

the wellhouse news



SUMMER
2018



Welcome to your Summer Newsletter

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GREETINGS FROM MAUREEN MORRIS - CHAIR



Welcome to your summer newsletter. This year, we wanted to share more information, following our reduction from high to medium engagement in May 2018. I am pleased to let you know that your committee, amongst other activities:-

- Maureen Morris – Chair**
- Held 11 committee meetings in the year and our AGM. 2 of these meeting were observed by the Scottish Housing Regulator, who had sight of all reports and minutes for 2017/18;
 - Held 4 audit and risk sub-committee meetings;
 - Scheduled 23 days of internal audit days in 2017/18 conducted by Wylie Bisset, reviewing the following subjects - property management, health & safety and gas safety, rental income & arrears management, void management, I.T. systems, rechargeable repairs, and follow up review.
 - Had our external audit – the auditor was at our AGM.
 - Had our revised approach to managing risk verified by independent consultants, RSM;
 - Had a business planning day to review year 3 of our plan and approve our asset management strategy, which are formally reviewed by the committee each quarter;
 - Ran a review day to carry out a self-assessment against the regulatory standards, facilitated by consultant, Linda Ewart. This assessment has been submitted to the Regulator;
 - Conducted a third consecutive year of committee appraisals and are acting upon continuous improvement;
 - Reaffirmed our approach to equalities & diversity;
 - Adopted new privacy, ethical standards, sustainability and value for money statements and promoted these

through our website, social media and newsletters;

- Welcomed the Scottish Federation of Housing Association and their colleagues from England, Wales and Northern Ireland to Wellhouse to discuss with committee members and senior management, the challenges for Boards of community based housing and the impact of the full role out of Universal Credit;
- Submitted our returns timeously and accurately to our other Regulators;
- Held tenant scrutiny, supported by TIS, through our customer opinion panel, had quarterly satisfaction phone surveys carried out and verified independently and run consultation events with respect to rent increases and allocation changes, supported by TPAS;
- Assured ourselves as to safety of tenants homes, including checking any external cladding for fire retardancy and loose panels;
- Continued networking with our colleagues in EHRA which included campaigning and lobbying, service improvement and benchmarking performance, social welfare projects and initiatives, employment and training for local people and training for EHRA staff and committee and hosting a tour for SFHA and SHR board members, and;
- Launched a new website, based upon our values and the 'open all hours' report by the SFHA and firmed up all approaches to accessibility of information via leaflets, newsletters, open events and social media.

We ask that you accept this as a self-reflection by the management committee and confirmation of our confidence in our continuing commitment to good governance. Those of you who have been to the office will see the changes we made to reception to bring our services closer to you and will see all staff out and about in Wellhouse regularly. Rest assured we remain committed to continuous improvement.

All the best

Maureen Morris, Chair

YOUR COMMITTEE NEEDS YOU!!!



Wellhouse Housing Association is governed by a volunteer board of Trustees, if you would be interested in joining our team – please call us on 0141 781 1884

There are 3 vacancies to co-opt to the committee. If you are interested in joining the Management Committee of Wellhouse Housing Association, we are very keen to hear from you if you are enthusiastic supporters of Social Housing aims and principles and have an understanding of Wellhouse HA's activities.

What's in it for you? / What can you expect?

- Making a difference to the people of Wellhouse
- Personal development opportunities and training
- Use your skills where they are really needed
- Meet new people
- Help support the work of Wellhouse
- Contribute to decision making processes involved in the development of Wellhouse Housing Association

What's in it for us? / What can we expect?

- Your skills & enthusiasm
- New ideas for Wellhouse
- Your attendance at approx. 10 meetings per year (6-8:30pm)
- Increase in support for the Management Team & Staff

If you would like an informal chat and an application pack please contact

Linda Logan (Corporate & Governance Assistant)
0141 781 1884 or email:linda@wellhouseha.org.uk

UPDATE ON THE HOUSING TEAM

We welcome our new Housing Officers Fiona Cochran and Maureen Wilson, who will be covering the areas shown opposite on page 5.

