Universal Credit tops up your earnings

When you start work, the amount of Universal Credit you get will gradually reduce as you earn more. But unlike Jobseeker's Allowance, your payment won't stop just because you work more than 16 hours a week.

2. Total income

Your total income will be your earnings plus your new Universal Credit payment. The more you earn, the higher your total income will be. Your claim continues when you start work, so you can take temporary or seasonal jobs without worrying about making a brand new claim or any gaps between paydays as you move in and out of work.

3. Work Allowance

In some cases, you may be eligible for a work allowance. A work allowance is the amount that you can earn before your Universal Credit payment is affected.

You will be eligible for a work allowance if you (and/or your partner) either have:

- responsibility for a child
- limited capability for work

The monthly work allowances are currently set at:

£335 If you are getting housing costs as part of your Universal Credit award, or housing costs from the Local Authority because you are in temporary accommodation. Following the recent budget, the work allowance increased by £500 per year and its expected to start from 24 November 2021.

£557 If you do not receive housing support (for example living with parents, family or friends)

If you have earnings but you (or your partner) are not responsible for a child or do not have limited capability for work you will not be eligible for a work allowance.

3.1 Unreimbursed work expenses

When you are either working or starting work, you may have some one-off costs that you have to pay. This might be for a uniform, travel, licences or equipment. If your employer is not willing to meet these costs and you pay for them with your own money, we call these costs unreimbursed work expenses.

If you have some of these expenses when you are either working or starting work, speak to your Work Coach at Jobcentre Plus and you may be able to offset these expenses against your Universal Credit Payment.

4. Universal Credit earnings taper rate

Once you earn more than your work allowance your Universal Credit

payments will be reduced at a steady rate. This is known as the Universal Credit earnings taper.

The Universal Credit earnings taper rate is currently 63%. This means that for every £1 you earn over your work allowance (if you are eligible for one) your Universal Credit will be reduced by 63p. This amount will be deducted automatically from your Universal Credit payment. However following the recent budget, the new taper rate will be set at 55% this means for every £1 you earn over your work allowance your Universal Credit will be reduced by 55p. We expect this change to take effect from 24 November 2021.

5. Other support to help you earn more

The government says it aims to support people on Universal Credit to increase their earnings and ultimately move off benefits altogether. If you are able to, they say they will help you to take every opportunity to earn more and work more.

I have highlighted further changes below:

- bringing in the National Living Wage
- increasing the personal tax allowance to £12,570 from April 2021
- increasing and providing support for eligible costs of childcare in Universal Credit to 85% and doubling the free early years provision to 30 hours a week for working parents of 3 and 4 year olds.



Keeping our tenants informed

We recently carried out a tenant's satisfaction survey and 66% of our tenants stated they prefer our newsletter to keep them informed. 49% of our tenants still prefer communications by letter, 17% like our text messaging service and 16% are happy to continue to receive correspondence by email.

Our website is usually the first point of contact for anyone looking for information or to get in touch with us. With that in mind, our site is designed in such a way that makes it easy for our customers to navigate. We regularly keep it updated with relevant information such as minutes of our board meetings, annual accounts, assurance statement and our business plan.

Here are a few things you can do on our website:

- Access your account via Myhome
- Apply for a house
- Check how we are performing as your Landlord
- Report a repair
- Make a complaint/compliment
- Visit our document library
- Get to know our Board and Staff team

If you have a smart phone, you can scan our QR code for quick and easy access to our website which is packed with information about our services, policies, community, what legislative information we send to the Scottish housing regulator and so much more.



Planned investment

Since July 2021 we have completed 110 installs through our programme to deliver new kitchens, bathrooms and boilers across the estate.

Post completion we have surveyed 78% of residents and are very pleased to see 99% of those surveyed stated they were either Very or Fairly satisfied with the works overall.





Condensation – how to avoid condensation in your home

Heat Your Home:

Heat evaporates moisture into the air which is a good start, it doesn't have to be a furnace, just hotter than outside, preferably above 15°C. However, despite what some people would have you believe it isn't a magic cure on its own. But, because it evaporates moisture into the air we can then ventilate it. Never heat your home with any sort of gas bottle heater however, these kick out amazing amounts of moisture that add to your problems and should be avoided at all costs.

Ventilation:

Unless you are running a dehumidifier, airborne moisture will build up inside the home from everyday living, it's now locked in with you and needs an escape route. Open upstairs windows, even if they are only ajar an inch or two for as long as possible, an hour here or there will help, but prolonged periods are much better. Ventilate while you're at home or asleep as long as it's safe to do so. Trickle vents, these are usually at the top of your window, will help but may be overwhelmed on their own in winter months.

