Tollcross Housing Association Newsletter



Winter 2025



Local people, local control

Welcome from our Chair

Welcome to our last newsletter of 2025. We have had another busy year, with our new development at Altyre Street (read more on page 12), Management Committee and staff reviewing the Association's operational priorities for 2025 to 2028, the introduction of our new housing management IT system, and all our free community events (turn to page 8 & 9 to see our Halloween party pictures).



We also welcomed a new Management Committee member this year, Philippa Turner joined us in September. Philippa is a local tenant and is committed to giving back to the community she belongs to. She first engaged with us at the Winter Garden events we held and then joined our Performance Improvement Network. Very quickly we realised she was ready to make the move to a more strategic role and she applied to join the Management Committee.

Our Performance Improvement Network (PIN) have also had a busy year. They have been involved with the review of our Unacceptable Actions Policy, Customer Service Policy, and Tenancy Sign Up Packs. They are currently looking at re-let standard of our homes and creating a Code of Conduct for the group. You can read more about the PIN and other ways to get involved on page 14.

Finally, don't miss out on our Christmas Fun Day. We will have all the usual fun games and activities, snacks and treats, all free.

Christmas Fun

Join us for our Christmas event

Monday 22 December Tollcross Swim Centre 1.00pm to 3.00pm

We will have games, activities, snacks, entertainment & Santa!

Help Keep Tollcross Tidy



Rats and pests are attracted by waste left in accessible bin areas and bags. Help keep them at bay by keeping your bin areas clear, free from litter, not overloading bins or leave bags sitting out, & arranging bulk uplift prior to placing items outside your home.

Contact Glasgow City Council for: Fly-tipping or graffiti | 0141 287 1058 Mice or Rats | 0141 287 1059 Bulk Uplift | 0141 287 9700

Community Litter Hub

We have litter picking equipment (bags, pickers, gloves, & hi-vis) available to borrow at our Advice



& Learning Centre. At the end of your litter pick, simply scan the QR code in the Hub and arrange pick up of any bags collected.

Scoop the poop!

If your dog fouls in an open space, you must clean it up. This includes shared spaces and back courts. Failure to do so could result in an £80 fine.



Report dog fouling online to Glasgow City Council.

Congratulations to Louise MacKinnon, who won our £500 Big Prize Draw for Winter 2025. On receiving her prize, she said 'I felt like I was being pranked, I'm over the moon thank you so much'.

You could be our next winner by meeting the following qualifying criteria, you will have:

- ✓ no debts or adhering to a repayment agreement.
- ✓ no anti-social issues live with us.
- ✓ provided access to your property, when required.

Rent arrears? Don't miss out on the next draw! Speak to a member of the Housing Team to arrange a suitable repayment agreement.



Fun at Helenslea

Our tenants continue to enjoy activities and celebrate holidays, recently hosting a joint get-together for Methven Street and Orchard Court residents to celebrate all things Halloween.

Everyone had a great time, and Joe was particularly adept at dooking for apples. There have been birthday celebrations, entertainment days and bingo sessions to keep us busy.



Tenants are now looking forward to the coming

festive period when they will celebrate the magic of Christmas within our communities. Santa will most definitely be coming to town.

Panto season is here

We were overwhelmed by the number of requests for Panto tickets this year.

We managed to provide 250 tickets for Jock and the Beanstalk on 13 December at the Pavillion.

We hope everyone who was lucky enough to get a ticket had some Fee Fi Fo Fun!

We also worked with Glasgow Life and Halo Arts again this year to bring Pinocchio to the community on 3 December.

Thank you

Thank you to everyone who attended our Coffee Morning in September. We managed to raise over £400 for MacMillan Cancer Support.

We want to say an extra thanks to those who donated cakes. sweet treats, and prizes for the morning too.





Pension Aged Disability Payment

Pension Age Disability Payment (PADP) is a benefit for people over State Pension age in Scotland who need extra help due to a disability or long-term health condition.

