



the wellhouse news

Welcome to your Spring Newsletter

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Welcome to your Spring 2022 newsletter



At last, we seem to be moving beyond Covid restrictions allowing us to move forward with many of our suspended plans, in this edition, you will find information on our development ambitions, our major repairs and community initiatives that we are planning to put in place. The café and bingo have been running for some time now and are going really well.

We have agreed the rent increase and budget for 2022/23 and details can be found in this newsletter – get in touch if you have any questions.

Our detailed negotiations with Scottish Water and their partners continue on a range of options for flood reduction in Wellhouse and we are currently planning a special newsletter, which will contain details of an advice day we are holding in the hub in June – we are waiting until after the Council elections, so we can invite the new councillors: you may know that Bailie Ballantyne, Councillor Turner and Councillor Charles are not re-standing, so we will have new councillors to meet. Easterhouse Housing and Regeneration Alliance are running a hustings event on 26 April at 2.00 o'clock in Blairtummock hall and you are all invited.

Otherwise, you will find the usual helpful information from Laura our money advice officer and details on some planned repair work – please get in touch if you need any more information.

All the best

Maureen Morris

Maureen Morris
Chair



Annual Rent Increase



Carol Hamilton

Carol Hamilton,
Housing & Customer
Services Manager

The management committee of Wellhouse Housing Association approved a rent increase of 3.8% on 27th January 2022, following consultation with tenants. The increase was needed to ensure we can continue to invest and improve your homes and the estate. We need to keep up our payments for the private finance borrowed over the years to build new homes and to continue service delivery.

This year was a particularly difficult year and Committee did not approve the recommended increase of 4.1%, in recognition of the pressures on household budgets, but needed to balance this with setting a budget that allows the Association to meet its rising costs, particularly from our maintenance contractors and suppliers, as a result of the impacts from the Covid Pandemic and Brexit.

We received 130 responses to our consultation and many of those did not agree with the proposed increase. However, we need to ensure that every property is kept up to a good standard and that kitchens, bathrooms, windows and boilers are all replaced on time, as well as meeting new legislative duties including fitting of linked smoke and heat alarms.

We wrote to all tenants to let you know how much your rent will be this year and we have informed Glasgow City Council so that they can update payments for those of you who receive housing benefit. Remember to update the DWP if you are a Universal Credit claimant so that they pay the correct amount for your rent.

The rents increase with effect from 1st April 2022.

We have detailed in the table below the range of our new rents for your information:

Apartment Size	New Rent 1st April 2022
2 Apt	£313.02
	£318.93
3 Apt	£348.46
	£354.36
	£360.26
4 Apt	£383.88
	£389.80
	£395.70
5 Apt	£419.32
	£431.13
6 Apt	£466.57