Fiona began working in the housing sector in 2004 within Repairs & Maintenance. In 2006 Fiona moved into housing services and in 2010 graduated with a Post Graduate diploma in Housing Studies from the University of Glasgow. Prior to taking up her role with Wellhouse, Fiona has worked for local RSL's in the South and North West of Glasgow.

After working in various offices, Maureen returned to full time

education as a mature student and gained a BA (Hons) Social Sciences from Glasgow Caledonian University. After this she went on to study for 2 years at Stirling University, where she gained a Post Graduate Diploma in Housing Studies alongside completing a number of student work placements in various housing associations.

She began working full time in social housing in 2004, working in a number of housing associations, both large and small in Glasgow and the surrounding areas, gaining extensive experience as a housing assistant and housing officer.



Fiona Cochran



Maureen Wilson

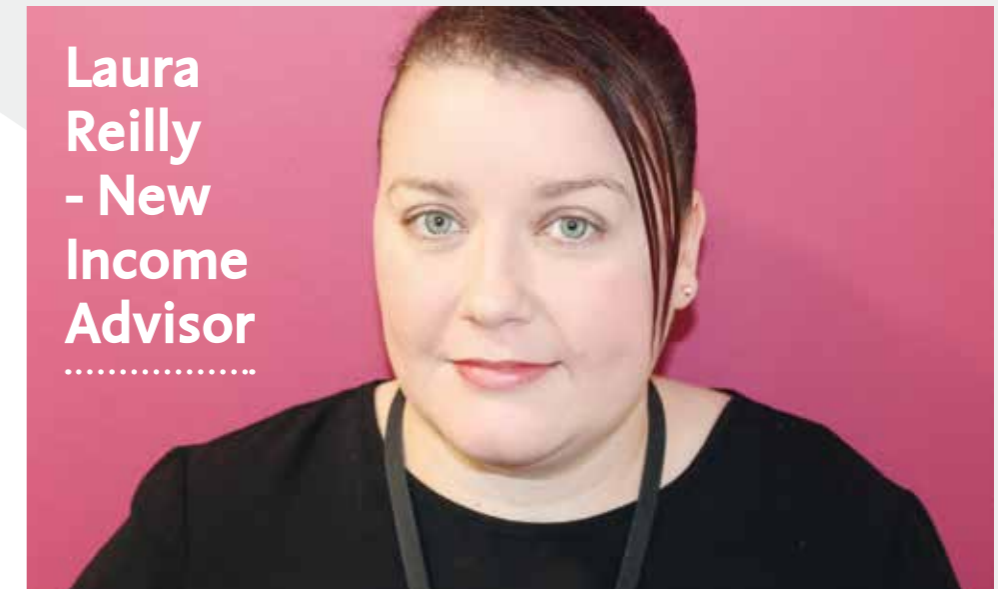
Housing Officer: Fiona Cochran

- 3-29 Balado Road
- 142-174 Bartiebeith Road
- 2-31 Torran Road
- 103-111 Wellhouse Crescent (Odd Numbers Only)
- 1-12 Arnol Place
- 1-46 Aultmore Road
- 69-111 Langbar Crescent
- 9-49 Newhills Road
- 34-46 Wellhouse Crescent
- 2-8 Carriden Place
- 11-99 Langbar Crescent
- 3-7 Langbar Path
- 2-10 Wellhouse Crescent
- 124-142 Wellhouse Crescent

Housing Officer: Maureen Wilson

- 1-79 Baldovan Crescent
- 176-182 Bartiebeith Road
- 1-3 Rigg Place
- 82-122 Wellhouse Crescent (Even numbers only)
- 1-11 Wellhouse Gardens
- 1-17 Aultmore Gardens
- 1-18 Aultmore Path
- 3-15 Baldovan Path
- 1028 Kiltearn Road
- 115-179 Langbar Crescent
- 11-47 Langbar Gardens
- 1-17 Wellhouse Grove
- 60-74 Bartiebeith Road
- 2-6 Durno Path
- 2-10 Inver Road
- 51-63 Langbar Crescent
- 48-80 Wellhouse Crescent

Laura Reilly - New Income Advisor



Hello, my name is Laura Reilly & I have recently been appointed as the new Income Advisor for Wellhouse Housing Association. I have worked in welfare rights advice for the past five years and have been delivering advice and representation across the Glasgow and North Lanarkshire area.