It replaces Attendance Allowance in Scotland and is not means-tested, meaning income and savings are not taken into account. It is paid at a lower rate for those needing help with care or supervision during the day or night, and a higher rate for those needing it during both the day and night.

You do not need to apply for Pension Age Disability Payment if you previously received Attendance Allowance, you will be moved onto the new benefit automatically.



Who is eligible?

You must have reached State Pension age.

You must have care or supervision needs because of a disability or long-term health condition for at least 26 weeks.

You must normally live in Scotland.

You do not need to have someone caring for you to qualify.



Winter Heating Payment

Pension Age Winter Heating Payment helps people of State Pension age pay their heating bills. It's paid once a year and replaced Winter Fuel Payment You could get a payment of between £101.70 and £305.10.

Most eligible people get the payment automatically and do not need to apply. You'll get a letter to confirm your payment. Letters will be sent from November 2025. Social Security Scotland will send the payment to the same account as your State Pension, or any Social Security Scotland benefits you get. If you are unsure if you will receive the payment, contact the welfare rights service who can help you check.

Universal Credit Migration Update

The majority of those who received Employment Support Allowance (ESA) should have now had their migration notices. Get in touch with our Welfare Rights Service if

you have not received your migration notice, or

you have received your notice and need help to apply for Universal Credit.



Winter is coming: be prepared

These energy saving tips will save money, while staying warm and comfortable during the cold winter months. Many of these tips can be used daily to increase your savings; others are simple and inexpensive actions you can take to ensure maximum savings through the winter.

Draught-proof windows and doors: You can also improve the energy efficiency of your home by using heavy curtains on windows and draught excluders on doors.

Move furniture away from radiators: Furniture next to radiators soak up the heat. Move them away to enable hot air to circulate around your room.

Switch off standby: Save around £45 annually by remembering to turn your appliances off standby mode.

Spend less time in the shower: Save around £60 by keeping your shower time to 4 minutes.

Turn off lights & use energy efficient lighting: Save around £7 annually. Energy efficient lighting helps lower bills without reducing the quality of light in our homes.



Careful with your washing: Save around £24 annually by making small changes in how you use your washing machine, such as using a 30-degree cycle and washing on a full load.

Be savvy in the kitchen: Avoid overfilling the kettle & you can save £10 a year on your bill.



Warm Home Discount Scheme

If you're on a low income the Warm Home Discount Scheme is a one-off £150 discount off your electricity bill (you may be able to get the discount on your gas bill if your supplier provides you with both gas and electricity).

If you're eligible, your electricity supplier will apply the discount to your bill, the money is not paid to you. You do not need to apply if you get the Guarantee Credit element of Pension Credit. You'll automatically get a letter telling you about the discount if you're eligible.

You might be eligible if all the following apply (your electricity supplier may have extra eligibility criteria):

- your energy supplier is part of the scheme.
- you (or partner) get certain benefits or tax credits
- your name (or your partner's) is on the electricity bill

How to get the discount

Contact your electricity supplier to check if you're eligible and how to apply. The number of discounts suppliers can give is limited. Contact them as early as possible. Check with them even if you were eligible for a discount last year.

If you're eligible, your electricity supplier will apply the discount to your bill by 31 March 2026. You'll need to stay with your supplier until it's paid.



Welfare Rights

We can help with benefit claims, checks and appeals, such as pension credit, carer support, universal credit, council tax, & more.



Get in touch or drop-in

Andrew Sproul, Welfare Rights Officer Andrew.Sproul@Tollcross-ha.org.uk 0141 763 3157

Monday 1.00pm to 4.30pm
Housing Office | 868 Tollcross Road

Wednesday 9.00am to 12.30pm Advice & Learning Centre | 84 Braidfauld St

2nd & 4th Friday 11.00am to 1.00pm St Joachim's Church Hall | Inzievar Terrace

They can help with:

- budgeting, access to bank accounts & accessing affordable credit.
- reducing debt & arrears, and support to negotiate with creditors.
- assistance with benefit application forms & help to get online.
- help to reduce energy debt (gas/electricity) and home insurance advice.

