



Merry Christmas and a Happy New Year

This is the first year since lockdown that we have had the opportunity to put up Christmas decorations to be enjoyed by customers and staff.

Please pop in between 10am and 4pm, Monday to Friday if you would like any assistance from the team.

It's beginning to look a lot like Christmas!



Office Closures



Business Away Day – 14th December

The office will be closed on 14th December 2022 as our governing body and staff hold our business planning day. Any emergency repairs can be reported by calling our office on **0141 887 4053**.

Xmas & New Year

The office will close on **Friday 23 December 2022 at 12.30pm** and **re-open on Thursday 5th January 2023 at 9am**. If at any time the office is closed and you have an emergency repair, please call the office and you will be directed to our out of hours service.

New Office Opening Hours

The office is open daily from 10am to 4pm for visitors. Staff are available to answer calls from 9am to 5pm each day (4pm close on a Friday). Wednesdays are staff training days, we open at 10.30am and the last Wednesday of every month we open at 12.30pm. Visit our website / Facebook page for all updates to our services.

Make your own Xmas Wreath

All you need is:

- A wire coat hanger
- Foliage - Branches from evergreens like eucalyptus, fir and holly
- Mistletoe / berries
- Cable ties
- Secateurs
- Piece of ribbon and some thread
- Baubles



You can put absolutely anything you like on your wreath and just use this as a rough guide.

- Take a walk to the nearest park/woods and collect some foliage
- Bend the coat hanger into a circle shape
- Secure the foliage onto the coat hanger using the cable ties, add in the mistletoe/berries
- Use some thread or cable ties to secure the baubles onto the wreath
- To finish off make a bow and attach to the wreath
- Send us a picture of your wreath on Facebook messenger!



Focus on Governance

Our Association is an independent community-based housing association governed by a volunteer Management Board. At present we have 9 elected Board Members and 2 co-opted members. Each year we hold our AGM within 6 months of the end of the financial year. The purpose of the AGM is to report on our activities, present our accounts, balance sheet and auditors report, elect board members and appoint an auditor.

This year we had 17 members attending our AGM. After the business was done we had a lovely fish tea and held a prize draw. 3 lucky members in attendance won ASDA Vouchers of £50, £30 and £20. However, very few members submitted their apologies and our rules state membership will end if

you do not attend or submit apologies for 5 consecutive years. We will be contacting members who have failed to submit apologies following a membership list review.

We encourage as many tenants and members of the community to become involved in the Association. Membership costs £1 and a form can be posted out to you on request. Contact Teresa Gallagher at the office for more information.

You can find more information on our Governance on our website www.fpha.org.uk in the About Us section. You can visit the document library to access important documents such as minutes of our meetings and policies. Our guide to information is updated annually and available on our website or on request.

Electrical Installation Condition Report (EICR)

The purpose of an EICR (also known as periodic inspection and testing of an electrical installation), is to determine, so far as is reasonably practicable, whether the installation is in a satisfactory condition for continued service. It is essential that you provide access to allow the inspection to be done for safety reasons. This inspection is required every 5 years.



Keeping safe this winter

Energy theft, the danger of tampering with meters!

This is not a victimless crime and can lead to a fine or prison sentence.

Meddling with the electricity mains can put you, your family and neighbours in real danger, appliances can become hazardous resulting in shocks and burns. Sudden fires and explosions are possible too.

Damaging the gas supply can cause gas to escape and as the fumes could build up in a room, it displaces the air causing headaches and even loss of consciousness.

Leaking gas is also highly flammable and can be easily ignited – flicking a light switch is all it takes to cause an explosive fireball risking terrible injuries.

If large amounts of gas escape from a tampered meter, it can build up in the air throughout the house. The whole building is now ready to explode with all the power and devastating force of a bomb.

There are very harsh consequences from meter tampering. If you suspect energy theft you can report it anonymously online or call **0800 023 2777**. Check out www.stayenergysafe.co.uk for further information.

Picture source: Scottish Power Revenue Protection, shows us the damage meter tampering can do.



IMAGE 1

shows a flat in Glasgow that was burnt out due to meter interference.



IMAGE 2

shows a meter board that was recovered from a flat in Glasgow where the electricity supply was interfered with resulting in a fatality.



IMAGE 3

shows the remains of a property following a gas explosion in Yorkshire due to meter interference.

Fire Safety

Christmas is a special time for celebration and should not end in tragedy because of the extra hazards that are present at this time of year. So when you're decking the halls make sure you follow Fire Scotland's simple advice and stay safe.