I am able to support Wellhouse Housing Association tenants with benefit and debt related issues. I can offer support and advice on a range of issues including:

- Checking your benefits to ensure you are claiming everything you are entitled to.
- Challenging benefit decisions & providing appeal representation.
- Completing benefit forms.
- Offer assistance and advice on applying for Scottish Welfare Fund Payments.
- Offer assistance to manage benefit overpayments.
- Offer assistance and advice on debt related issues.
- Offer assistance & advice on Universal Credit.

Full Service Universal Credit is due to be rolled out across the Glasgow area in September 2018 and in Wellhouse by 7 December 2018. Universal Credit will replace income support, income based job seekers allowance, income related employment and support allowance, housing benefit, child tax credits & working tax credit. From September 2018 all new claims for income related benefit in the Glasgow area will be a claim for Universal Credit. Existing benefit claims will move to Universal Credit if there is a change in your circumstances, such as moving house. If you are looking for more advice on how Universal Credit will affect you, please pop in and see me or schedule an appointment with me.

Some of you may already know me from my Welfare Rights role in Enable Scotland and some of you I have had the pleasure of meeting over the last few weeks. I am located in the Hub, feel free to come in and have a chat or for benefits advice I can schedule an appointment, as suits you.

I look forward to working with the community and meeting you all.



Changes to Your Scottish Secure Tenancy Agreement (SST)

This article will explain the changes to Scottish secure tenancy rights made by the Housing (Scotland) Act 2014.

We will follow this up with a letter to you that you should keep safe, as the letter will detail changes to your rights under the tenancy agreement you signed when you took up your tenancy. You should keep it in a safe place along with your tenancy agreement in case you need to refer to it in future.

To ensure that your tenancy rights are protected it is very important that you advise us of any changes to your household.

This includes telling us about anyone who has previously moved in with you who you haven't already told us about, and when anyone moves into or out of your home in the future at the time they do so.

If you are unsure about whether you have told us about anyone who has moved into your home please call our staff on 0141 781 1884.

There are changes if you want to sublet all or part of your house to someone else, if you want to assign your tenancy (pass on the tenancy to someone else) or want another person to be included with you as a joint tenant.

Subletting

If you want to sublet all or part of your tenancy, this needs our consent as your landlord.

- you must have been the tenant of the house throughout the 12 months immediately before you apply for written permission to sublet your home, or
- if you were not the tenant throughout the whole of that period, the house must have been your only or principal home during those 12 months; and the tenant must have told us that you were living there prior to the start of those 12 months.

Assignment (passing your tenancy to someone else)

If you want to assign your tenancy, this needs our consent as your landlord. Section 12(2) of the 2014 Act makes the following changes:

- the house must have been your only or principal home during the 12 months immediately before you apply for written permission to pass your tenancy to someone else; and
- the person you wish to pass your tenancy to must have lived at the property as their only or principal home for the 12 months before you apply; and
- the 12 month period cannot begin unless we have been told that the person is living in the property as their only or principal home. We must have been told that by you, a joint tenant, or the person you now wish to pass the tenancy to.
- We can refuse permission to assign a tenancy if it is reasonable for us to do that. Two new reasons when we can refuse an application for assignation have been added to the existing list of reasons at section 32 of the Housing (Scotland) Act 2001. These new reasons are:
 - where we would not give the person you wish to pass the tenancy to priority under our allocations policy;
 - where, in our opinion, the assignation would result in the home being under occupied.