Avoid drying washing indoors:

This is the top contributor to humidity, condensation and black mould. Dry clothes outside whenever possible, and when it isn't, a vented tumble dryer that ventilates outside is best, followed by a condenser tumble dryer that is emptied often.

When you hang wet clothes on a radiator or clothes horse to dry, the water evaporates out of the fabric, where it turns into moisture in the air. Too much moisture in the air leads to condensation, which can form on walls, windows, mirrors or any other surfaces which the damp air comes into contact with.

Cooking:

When cooking use an externally ventilated extractor hood where possible. If you haven't got one or it ventilates internally to remove fat and odour only, open the window a little while cooking, and for an hour afterwards. Close the kitchen door too if possible while cooking to stop steam entering colder rooms and forming condensation there.

Place lids on pans:

A simple tip which can really help. Food cooks up to 30% faster meaning you use up to 30% less fuel. You also stop a lot of moisture being pushed into the air. It's a win win!



How to stop mould in our home

Baths and Showers:

Both baths and showers evaporate a lot of moisture into the air, during and for some time after use. After use, the inside of your bath, shower, or your tiles/wet wall will be wet, which will continue to evaporate after you leave. To avoid this consider wiping down any wet surfaces with a cloth and wringing it out into the sink. If you have an extractor fan run it whilst you're bathing, and for an hour afterwards. If you haven't got a bathroom extractor make sure you open the windows for at least an hour afterwards, and close the bathroom door to keep moist air from spreading to other rooms.

Dehumidifiers:

Can be a powerful addition to the above measures, and can be used to allow you to close your windows and reduce heat loss, saving you money on energy, although they do have their own energy drain. They can also allow you to dry your laundry indoors too when it's too damp outside. We would suggest if you are investing in a dehumidifier you get one that's effective, cheap to run and quiet. We don't expect anyone to purchase a dehumidifier, and would always recommend utilising natural or passive ventilation techniques in the first instance.

These are tried and tested methods which have resulted in a significant drop in the number of instances of condensation in a household, thus preventing mould. If you have any concerns at all about condensation or mould please contact our Property Services Team who will be able to advise.

Board update

Our AGM was held virtually this year to comply with the guidelines set out by the Scottish Government.

Since then the Management Board have had meetings via hybrid, this is a mix of meeting in person and linking in via zoom. We will continue to follow best practice to ensure the business needs of the association are met.

We welcomed 2 new board members this year, Laurie Kefalas and Ian Clark. Lucia Mumbure stood down at this year's AGM and we would like to express our thanks and gratitude to Lucia for her service to the association and the community.



Tannahill Centre Update

Volunteer Thank You Event

The pandemic has prevented us from coming together to say thank you and acknowledge the work of volunteers over the past few years. We finally got to hold a celebration event back in October where we got to thank our amazing volunteers and finally present the awards that local groups had been awarded from local and national organisations.



Young People's Halloween Night

As young people's Halloween celebrations were curbed last year due to Covid 19 we decided to extend the Halloween season for one extra day. On Monday the 1st November the Tannahill Centre was teeming with young people mummifying their friends, getting real up close and personal with some pumpkin guts and all round having a great spooky time.

Our two Youth Workers Adrian and Lewis were extremely happy with how the night turned out. Having planned to host Halloween Laser Tag for several weeks both were thrown for a loop when finding out 2 days prior they'd have to cancel as the laser tag provider had tested positive for CV 19. With only two days to go Adrian and Lewis threw together an evening of pumpkin, toilet paper and gloop filled fun with 30+ young people all having a brilliant time.



Ministerial Visit

We welcomed the Scottish Government Minister with responsibility for Community Empowerment, Tom Arthur to Ferguslie, taking him to meet with and chat to some of our volunteers and partner organisations we work with across Ferguslie.

As well as sharing our experience of distributing grants to local groups through our Participatory Budgeting programme. The minister also got to speak to some of the groups who have benefited including Barochan Green Space, Darkwood Crew and Own Yer Bike.

Funding Boost

The Tannahill Centre has been awarded a total of £210,000 towards a number of projects and programmes over the next three years.

This includes £100,000 to continue our Volunteer programme, £60,000 to provide volunteering opportunities to young people, £50,000 to deliver services that reduce isolation and loneliness, including a lunch club and youth club.