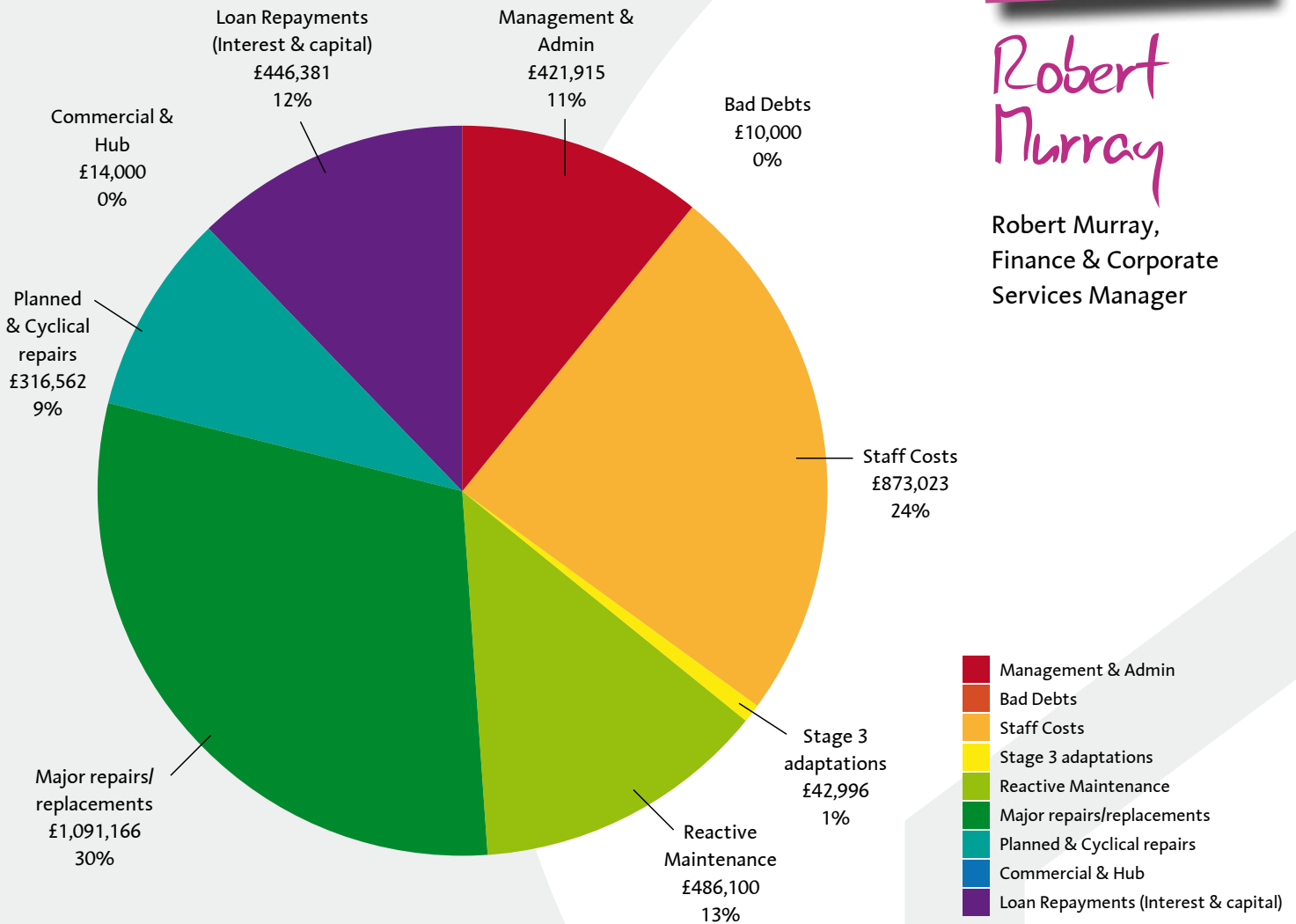
Please note that the varying rent charges for each apartment size reflects the difference in property types and amenities, E.G., flats, main door or gardens.

How will we spend the rent receipts during 2022/23?



Robert Murray

Robert Murray,
Finance & Corporate
Services Manager



During the year to 31 March 2023, we have budgeted to continue to invest in maintaining and upgrading your home. As can be noted on the pie chart below over 51% of the planned expenditure during the year will be in repairing and upgrading the homes.

Planned & cyclical Maintenance	9%
Major repairs & upgrades.....	30%
Reactive Maintenance	13%
Total spend on properties.....	51%

The remaining 49% of expenditure is proposed to be spent on

Loan repayments.....	12%
Management & Admin fees	11%
Staff Costs.....	24%
Other costs.....	2%

The total proposed expenditure for the organisation is £3,702,143 and demonstrates that as an organisation we are spending the budgeted rental income of £3,482,000 and some of the reserves to ensure that the properties are maintained to a standard above the legal standards of registered social landlords.

Update on rainwater demonstration garden

Plans continue on measures to reduce the ongoing threat of flooding locally and help us with our development plans for new homes. As well as providing a much-needed reduction of the flooding issues, the plans will also deliver a significant boost to the environment for the local community.

Surface water flooding has previously been a barrier to Wellhouse Housing Association meeting their aspirations to develop new housing in the area.

The new measures are based on the use of Sustainable Drainage Systems (SuDS) which are designed to manage stormwater locally and encourage natural drainage while also enhancing the local environment.