Joint Tenancy

If you want to add a joint tenant to your tenancy agreement, this needs our consent as your landlord. Section 12(1) of the 2014 Act makes the following changes:

- the proposed joint tenant must have lived at the property as their only or principal home for the 12 months before you apply for them to become a joint tenant; and
- the 12 month period cannot begin unless we have been told that the person is living in the property as their only or principal home. We must have been told that by you, a joint tenant, or the person you now wish to become a joint tenant.

Before you can add a joint tenant to your tenancy agreement, as is already the case you must ensure that



you apply to us for permission. The person you wish to add as joint tenant, and any existing joint tenants, must apply along with you.

Taking over a Tenancy after the Tenant's Death (known as Succession)

The 2014 Act changes some of the rules around when certain people can succeed to a Scottish Secure Tenancy on the death of the tenant. To ensure rights to succession are protected you must have told us that the person wishing to succeed to a tenancy has moved in with you at the time they do so.

Unmarried Partners

Section 13(a) and 13(d) of the 2014 Act make changes to the rules on succession for unmarried partners:

- the house must have been the unmarried partner's only or principal home for 12 months before they qualify to succeed to the tenancy; and
- the 12 month period cannot begin unless we have been told that the individual is living in the property as their only or principal home. We must have been told that by you, a joint tenant, or the person who wishes to succeed to the tenancy.

Family Members

Section 13(b) and 13(d) of the 2014 Act make changes to the rules on succession for family members:

- the house must have been the family member's only or principal home for 12 months before they qualify to succeed to the tenancy; and
- the 12 month period cannot begin unless we have been told that the family member is living in the property as their only or principal home. We must have been told that by you, a joint tenant, or the person who wishes to succeed to the tenancy.

Carers

Section 13(c) and 13(d) of the 2014 Act make changes to the rules on succession for carers:

- the house must have been the carer's only or principal home for 12 months before they qualify to succeed to the tenancy; and
- the 12 month period cannot begin unless we have been told that the carer is living in the property as their only or principal home. We must have been told that by you, a joint tenant, or the carer.

These changes will come into effect from 1 November 2019. If we have already been told by the appropriate person then we do not have to be notified again.

Factoring Service – What do you get for your money?



Wellhouse Housing Association provides a factoring service for 55 owners and its Property Factor Registration number is PF000109. In providing a service to owners, the Association will co-ordinate and carry out work on their behalf in respect of common repairs, maintenance, buildings insurance and administration. The aim of the service is to ensure that the property is properly maintained and insured and for the Association to recover the costs of providing this service.

Management Fee – we aim to cover our costs in providing the factoring service to you. The management fee will be reviewed to ensure that it reflects the costs of staff time and overheads incurred in delivering the service including – arranging repairs, paying contractors, processing insurance claims, issuing factoring invoices, processing payments and pursuing factoring arrears.

Buildings Insurance – as an owner of a property within a tenement, including flats, you must, by law, be covered by buildings insurance. Wellhouse has a block insurance policy, which provides cover for all owners included in the factoring service.

Stairlighting – this covers the cost of providing lighting in each of the closes.

Close Cleaning – this service is carried out by the Association’s estate wardens team on a weekly basis and aims to ensure that the internal closes are kept in a clean and tidy state.

Back-court Maintenance - this service is also carried out by the Association’s estate wardens team and aims to ensure that the back courts are kept in a clean and tidy state.

Common Repairs – ongoing maintenance and general wear and tear issues are not covered by buildings insurance and will be rechargeable to you based on your share of the property. Repairs can be logged by phoning 0141-781-1884, or in person at The Hub 49 Wellhouse Crescent or by e-mailing repairs@wellhouseha.org.uk.

Selling Your Home – if you are thinking of selling your property please let us know. We will liaise with your solicitor for you as they will need information from us about your account balance, any planned common repairs works and insurance information before you can finalise the sale.

Misuse of Emergency Repairs

Please note you must ONLY call these numbers if there is a real emergency. Out-of-hours services are more expensive than during normal hours and you could be charged for a non-emergency call-out.