Candles

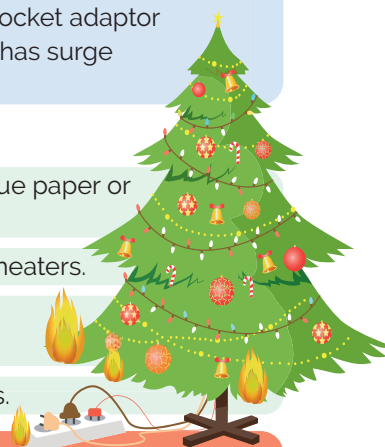
- Candles and incense sticks should always be held firmly in tight fitting holders and placed on a flat, stable heat-resistant surface where they won't be knocked over
- Without proper holders, tea lights get very hot and can melt through plastic
- Never use a cracked or broken essential oil burner and never let the oil burn right down
- Keep candles and flames away from clothes, curtains, cushions, paper and other things that might catch fire
- Keep candles and flames out of winds or draughts
- Do not put them under shelves, they can heat up the shelf above and cause a fire
- Ensure candles and other naked flames are out of reach of children and pets and never leave them alone with burning candles
- Do not use them if you've been drinking alcohol or feel sleepy

Fairy lights

- Unplug fairy lights or other electrical Christmas decorations when you leave the house or go to bed.
- Check fairy lights are in good working order and replace any bulbs that have blown.
- Bulbs can get very hot, don't let them touch materials that can scorch or burn easily, such as paper or fabrics.
- Make sure the fuse in the plug is the correct rating.
- If you need to plug more than one appliance into an electrical socket use a multi-socket adaptor which is fitted with a fuse and has surge protection.

Trees and Decorations

- Decorations made of light tissue paper or cardboard burn easily.
- Don't attach them to lights or heaters.
- Don't put them immediately above or around the fireplace.
- Keep them away from candles.



Community Support

We all know that Ferguslie Park is a great community and people look out for each other. However, please look out for your elderly neighbours who are at a higher risk from house fires at this time of year.



Risk of Condensation and Mould

As temperatures begin to fall the risk of condensation and mould in our homes increases. If you are experiencing any condensation or mould on walls in any area of your home we want to hear from you. There are a number of steps the Association can take to tackle this issue and improvement measures we can implement to avoid future reoccurrence.

Mould is most likely to form in rooms with high humidity, such as the bathrooms and kitchens, caused by excess water vapour from washing or cooking. However, when temperatures fall internal surfaces of windows and walls in your home can become very cold relative to the temperature of the room, which can

lead to 'sweating' and potentially lead to mould growth. Ventilation has an important role to play in keeping your property healthy and the air within fresh, it can be hampered by poor performing or blocked extractor fans or inadequate background ventilation via windows. Issues such as this we are working to address, and would appreciate if you could contact us if you would like us to inspect your property and its performance.

We are acutely aware of the difficulties tenants face in heating their homes due to the continual rise in energy prices, which can be a contributing factor, as if a property remains unheated for prolonged periods this further increases the risk

of condensation and mould. As such we would encourage any tenants in difficulty to contact the Association as we look to kick start a new Energy and Fuel Advice service in tandem with a new pilot programme we are initiating to improve fuel efficiency within our properties. We hope this is the first stage of a much wider programme of investment in our properties to reduce the cost of heating your homes.

If you wish to discuss these matters or would like to volunteer to take part in any of our pilot studies, please contact the Planned Investment team or your housing officer that we might assist, we are here to help!

Legionella

Legionella Control

Legionella is a naturally occurring bacteria that occurs in bodies of water that can include drinking water that is supplied to homes. The bacteria can be serious and cause a potentially fatal form of pneumonia.

Legionella in Houses

Legionella is very rare and seen as a low risk in a domestic environment. The risk is especially low in houses where there is little to no stored water which is the case in many of the houses that we own and rent in Ferguslie.

Normally any instances of people catching Legionella relate to commercial buildings, or larger residential builds, where there are large volumes of stored water or things like cooling towers or buildings with poorly maintained air conditioning systems.

However, Legionella cannot be ruled out completely. Therefore, we have produced this leaflet to better advise you on what steps you can take and what we do as an Association.

What can you do?

There are some things that you can do to minimise the risks and these tips are:

- Let us know if you feel your hot or cold-water supply isn't working properly. Legionella can grow in water temperature of between 37°C and 46°C. The advice is that hot water out your tap should be around 50°C and cold water 20°C.
- If you have taps or showers that are not regularly used then you should look to run water through these taps once per week for several minutes.
- If you are running a shower though, remove the shower head and leave the hose down into the bath/shower and run it through.