Get in touch 0141 764 1234 | advice@tollcrosscommunitytrust.org Matthew Leach, Project Coordinator or Mari Cummings, Money Advisor

Run in partnership with Tollcross Community Trust & Shettleston Housing Association.

Run in partnership with Tollcross Con

Affordable loans and savings

BCD Credit Union provide value loans and flexible saving plans to its members. As a not-for-profit credit union, they are working to give the community ethical saving options and affordable loans.

Can I become a member? If you live or work in the Tollcross area you can become a member. How to become a member? You can complete a form online at bcdcreditunion.co.uk or visit our Advice & Learning Centre between 9.30am to 11.30am, Monday, Tuesday, Thursday or Friday.

Energy Advice

Help is available with energy matters, including dealing with utility companies on behalf of domestic householders and can help with issues such



as fuel debt, switching / checking if households are on the correct tariffs, & more.

Get in touch

James Stewart, Energy Advisor info@stepadvice.org.uk

STEP (Shettleston and Tollcross Energy Project) run in partnership with Shettleston Housing Association and is mainly funded by Ofgem's Energy Redress Scheme.

TSMAS Money Advice

Tollcross & Shettleston Money Advice Service provides a referral-based service for you from our Advice & Learning Centre.





Based at our Advice & Learning Centre, volunteers are there to provide help and emergency food.

Open Tuesday (10am-12noon), Thursday & Friday (1.30pm-3.30pm). Contact the Centre for more information.

Advice & Learning Centre

Our Advice and Learning Centre is based within our community to provide a safe and welcome space for all. It runs regular events and provides a range services to help with financial, employability, learning, social and wellbeing matters; to name just a few. All free of charge.

Our **Welcome Space** is open weekdays, it offers a warm and friendly space where you can enjoy a cuppa, soft drink, biscuit, & somewhere to have a chat or simply to watch some TV.

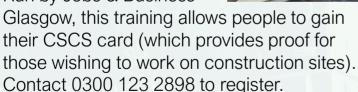


Training & Work Support

Our Centre runs free training, learning and work support activities. Some of the free certificated courses include Beauty, Child Development, First Aid & Food Hygiene. Find out more by contacting the Centre.

Construction Skills Certificate Scheme

Friday 09.30-12.30 Run by Jobs & Business



Helping you into work

Monday to Friday Jobs & Business Glasgow provide support / advice on jobs and training (including applications, CVs, and



interviews. Contact 0300 123 2898 to register.

Open Monday to Thursday 09.00-12.30 | 13.30-17.00 & Friday 09.00-16.00 Free wi-fi and computer hub available.

Some of our regular events include:

Beginner's Computing Course

Wednesday 2pm-4pm & Monday 10am-12pm Learn how to use the internet & digital devices, or simply how to switch

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on a computer. Contact us to register.

Welcome Club Wednesday 2pm-4pm 555

Join like minded people for a cuppa, chat, and a game of bingo.

Support for young people drop-in

Every 2nd Tuesday 2pm-4pm Action for Children provide advice and support for people aged between 16-24 on how to find a job, what training options are available, how to apply for a bank account/bus pass, & more.

Career Advice Service

Monday 1.30pm-5.00pm

Book an appointment with Elizabeth Moore, Career Adviser with Skills Development Scotland for career advice (including career

choices and changes, jobs and course search, CVs and interviews,

apprenticeships, and redundancy). Discover more at

myworldofwork.co.uk.

Book now 0800 917 8000





Get in touch
0141 764 1234 | advice@tollcross-ha.org.uk
84 Braidfauld Street | G32 8PJ

Thanks to everyone who attended our Halloween Party

We had a great day, with lots of fun, games and fantastic costumes

Tenant Safety

Your quick safety checklist

Fire Detection: Test smoke, heat and carbon monoxide alarms weekly and report any faults immediately.

Exits: Keep all exits clear and free from obstacles.

Plugs and Sockets: Visually check electrical fittings for any signs of damage or fault and switch off when not in use.

Charging: Do not leave appliances charging unattended, especially on or around your bed and furnishings.