Some examples of emergency repairs are:

- Insecure properties
- Hazardous premises (structural damage, fire damage, dangerous glazing, communal lighting failure etc.)
- Gas escapes or blocked flue
- Total loss of light or electrical power
- Total loss of water
- Lighting failure to more than one room
- Faulty electrics sparking or smoking and/or bare wires
- Sole toilet facility not working or severely blocked (rechargeable if due to your misuse e.g. disposal of nappies)
- Loss of heating in winter months (October to March)
- Severe flooding caused by burst pipe or tank
- More than 1 light out within the close
- Blocked drains (if backing up)

Please note - If we attend an out of hours emergency call out that is not a genuine emergency, we reserve the right to charge you for the appointment, if you call out the emergency team and:

- You are not home when the contractor arrives and/or;
- You call out the emergency team and it is found not to be a genuine emergency



Wellhouse has attached its Planned Maintenance Program 2018/19 to our website

WHEELIE BINS – Lets keep Wellhouse clean!



If you’ve got to put out your bin when the binmen come, make sure that you or someone in your household – wheels it to the collection point and returns it to the bin area or your back garden once it has been emptied. Please do not leave your bin out on the pavements.

The binmen won’t take away anything that isn’t in the bin, so don’t dump bags of rubbish beside the bin, because it won’t be taken away.

Wellhouse Housing is not responsible for refuse uplift. If your wheelie bin gets damaged or goes missing, or if the binmen have made a mess or not taken your bin, phone the Council on 0141 287 9700 and report it to the Cleansing Department or email commercialservices@glasgow.gov.uk

FREE ADVICE AND FREE BURGERS!



Employers in Voluntary Housing (EVH) is celebrating their 40th year of supporting social employers like Wellhouse Housing Association. As well as offers, events and a grand dinner later in the year, EVH will be touring Scotland to visit some of members in a 1970s VW camper van kitted out with their Ruby logo and will be bringing a barbecue, burgers and lots of freebies to a limited number of venues around the country.

They are rounding up their tour by visiting the Hub car park on Thursday September 27th popping up a gazebo and starting a barbecue. We would anticipate 2 to 3 hours of free food, promo materials and even a free HR advice table from one of their HR Team. Tenants are welcome, as are all local charities, local press, media or council officials.

Let us know if you are interested in attending so they know how many burgers to cook!

His Story...Her story...Your story...Our story!

Local history project

In 2019, Wellhouse will be 62 years old and Wellhouse Housing Association will be celebrating our 25th year. We are really keen to capture some local history and archives in a way which involves you and your stories. We have a wealth of photographs but would love to capture your memories and stories to create a permanent archive: we are thinking a dedicated Facebook site or something similar.

Interested? Want to get involved? Let us know – we can't do it without you!

See the article on pages 14 & 15.



PUBLIC HOLIDAYS JULY 2018 – SEPTEMBER 2018

- Friday 13th July & Monday 16th July 2018
- Friday 21st September & Monday 24th September 2018

In the event of an emergency during this period please call the following contractors:

- Scotia Plumbing – 0141 771 9600 (All plumbing repairs)
- Saltire – 0330 2020444 (All gas central heating repairs)
- City Building – 0800 595 595 (All other trades)

E-MAIL

Would you like to receive future copies of the Wellhouse news to your email address rather than by post? If so, please forward your name and address to info@wellhouseha.org.uk and we will arrange this. Remember, it's also available to read on our website.

Victim Support Scotland
HELPLINE 0345 603 9213

GUEST WRITER

Victim Support Scotland

My name is Ann Marie Adair and I am a Service Delivery Officer with Victim Support covering the Glasgow East area. My colleague Ruth Swanson is the Assistant Service Delivery Officer and we are raising awareness of our service and the support we can offer to anyone who has been affected by crime.