- If you have been away from your home for more than two weeks then you should repeat the steps above but also disinfect your showerhead before refitting this. It's also recommended to disinfect your shower head every three months.

What we do

FPHA also takes steps to ensure the risk of Legionella is as low as reasonably practicable:

- Do periodic checks on properties using a suitably competent advisor.
- Invest in your houses including disconnecting or removing old storage tanks.
- Replace shower heads in every empty house.
- Regularly maintain the boilers that provide your hot water.

For more information on this topic then please do contact us.

Up to Date Household Details

It is important that you keep your household details (who is living with you) up to date as it can have an impact on what can happen if you pass away or want to pass your tenancy (assign) onto another person.

You can manage your tenancy and update who is living with you through our online portal **'My Home'** and can login or register at www.fpha.org.uk we also have a number of 'How To' videos for navigating 'My Home' available to watch on our YouTube channel at

https://www.youtube.com/channel/UCsmbT7C7SWKuN_mYMBjNnag.

Changes brought in by the Housing (Scotland) Act 2014 can affect who you can pass your tenancy onto, who can apply to become a joint tenant, or apply to sublet your property.

If you want to:

- Assign your tenancy (pass it onto another person)
- Sublet your tenancy
- Request a Mutual Exchange
- Take in a lodger
- Add a Joint Tenant

Then you need our written permission.

Any tenant seeking to assign their tenancy (pass it onto another person(s)), or if a family member or carer wishes to succeed the tenancy after the tenants' death, they are subject to a 12-month qualifying period.

This means that if you want permission to do any of the above, you must have notified us in writing that the person you wish to assign the tenancy to, sublet the property to or add as a joint tenant is living in the property and has been for no less than 12 months previous to the application.

We would not normally give permission to sublet or assign the tenancy if it is going to lead to overcrowding.

If you assign your tenancy to another person(s) then they assume responsibility for the tenancy and enter into the tenancy contract with us.



Succession

If we do not have a record of who is living with you, then they will be unable to succeed to the tenancy after your death. The qualifying period is 12 months from when we are notified in writing that the person(s) have moved into your property.

There are three levels of succession on the death of a tenant, they are:

Level One

- Your spouse, civil partner or co-habitee if the house was their only or principal home on your death; OR
- a joint tenant, if the house was his or her only or principal home on your death.

Level Two

If no-one qualifies at Level One, or a qualified person does not want the tenancy, it may be inherited by a member of your family as long as:

- he or she is aged at least 16 at the date of death;
- the house was his or her only or principal home at the date of death.

Level Three

If no-one qualifies at Level One or Level Two, or a qualified person does not want the tenancy, it will be inherited by a carer as long as:

- he or she is aged at least 16 at the date of death;
- the house was his or her only or principal home at the date of death;
- he or she gave up another only or principal home before the death of the tenant;
- he or she is providing, or has provided care for the tenant or a member of the tenant's family.

If more than one person qualifies for the tenancy under Level Three, they must decide among themselves who should get the tenancy. If they cannot agree, we will decide.

Essentially, if we do not have a record of a person living in the property, they will not be able to succeed the tenancy.

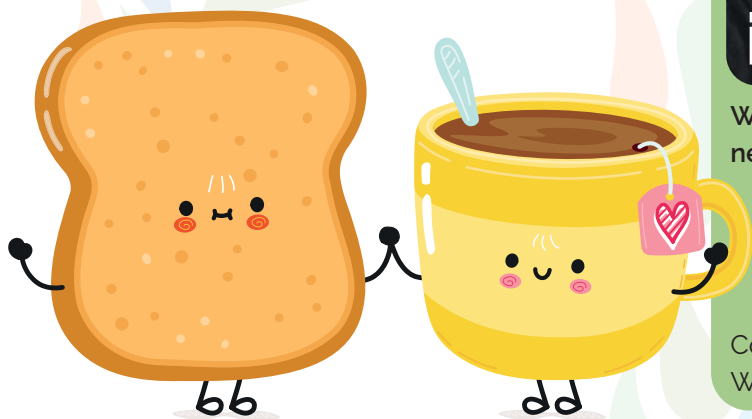
If you want to discuss any of the above, please contact a member of the Housing Team on 0141 887 4053 option 2.

Tannahill Centre Updates

Big Cuppa T

The Big Cuppa T is our new initiative in place of the community café.

Every weekday the whole community are invited along from 9:00 am for tea and toast and for warm soup from 12 noon till 2pm. Each day there will be a range of activities and the opportunity to find out more about what services and activities are available to people from Ferguslie Park.



Some new faces in the Centre

We've had a number of new faces join us since our last newsletter.