Pests: Be alert for any signs of pests, such as vermin or bugs. Even clean homes can attract pests!

Plumbing: Check utilities for obvious leaks from taps, toilets, or pipework.

Doors and Windows: Check that all locks on doors and windows are in good working order to keep your home secure.



Know your responsibilities

Allow us access for our legal safety checks (gas & electrical). Failure to do so may result in forced access being taken, which is rechargeable to you.

Let us know if you are leaving the property for over two weeks.

We will make sure any safety checks are carried out before you go.

Report any repairs, damages, or concerns to us as soon as possible and we will arrange for suitable repairs to be completed.

Download our Tenant Safety Booklet for more information.



Help Reduce Damp, Mould & Condensation in Your Home

Mould and damp in your home can cause serious problems to your health if left untreated. Condensation is the biggest contributor to mould growth.

Reduce condensation

Heat your home a little. Let out the damp air to reduce moisture. Wipe down your windows daily to stop the build-up.

What should I do if I find a patch of mould?

Clean off the area with suitable anti-fungal wash to reduce the spread of the mould. Let the area dry and keep ventilated The area can then be treated with a mould-resistant paint.

What if the problem continues?

If you have continual damp or mould problems, you should report this to the repairs team. We will conduct a home visit to ensure that there is nothing else causing the problem.



Condensation occurs when there is too much moisture in the air and can often worsen in cold weather. This is common with daily activities such as cooking, cleaning and showering.

Get in touch

Looking after your home



Home improvements

We need to ensure all home improvements meet the required standards to protect your safety in your home. You must seek permission in advance and in writing of any work taking place (for all alteration or improvement works in your home or garden). We will organise the relevant pre and post inspection, to ensure the work is completed to the required standards. Any work carried out must be completed by a qualified and competent tradesperson.

Under the **Right to Repair** Scheme (within the Housing Scotland Act) you have the right to have small urgent repairs carried out within a given timescale. You can find out more at

www.gov.scot.

Compensation for Improvements

Under the Housing (Scotland) Act 2001 tenants have the right to compensation for certain improvements they have made to their home once their tenancy has ended. If you wish to find out more, get in touch.



Heating or hot water problems?

No heating or hot water can sometimes be resolved by a simple reset of the system or checking that everything is set correctly. Follow the steps below to do a quick & safe check:

- Check if the system is receiving power & gas flow
- Check that you have sufficient credit
- If you have a card meter, check that the meter reads ON.
- Check the timer / clock, is set to ON.
- Check that the room thermostat is turned up.
- Check the water pressure gauge (should be between 1 & 2).
- Reset your boiler (following the controls).

If the above doesn't work, contact repairs on 0141 763 1317.

If you smell gas – call SGN on 0800 111 999 immediately.

Home contents insurance Make sure you are covered

THISTLE

It is a good idea to have home contents insurance to ensure you are covered for any unforeseen circumstances, as we do not cover your contents and personal belongings if an incident was to occur.

The Thistle Tenant Risks, work with tenants, to provide cover for most of your household contents such as furniture, carpets, curtains, clothes, bedding, electrical items, jewellery, pictures and ornaments.

You can find out more at www.thistletenants-Scotland.co.uk or call 0345 450 7286.

Altyre Street Development Update

Our contractor, McTaggarts, continues to make progress on the 42 new homes and flats on the Altyre Street site. Unfortunately, this progress has slowed due to the poor weather we have been facing recently. This means our handover will not take place until early 2026.

We have had a number of queries regarding the properties at the site. We can confirm that no properties have been allocated at this stage. We will only begin the allocation process once we have confirmed handover dates from our contractor. House types in development from 2 person flats to 8 person townhouses.

- 7 Two-bedroom houses
- 14 Three-bedroom houses
- 5 Four-bedroom houses
- 2 One-bedroom flats
- 10 Two-bedroom flats
- 4 One-bedroom flats (wheelchair adapted)

Rent Consultation 2026/27

Our rent consultation for the 2026/27 proposed rent increase will run from now until 16 January 2026. Our aim is to keep rents as affordable as possible while ensuring we can maintain services for our tenants.