Victim Support Glasgow has recently taken a renewed look at how we can reach out to people in our city's communities who may be impacted by crime in any way. Crucially, the crime need not have been reported to the police and it doesn't need to be something that has happened recently. We are not part of the Police, Procurator Fiscal, Local Authority or Scottish Courts and all conversations with victims and witnesses are confidential and are not shared with people outside of Victim Support Scotland.

Our services are free, easily accessible, friendly, and puts the user at the heart of what happens. We will support you from the date of the incident (whether it is reported or unreported to police). This can be over the telephone, face to face at home or in one of our offices usually within 2 weeks.

We understand that many clients do not feel ready to report the incident/s to police and only require the support to help them deal with the trauma but current waiting times to see a psychologist or similar in Glasgow

is around 9-12 months minimum so Victim Support can provide a listening ear in the meantime.

We focus on your health & wellbeing, taking into account any safety concerns with a person centred approach ensuring your practical, emotional and information needs are met.

Some of our work is around advocacy with other organisations ie. Housing issues due to anti-social behaviour and any other practical help you may require, but, the majority of our support is to assist service users with the emotional impact of crime whether it has happened recently or is historical.

We understand how difficult it is as you may be worried and anxious and you may not know who to turn to or who to trust. You can speak to Victim Support in confidence and should you report any incidents to police and the case proceeds to court we can give information and answer any questions relating to the Criminal Justice system.

If required we will link you with our Witness Service who are based in every Sheriff & High Court in Scotland and will assist you prior to the trial by arranging a Court Familiarisation Visit which allows witnesses to see a court room before appearing at court to give evidence. Many witnesses find this helpful to feel more at ease and on the trial date Witness Service volunteers will support you in the witness room while you wait to give evidence.



Wellhouse's Garden Guru

Hi Folks,

As it's been a very hot summer please remember to water all of your plants and vegetables, not forgetting your grass lawn as well. If you have been using your paddling pool, this water can be used to water plants and save water.

The birds need some water too, so you could put a small bowl of water out for them.

Remember to keep your garden tidy for the garden competition. Good luck to the next Garden Guru. Enjoy the rest of your summer.

All the best from the Allotments.



This year's competition finalists will be selected by last year's Garden Guru (Newcomer), Wullie Hill and Midge and Peter from the allotments. The Allotments will exclude themselves from the competition this year. The winners will be announced at the AGM on 27th September 2019.

The categories are:

- Best Overall Garden
- Best Verandah
- Best Container Garden
- Best Newcomer



Bridge

FAMILY FESTIVAL

Sunday 29 July | 12 - 4 pm 2018

The big Family Festival day at The Bridge is back!

FREE ENTRY

- Live music
- Children's activities
- Sports tasters
- Made in Easterhouse market with homemade arts & crafts, food and clothes
- Swimming pool party
- Carnival parade*
- Community stalls

A great day out for everyone – come along and join in the summer festivities!

Platform, The Bridge, 1000 Westerhouse Road, Glasgow, G34 9JW
*Carnival parade leaves at midday from FARE, Drumlanrig Avenue
Subject to licence



plat—form

platform-online.co.uk
0141 276 9696



PAST TIMES

THE GLASGOW HERALD, SATURDAY, DECEMBER 1, 1956

Earl Attlee Opens The 100,000th CEREMONY AT GLASGOW HOUSING SCHEME

This article is reproduced exactly as it appeared. Thanks to the Herald and Glasgow Archives.

Several hundred persons, including many building-trade workers, stood for nearly an hour in bitterly cold weather yesterday to see Earl Attlee open the 100,000th municipal house built in Glasgow Corporation. The house, a three-roomed first floor flat at 2 Carriden Place, Easterhouse, has been allocated to a Parkhead couple and they were presented at the ceremony.

Lord Attlee first inspected the flat, meet the 100,000th corporation tenants, Mr and Mrs William McGee – and congratulated 18 shop stewards and foremen, representing the workmen at the scheme, on 'a beautifully built house', and then returned to the entrance of the building for the formal opening ceremony.

He said that the Biblical reference to the sins of the father being visited on the children to the third and fourth generations was true of housing and particularly true of housing in Glasgow. The corporation had a great many years of neglect to make up and it was taking a lot of doing.