Among the actions planned are installation of:

- Special 'rainwater gardens and planters on houses and streets which will significantly improve water drainage and enhance the area's biodiversity
- Swale channels which are used to store and encourage re-use of run-off water
- Sustainable drainage basins / ponds
- 'Green roofs' on bin shelters and other buildings covered with vegetation which help to absorb rainwater, provide insulation and create a habitat for wildlife

Work will be carried out across a number of locations in the vicinity of Wellhouse Crescent.



Martin Wilkie-McFarlane

Martin Wilkie-McFarlane
DIRECTOR

All work is, of course, subject to consultation and funding being sourced.

We have worked with Scottish Water and SUDS Planters to install a demonstration rainwater garden at the Hub, so that residents can see what these are, with the hope that we can install some in our tenemental stock in due course.



This rainwater garden was fitted on 8 March and the kids from Treasure Tots nursery helped with the installation!

Our future generations are helping to teach us about the climate emergency and we agree that we need to do all we can to mitigate damage to the local and global environment.

If you want to see the rainwater garden, pop down for a look anytime.

What are our developm

Each year, we submit a development funding plan to Glasgow City Council. The last time we did this was December 2021. The details are on our website and Glasgow City Council's public records. We have copied the key information in this article and welcome any questions. Of course, these are our ambitions, not concrete plans and are subject to ongoing discussions and future funding plans amongst other things.

GCC HOUSING & REGENERATION SERVICES STRATEGY & DEVELOPMENT FUNDING PLAN

RSL: Wellhouse H.A.

PROJECT NAME AND KEY DATES	
Phase 8 – Wellhouse Cres demolition site	
Acquisition	
Tender	Aug-22
Start Date	Nov-22
Completion	Apr-24

BLOCK C: TENDERS TO BE APPROVED 2022/23

NO OF UNITS AND CLIENT GROUP			
RENT	MMR	NSSE	TOTAL
40		10	50
Provision for Particular Needs:			
<ul style="list-style-type: none"> 4 units for wheelchair users 			

RSL: Wellhouse H.A.

PROJECT NAME AND KEY DATES	
Balado Rd Primary School site	
Acquisition	Sep-22
Tender	Jul-24
Start Date	Sep-24
Completion	Mar-26

BLOCK C: TENDERS TO BE APPROVED 2023/24 - 2024/25

NO OF UNITS AND CLIENT GROUP			
RENT	MMR	NSSE	TOTAL
65		15	80
Provision for Particular Needs:			
<ul style="list-style-type: none"> 8 units for wheelchair users 			

PROJECT NAME AND KEY DATES	
Archdiocese site phase 9	
Acquisition	brill
Tender	Apr-24
Start Date	Jun-24
Completion	Aug-25

NO OF UNITS AND CLIENT GROUP			
RENT	MMR	NSSE	TOTAL
40			40
Provision for Particular Needs:			
<ul style="list-style-type: none"> Supported Accommodation for the elderly in conjunction with GCC social work 4 units for wheelchair users 			

ent ambitions?



Martin Wilkie-McFarlane

Martin Wilkie-McFarlane
DIRECTOR

All phases are dependent upon a firm response from the statutory authorities who are dealing with foul and ground water flood mitigation issues. Scottish Water have confirmed that foul water capacity is not an issue, following further analysis by them and therefore, development can proceed without mitigation work. Ground water must be able to drain away at 4 litres per second. They would be content with flood water being diverted to the Camlachie Burn, which runs under Wellhouse Crescent. The decision on flood mitigation lies with Glasgow City Council, who informed us in 2021 that they are content with run off being directed to the Camlachie Burn, subject to normal Strategic Urban Drainage Systems work.

Even with retrofit rain gardens, etc we may still need an attenuation tank. The last quote was in the region of £800,000 however, the up-to-date information indicates a much less expensive solution - i.e., normal drainage mitigation not the sophisticated system previously proposed. Watch out for a special edition newsletter heading your way soon and for the date of a residents Q&A session in the hub.

During 2020 and 2021 all work was effectively suspended, due to the Covid 19 global pandemic, but as we ease our way of that situation, we can begin our tentative plans again.