Festive Ferguslie

Ferguslie Community Advent Calendar 2021

The Ferguslie Community Advent Calendar is Ferguslie Park's December-long festive event. It is a trail of windows in Ferguslie that are illuminated with a festive scene with one being 'opened' daily from 1st December until 24th December and then remaining open to view until 1st January. Window scenes will be illuminated every evening so please join in by strolling around the streets of Ferguslie. You can pick up your Ferguslie Community Advent Calendar Map from the Tannahill Centre.

Mother Goose Pantomime Saturday, 11th December, 1pm & 4pm

SOLD OUT

This classic panto tale is given a fun Scottish twist that will be showing in the main hall of the Tannahill Centre. There has been high demand for tickets and unfortunately we have sold out.

Children's Christmas Disco Saturday, 18th December, from 1pm to 3:30pm

The Tannahill Events Team will be holding a Christmas party. All children who attend will get lunch, snacks, a present as well as a visit from Santa!

Tickets are free and can be picked up from the Tannahill Centre.



Tannahill Centre
at the heart of Ferguslie



COMING SOON

Tannahill Events Team

The Tannahill Events Team have held two successful events so far including an 80's Night and Psychic Night. Volunteers have been organising a number of fundraising events for 2022, with all funds raised being used to run services and activities for children and young people. This includes:



Saturday, 26th March 2022 – Grease/ Dirty Dancing tribute night

Saturday, 28th May 2022 – Comedy Night

Saturday, 30th July 2022 – Bounce Bingo with Zander nation

Saturday, 29th October 2022 – Halloween Karaoke Night

Lunch Club

We are working with Ferguslie Seniors and Renfrewshire Community Transport to establish a new Lunch Club in the new year. Over the coming weeks we will be consulting on menu choices, potential membership and leisure activities. If you'd like to be involved in these discussions, please let us know.

Youth Club

We will also be establishing new youth clubs within the centre in the new year for children and young people. Over the coming weeks we will be recruiting staff and asking children and young people what kind of activities and resources they would like as part of their youth club. Please keep visiting our social media pages for more information as it becomes available.

Hello, Goodbye

Warm Welcomes

Chanelle joins us as a Trainee Kitchen Assistant as part of the Scottish Government funded Community Jobs Scotland programme. Chanelle is from Ferguslie and will be working alongside our staff in the café to provide great customer service and nutritious home cooked meals.



Adrian joins us as our Youth Development Worker, supporting young people to volunteer their time and develop and deliver services for other young people and the wider community. Adrian grew up locally and is currently chair of Renfrewshire Youth Voice. He's looking forward to providing other young people with the same opportunities he has had to make a difference in their community.



Fond Farewells

Mark's six month paid placement with us ended in October. Mark joined us as a Trainee Kitchen Assistant for six months as part of the UK Government's Kick Start Scheme. He has secured employment elsewhere running a kitchen. Well done Mark!



To **Lewis** who joined us as a Community Development student from the University of Glasgow. Lewis supported the Barochan Green Space and is on track to complete his studies early next year. Thanks for all your hard work Lewis!

Barochan Green Space *Update*

In our last newsletter we introduced the Barochan Green Team (BGT). Since then they have been busy transforming the area from an abandoned space which was used for fly-tipping into a pleasant safe space for everyone to enjoy.

Their vision for 2022:

- Encourage the reintroduction of wildlife to the green
- Improve mental health by providing a pleasant space for relaxing, meeting others and/or volunteering
- Plant fruit trees and shrubs
- Grow vegetables and introduce a red/green flash card system to inform if the food is ready to eat, people can help themselves
- Build an allotment and buy plants with the funding awarded by the "Good ideas fund"
- Explore other funding opportunities to expand, create an accessible pathway and install balance beams
- Continue to work with Froglife for the next 5 years



Froglife organise free workshops for schools to educate the younger generation about wildlife. In 2022 we will work with Froglife to build a shallow pond at the entrance to Barochan Green and the children will be invited to take part.

The BGT are an inter-generational team of 10 and ages range from 12 to 77 years old. They are always looking for new volunteers to join them and share their knowledge and skills. They can be contacted via email

barochan.green.team@gmail.com

or Facebook Barochan Green Team

<https://www.facebook.com/groups/771780790118941>

Ferguslie Park Housing Association The Tannahill Centre • 76 Blackstoun Road • Paisley PA3 1NT
Tel: **0141 887 4053** • Email: admin@fpha.org.uk

Registered Scottish Charity No. SC034893 Registered Housing Association No. HAL99. Registered Friendly Society No. 2282R (S)