GREAT CHANGES

There was a great contrast between this house and the type built as a working-class house when he was a young man. Then

the houses had no baths and probably an outside toilet; today's houses were not for any class of people but for citizens.

"We have seen great advances in housing" he added "and the estate is an example of these advances. I congratulate the corporation on their enterprise and I hope they will go ahead until everybody has a good house."

Of the City's slums, Lord Attlee said the corporation had a long way to go before they had cleared them all away. But they had made a good standard he wished them every success

"VERY HAPPY"

The key of the house were handed over to the new tenants by Lord Attlee and they visited the flat accompanied by members of the corporation. Mrs McGhee showed visitors the compact but room kitchen with its modern fittings, new gas cooker, and built in cupboards, and later she said *"The kitchen is my favorite part of the house. It's very neat and it will make my work so much easier. Lord Attlee said he hoped we would be happy and I know we will."*

Both the well-shaped living room and the principle bedroom of the flat have tile fireplaces, and the spare room is of a convenient size.

Mr and Mrs McGhee, who

plan to have a party for their neighbours when they move into the flat, were given a 12lb cake from a diary firm, 10 bags of coal from their new coalman, an electric kettle of the South of Scotland Electricity Boards, and an instantaneous gas water heater from the Scottish Gas Board.

SHORTAGE OF SITES

Councillor Peter Forrester, convener of the housing committee, told the site workers present that the committee appreciated all they had done. It was the technicians and all the men in the building trades, who had made the present function possible.

During the past 25 years the housing and living standards of the people of Glasgow had been greatly improved, he said. Now the corporation were to concentrate on pulling down slums and building new homes. They would keep on building, but unfortunately some citizens would have to go outside the City to be suitably housed.

The senior magistrate, Bailie Matthew Reilly, conducted Lord Attlee round the flat. The Lord Provost Mr Andrew Hood, who was indisposed until recently, presided at the luncheon in the City Chambers after the opening ceremony.

LORD ATTLEE'S PART

Welcoming Lord Attlee at the luncheon, Mr Hood said that Glasgow must be the only municipality in Britain to have built 100,000 houses since 1919. Housing had been and would remain a vexed question, but in Glasgow they would claim to have done just as much as any other city to improve the housing positions.

It was fitting that Lord Attlee should be present on this occasion because he had been closely identified at the national level for many years with all the housing reforms which had taken place.

One wondered, he continued, when the task of housing was to be completed. Despite all they had done there were still about 90,000 on Glasgow's waiting list for houses.

BUILDING UPWARDS

"I hope we are going to do all we can to find a solution in our day and generation to this vexed problem." He said. *"Unfortunately we have almost reached the stage where every virgin site has been utilized."*

It was true that they could build upwards instead of going outside the boundaries. But it was also true that some members were beginning to feel a slight sense

of alarm at the trend of building upwards because they felt that was not going to provide houses which were suitable as family accommodation. If a solution to the housing difficulties was to be found it would have to be one which met adequately the position where families of young children were involved.

Mr Hood also thanked the contractors for their helpful attitude towards the corporation which had made the building of so many houses possible. They had co-operated to the fullest possible extent.

FLATS OR GARDENS

Replying, Lord Attlee said he knew that Glasgow would have to extend outwith the City boundaries and if they tried to extend the boundaries they would have "an awful row" with neighbouring county councils. They would also probably have to extend their overspill elsewhere because there was a limit to what they could do in a town even if they wanted to turn Glasgow into a kind of Manhattan Island. We was not in favour of flats, however, and he classified the people in this area into groups as regards house – the "flat-ite" and the "backyarder".

"I am not a flat-ite, I'm a backyarder," he said *"I like to have somewhere you can make a mess, I don't like the idea of being about five storeys up. It divorces on too far from the soil of even a small backyard."*

Councillor Forrester spoke of the work involved for all concerned in house. The water department, for example, had laid about 200 miles of pipes. Those types of figures applied equally to the gas and electricity services.