In December 2021, your committee commissioned a new development agent, who will begin working with us from April 2022 to take these plans forward at an appropriate pace.

We have had both the Balado Road and St John Ogilvie site valued, but it is likely that these will need refreshed and this will be an early task to achieve.

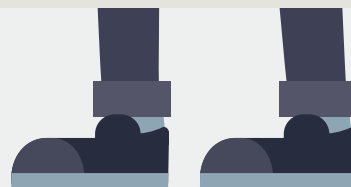
As you all know, development moves at a slow pace and has many variables but rest assured we will keep working on our plans to bring new homes to Wellhouse.



SAVE THE DATE

FRIDAY 10 JUNE 10.00 – 13.00
Wellhouse Hub, community café

Come along to see the options being considered by Wellhouse HA, Scottish Water, Glasgow City Council and partners to help reduce flood risk – add your voice, ask questions, let us know what you think.



What to do in a financial crisis



Laura Reilly

Laura Reilly,
Income & Advice Officer

What can I do if run out of food and don't have any money left to buy more?

- Contact our office on **0141 781 1884** we may be able to assist you to apply for crisis support and refer you to local support agencies, including local foodbanks.
- Contact the Glasgow City Council Scottish Welfare Fund.

If you find yourself in financial crisis and need to access a crisis grant for essential items such as food, electricity or gas, contact the Scottish Welfare fund on **0141 276 1177**.

Opening times are Monday to Friday 10am to 4pm. Applications can be made online 24 hours a day by visiting: <https://www.glasgow.gov.uk/index.aspx?articleid=17160>

- Contact the Scottish Citizens Advice Helpline on **0800 028 1456**. The helpline is available Monday to Thursday 9am to 3pm and Friday 9am to 12pm.

Frequently asked questions

What can I do if I run out of electricity or gas and don't have any money to top up?

- Contact your energy supplier, they may be able to provide you with credit until you can top up. The credit normally has to be paid back.
- Contact our office on **0141 781 1884** we may be able to assist you to apply for crisis support and refer you to local support agencies, including local foodbanks.
- Contact the Glasgow City Council Scottish Welfare Fund.

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- Contact the Scottish Citizens Advice Helpline on **0800 028 1456**. The helpline is available Monday to Thursday 9am to 3pm and Friday 9am to 12pm.

What can I do if I need help when self-isolating?

If you have enough money to buy food but cannot get it yourself due to self-isolation you could:

- Ask friends or family to buy food and leave it at your door
- Buy shopping online
- If you don't have support to help you pick up essential items like food and medication, you can call the: **National Assistance Helpline** on 0800 111 4000 or contact via textphone on 0800 111 4114 Monday to Friday 9am to 5pm **Please remember this helpline is dedicated to helping those who cannot leave their home and who cannot get help online.**

If you are self-isolating and don't have enough money to buy food you can:

- Contact our office on **0141 781 1884** we may be able to assist you to apply for crisis support and refer you to local support agencies, including local foodbanks.
- Contact the Scottish Citizens Advice Helpline on 0800 028 1456. The helpline is available Monday to Thursday 9am to 3pm and Friday 9am to 12pm.



- If referring agencies are closed, you can contact a local foodbank directly by visiting <https://www.trusselltrust.org/get-help/find-a-foodbank/>
- Contact the Glasgow City Council Scottish Welfare Fund. If you find yourself in financial crisis and need to access a crisis grant for essential items such as food, electricity or gas, contact the Scottish Welfare fund on **0141 276 1177**, Opening times are Monday to Friday 10am to 4pm. Applications can be made online 24 hours a day by visiting: <https://www.glasgow.gov.uk/index.aspx?articleid=17160>

£500 for those self-isolating on a low income

People on low incomes may be eligible to receive a £500 grant if asked to self-isolate. The Self-Isolation Support Grant will help those who would lose income if they needed to self-isolate, such as those unable to carry out their work from home.

To be eligible for the grant you normally must:

- Have been asked to self-isolate by Test & Protect Scotland
- Be able to prove you have lost income due to self-isolation

- Be in receipt of a qualifying benefit such as Universal Credit, housing benefit or working tax credits or earn less than the real living wage

Don't delay your application or you could miss out!