Like everyone, we have faced the negative impact of the current financial climate, with some of our key challenges being the increased cost of repairs due to increased cost of materials and increased requirement for Association to provide services previously provided free by the local authority.

To ensure we can provide services and invest in our stock moving forward, we are proposing an increase of 6%. We want to hear from you about this proposal, simply complete our online form by 16 January 2026.

Further details about the proposed rent increase can be found in our Rent Review supplement.



We remain compliant

We are required to submit an annual Assurance Statement to the Scottish Housing Regulator. This statement looks at the regulatory requirements and if we are compliant in these areas.

To ensure that this is a robust process, an independent body is appointed to complete an audit on the requirements and if we meet them. You can view the full statement on our website.



You can also find our Assurance Statement on the regulator's website, along with other facts and figures about the Association, www.scottishhousingregulator.gov.uk.

Understanding Fees & Invoicing

We issue factoring invoices every six months (May and November) which cover your annual management fee and any additional charges such as repair costs.

What does the Management Fee include?

Your management fee covers a wide range of essential services, including:

- Arranging common repairs and major works
- Hosting meetings & handling communication
- Organising buildings insurance
- Stair cleaning and lighting
- General administration on your behalf

Save with paper-free invoicing

Depending on your account preferences, invoices are sent either by post or email. To save on costs and benefit from a reduced Management Fee, we encourage you to switch to electronic invoicing. It's simple, just get in touch with us to make the change.

Payment Terms & Late Fees

Invoices must be paid within 28 days. If payment is not received and no payment plan is in place, we may begin recovery procedures. This could include late payment fees and even court action. Please do not ignore your invoice or any reminder letters. If you haven't received your invoice or are having trouble paying, our Finance Team is here to help. You can also visit our website for more information or to discuss setting up a payment plan.



Block Building Insurance



You can download a copy of your cover from our website. Both residential and commercial cover documents available.



Selling Your Property? Let us know in advance!

If you're planning to sell your property, make sure your solicitor contacts us at least 28 days before the sale, with the property address, sale date, purchaser's name, and their solicitor's details. Please note: a £65 +VAT admin fee applies for timely notice, rising to £97.50 +VAT if less than 28 days' notice is given.

Help us do better

We are committed to continually improving our services for our customers and to do this successfully we need to listen to what they have to say. To ensure our customer voices are heard, we have established our:

Performance Improvement Loops

Focusing on topics detailed within the Scottish Housing Charter, our PIL members look at specific areas where improvements can be made to ensure we meet or exceed the standards set. PILs provide recommendations to the PIN to consider.

Performance Improvement Network

Focusing on wider performance matters and key areas of commitment, our PIN members monitor, assess, and review policies, practices, and action plans, to ensure we meet or exceed the standards set. The PIN provides progress updates and recommendations to the Management Committee to consider.

How does it work?

Both groups are supported by Association employees to turn ideas into proposals for improvement. Once ideas are given the green light from the Management Committee, the PIN are tasked with monitoring progress, with the PIL providing feedback with how things are working with the changes made. *Contact us for more information & how to join*.





Why do I need to pay a £1?

The £1 payment will make you a 'shareholder' of the Association and means you can:

- ✓ Become a member of the Association
- ✓ Stand for election for our Management Committee
- ✓ Attend and participate in our Annual General Meeting

Join the Association

Why become a member?

Members are those who hold a share in the Association and influence the decision making and direction of the Association.

Can I become a member?

If you are over 16-years old, have an interest in the work that we do, and have a spare £1, you can become a member.

Visit us to complete a new membership application.

Peek at Performance

We monitor performance to ensure we are providing a good service to you. We do this by monitoring key performance indicators against an expected target and if we are not meeting this target, we take actions to make things right.

We update customers with our quarterly progress, and we



submit an annual update to Scottish Housing Regulator (scan the QR code to visit our landlord performance page).