He said that they were not



complacent about housing now that they had reached the 100,000 mark – with nearly 100,000 persons on the waiting-list must never be complacent.

"OUTSIDE" WORK

He also referred to a new phase in the house building programme of the City. The time had come when the director labour department would have to concentrate on building everywhere they could outside the City, and he asked the contractors to do something which the direct labour department were not permitted to do; to go out to Cumbernauld and the adjoining burghs and build houses for Glasgow people.

"In the City we would build in every nook and cranny." Councillor Forrester said *"We will build as quickly as we can. We will tackle the slum areas and shall wipe them off the face of the earth and build new houses instead."*

Turning to the question of whether people preferred a flat or

a ground-floor house, Councillor Forrester said he was prepared to believe that the great majority of people in Glasgow were determined to have a house – "whether it is in the sky or on the ground."

Since 1919 private contractors had built some 50,000 houses, and had co-operated with the direct labour department in building a further 8,000. The direct labour department had built approximately 30,000 houses.

With the lack of sites within the city many people would have to go outside, he said. Glasgow had a new town at Cumbernauld, but they were still hopeful of persuading the Secretary of State for Scotland that this was not enough.

Councillor Forrester also felt that the local authority should have more liberty in deciding on the materials to be used in house building. Sometimes when they wished to build house in a particular material so they would

not clash with the amenity of the surroundings, the Secretary of State said the material was too expensive. Then the corporation had to try to obtain a suitable substitute.

Thanking Earl Attlee for performing the ceremony, Councillor Forrester presented him with a book token.

ACHIEVEMENT

Mr John Lawrence, a well-known Glasgow builder, who spoke on behalf of the contractors, expressed her very sincere thanks for the generous tributes paid to them.

"We builder do appreciate this public recognition of our efforts," he said. *"To complete and build 100,000 houses is a gigantic achievement – only a builder who understands it knows what it means – and if the corporation did nothing else but the one thing I am convinced that their efforts would have been well worthwhile."*

That number of families' houses was a very rewarding and valuable investment for the corporation. In his view – as a person who belonged to the City – the best means of having a happy and contented community was to have the people well housed.

As builders they had had great co-operation from the Glasgow housing department, and he could say with justification that the fastest built housing scheme in Great Britain was that at Drumchapel, Glasgow.

He asked his fellow contractors to do everything in their power to devise new means whereby those living in unsanitary conditions would speedily have a good home with every modern amenity.

Councillor S J Scott Adamson proposed a vote of thanks.

SAVE THE DATE!!!!

Community Conference “keeping it local” – Friday 7th September 2018 at Kelvin College.

Attendees will include David Linden MP and there will be a host of information desks and people to take your questions. We want to hear from you and your ideas for making our community better!

Refreshments and transport provided. Pop into the Hub to register your interest or email info@wellhouseha.org.uk.



Wellhouse: the Place to Be



wellhouse
Housing Association

Trust Honesty Integrity Excellence Accountability Sustainability

How to contact us

We are open in the hub daily from 9am

We close at 5pm Monday to Thursday and at 4.30pm on Fridays

Call us on 0141 781 1884.

Email us direct, e.g. Pat@wellhouseha.org.uk if you know who you want to contact, or info@wellhouseha.org.uk

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Wellhouse: the Place to Be
wellhouse
Housing Association

49 Wellhouse Crescent, Glasgow G33 4LA
(office hours) Tel: 0141 781 1884
Emergency 0800 595 595 Fax: 0141 781 1885
www.wellhouseha.org.uk



Scottish Charity No. SC036552



Wellhouse Housing Association has the following registrations: Scottish Charity – SC036552 • Scottish Housing Regulator – HAC281 • Co-op & Community Benefits Societies – 2469R (S) • Property Factors – PF000109 • Financial Conduct Authority - 2469R (S).
Registered office: The Hub, 49 Wellhouse Crescent, Easterhouse, Glasgow, G33 4LA.