Elaine, Fiona and Lewis will be with us for the next six months. Elaine and Fiona will be manning our reception and preparing and welcoming those who book a room whilst Lewis is our Temporary Volunteer Co-ordinator, supporting our inspirational volunteers! Welcome to the team everyone!

Tannahill Centre is crowned Community Champion at the 2022 ROCCO Awards

The ROCCOs are the annual business awards of Renfrewshire Chamber of Commerce. Held annually in November every year for more than a decade.

This year the Tannahill Centre took home the Community Champion award in recognition of the efforts made by staff and volunteers to support the community of Ferguslie Park.



2022 Volunteer Celebration Event

We held our second annual volunteer celebration event for everyone who shares their time, energy and skills to benefit Ferguslie Park. A massive thank you and well done to all of the volunteers whose contributions were recognised.

We now have a Volunteers Forum that meet on a weekly basis to help us shape our plans for activities and services. If you'd like to be part of this join us Monday's at 6:00 pm in the Tannahill Centre.

Young Volunteers Receive National Awards

A massive congratulations to our Young Volunteers who recently received their Saltire Awards for volunteering. Over the past few months young people have been volunteering their time to plan the Halloween Disco and are currently making plans for a Christmas show. Well done everyone! Saturday, 26th



Good Ideas Fund

In October we distributed £10,000 of the Ferguslie Park Good Ideas Fund to a range of new ideas and projects that benefit the community.

Votes Received	Group	Activity
92	Darkwood Crew	Contribution towards the cost of a lawn mower to maintain the village green.
67	Ferguslie Seniors	To deliver a wide range of activities for older people from Ferguslie Park.
65	Cameron School of Dance	To purchase a CD player and pupils' uniforms for the year.
65	Ferguslie Women's Group	Contribution towards setting up the new group and a team building trip for those participating.
60	Ferguslie Early Learning & Childcare Centre	Cost of reopening the Rainbow Café that is run by pre-school children, supported by staff.
56	Ferguslie Park Wednesday Drop-in	Annual cost of running the drop-in service accessed by a range of local people.
54	Wednesday Wellbeing Group	A range of Christmas activities for group participants and their children.
51	St Fergus Families Together	Film day for all pupils who attend the school and their families.
51	Westwood Warriors	Installation of two benches in the memorial garden within Glencoats Park.
45	Community Together Group	Costs to cover the establishment of the new group including cooking classes, equipment and hall hire.
21	Women's Integration Group	Cost of setting up a group to encourage women from New Scot communities with young children to come together to take part in activities.

Community Market

As well as wishing everyone a Merry Christmas and Happy New Year, the Darkwood Crew want us to pass onto everyone that the Community Market will remain open over Christmas and New Year.



Tannahill Centre
at the heart of Ferguslie

Tannahill Events Team

The events team have held a series of successful events, including hosting gigs by world-known artists, a Halloween Spookyoke and a number of free events for children and young people.

Why not make it your new-years resolution to come along to one of their very popular events next year?



- 25th March 2023 – 80's Night
The Rubix Cube

- 29th April 2023 – Comedy Night
held in partnership with the
No Substitute Men's Group

- 27th May 2023 – James Frew as Rod Stewart

- 24th June 2023
Kenny & Dolly Tribute Act

- 26th August 2023
Legends Night

- 28th October 2023
Halloween Night

Christmas Variety Show

Monday, 12th December
at 6:30 pm



The Tannahill Centre Youth Club will be holding a Variety Show with those who attend the club sharing their talents with the wider community. Tickets cost 50p and should be paid at the door.

Children's Christmas Party

Thursday, 22nd
December
at 1:00 pm



The Events Team will be holding their annual Christmas Party for children from Ferguslie. Children must be accompanied by an adult and be registered prior to attending. You can sign your child up for the party by contacting the centre.

Winter Pantomime

Saturday, 17th December
at 1:00 pm and 4:00 pm

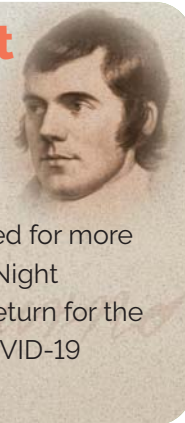
Jack sells the family cow for some magic beans... and we all know what happens next! Join us as the main hall gets transformed into the kingdom of far, far away as Jack tries to turn around the fortunes of his family.

Tickets are on sale from the Tannahill Centre reception at £3 per person or £10 for a family ticket.



Burns Night

Monday,
23rd
January 2023



Keep your eyes peeled for more details on our Burns Night celebrations, which return for the first time after the COVID-19 pandemic.

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