Valuing	compl	laints
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We value all complaints received and urge you to get in touch with any failure in service you receive from us. We use complaints to build better services for you.

Repairs	Target	Q1	Q2
Routine repairs	3-days	2.65	2.48
Emergency repairs	6-hours	2.05	2.04
Completed right first time	100%	99.60%	99.80%
Housing	Target	Q1	Q2
Anti-social cases resolved	90%	90.38%	87.50%
Rent arrears	3.5%	2.97%	3.10%
Time to re-let properties	16-days	25.37	31.94
Complaints	Target	Q1	Q2
Stage 1 response time	5-days	1.7	3.0
Stage 2 response time	20-days	24.5	21.3

April to
September
Complaints
Received

77 Stage 1

9 Stage 2

8 about Communication

13 about Process & Outcomes

65 about Service & Quality

Based on your feedback, we will . . .

Review our standard letter & correspondence, to ensure the tone, content and layout is suitable.

Develop an allocation's quick guide, to help customers understand the allocations process more easily.

Move all our mailing lists to our new housing software, to ensure they are accurate, and mail goes to the right people.



How to get involved

- 1. Visit our website.
- 2. Select a policy of interest.
- 3. Read through the contents.
- 4. Complete our online feedback form.

Spotlight on policies

We are always looking for ways for our customers to engage with the work that we do and to help shape services. Our spotlight on policies allows customer to feedback to us on new and reviewed policies, strategies or key documents. We will consider all feedback made when finalising the document before submitting to our Management Committee for approval.

Get in touch

Association Main Office | 868 Tollcross Road | G32 8PF | 0141 763 1317

Advice & Learning Centre | 84 Braidfauld Street | G32 8PJ | 0141 764 1234

facebook.com/tollcrosshousing | tollcross-ha.org.uk

Team contacts

Out of hours repairs | 0345 604 4686

General queries | info@tollcross-ha.org.uk Housing | HousingManagement@tollcross-ha.org.uk Advice & Learning Centre | advice@tollcross-ha.org.uk Finance & Factoring | Finance@tollcross-ha.org.uk Gas servicing | gas@tollcross-ha.org.uk New kitchen, bathrooms & heating | investment@tollcross-ha.org.uk Repairs, maintenance & landscaping | repairs@tollcross-ha.org.uk

Emergency Contacts Gas (SGN) 0800 111 999 Electricity 0800 092 9290 03301 012222 (mobiles)

Dates for your diary 2026

We are closed on the following public holidays:

- Good Friday & Easter Monday (3 & 6 April 2026)
- May Day (Monday 4 May 2026)
- Spring (Friday 22 & Monday 25 May 2026)
- Glasgow Fair (Friday 17 & Monday 20 July 2026)
- Autumn (Friday 25 & Monday 28 September 2026)
- Christmas (Friday 25, Mon 28 & Tues 29 Dec 2026)
- New Year (Friday 1, Monday 4 & Tuesday 5 2027)

We also close the third Tuesday of every month, 12.00noon to 5.00pm, for employee training. We will reopen at 9am on the next available workday.

Courtesy & respect for all

We believe that our customers have a right to be heard, understood and respected. We work hard to be open and accessible to everyone and to provide a good service to all. We also believe that our staff deserve to be treated fairly and with respect, free from intimidation, harassment or threats of violence. Aggressive, violent or abusive behaviour will not be tolerated and may result in your services being restricted. In extreme cases, we may contact Police Scotland. Visit our website for more details.

Go Digital, Go Green!

Opt-in for email communication and benefit from a faster more efficient service while helping us reduce our carbon footprint.

Op-in to be entered into our monthly prize draw, with a chance to win £50 cash!

To make the switch, contact our housing team on 0141 763 1317 or complete

our online form.





Happy to translate Możemy przetłumaczyć Раді перекладати Ni Fahari kutafsiri

حن سعداء لتقديم الترجمة अन्वाद करके खुशी हुई ਅਨੁੱਵਾਦ ਕਰਨ ਵਿੱਚ ਖਸ਼ੀ 乐意翻译

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