Applications can be made online at <https://www.glasgow.gov.uk> or by contacting the Scottish Welfare fund on **0141 276 1177** and selecting option 1.

Opening times are Monday to Friday 10am to 4pm.

Do you need benefit advice?

We can still offer Income Advice telephone appointments / email advice to help you:

- Check your benefit entitlement and apply for relevant benefits

- Fill in benefit forms
- Apply for crisis support, we can refer you to local support agencies, including local foodbanks
- Challenge a benefit decision if you think it is wrong

Have you been told you need to claim Universal Credit?

Many people are financially worse off when they claim Universal Credit. If you have been advised to claim Universal Credit, you should seek advice from a Benefits Advisor before you make a claim for Universal Credit. Once you claim Universal Credit you cannot return to old style benefits.

Do you have a Spare bedroom?

If your Housing Benefit or Universal Credit has been reduced because you have a spare bedroom, you could apply for a Discretionary Housing Payment from Glasgow City Council to help cover the cost of your spare room.

You can apply for a Discretionary Housing Payment from Glasgow City Council, online by visiting <https://www.glasgow.gov.uk> or you can get help to apply, by contacting our Income Advice Officer on **0141 781 1884**.

Universal Credit – How to report your rent increase

If you claim Universal Credit you must tell DWP when your rent increases on 1st April 2022. If you do not tell DWP your rent has increased, you may receive less money towards your rent.

How do I tell DWP my rent has increased?

You can tell DWP your rent has increased by logging into your online Universal Credit on the 1st of April and checking your “To do list” Click on the “Confirm your housing costs” message from DWP.

You will be asked the following:

- Has your rent changed? - You should select “Yes”
- Did your Housing cost change on 1st April? – You should select “Yes”

You will then be shown your current rent details and asked the following questions:

- Are you still charged monthly for your rent? - You should select “Yes”
- How much is your new rent? – You should

enter your new monthly rent amount; you can find your new rent amount on your recent rent increase letter.

Once you have completed all of the required information you will see a summary of your answers. If you have made a mistake you can go back and change your answers. If you are happy with the information you provided, select “confirm” to complete your “To-Do”

If you are not sure how much your rent will be on 1st April 2022, please contact the office on **0141 781 1884**.

If you do not have an online Universal Credit account, you can tell DWP about your rent increase by calling the Universal Credit Helpline on **0800 328 5644**, open Monday to Friday 8am to 6pm.

GLASGOW ROCKS BASKETBALL TEAM TARGETS EASTERHOUSE FOR NEW HOME!



Scotland's only professional men's basketball team, the Glen Luss Glasgow Rocks, have submitted a proposal to set up home in Easterhouse.

They're looking to develop the exiting Easterhouse Sport Complex to create a full-size area and court with event seating, sports bar/cafe, gym, studio space and a club shop.

The facility will remain open throughout the week for the public to book court space, event space and use the gym.

Over the last few months, the team has been consulting with local community groups and local housing associations who have offered their support for the move.

Duncan Smilie, Glasgow Rocks owner said:

"We have had approaches from other towns and cities in Scotland to relocate the franchise but our heart is in Glasgow and that is where we prefer to remain.

We are Scotland's only professional men's basketball team competing in a British league. We want to fly the flag for Scotland and Glasgow and we hope to that from our new home in Easterhouse"

Glasgow Rocks' vision is that a new arena will help to improve the physical, mental and social wellbeing of everyone in Easterhouse. There will be employment/volunteer opportunities, accredited training programmes in sport, visits to local schools, baseball camps for all ages, fitness sessions for all abilities, school holiday programmes and,

Glasgow Rocks have very kindly offered two free pairs of tickets to see them play at any of their home matches. Its first come, first served, so call now on 0141 781 1884. Be quick!



for older residents, body-boosting bingo and walking basketball.

It's anticipated the move will also bring increased footfall to the area which will benefit local businesses. If the bid is successful, team plans to move in early next season.

For more information on Glasgow Rocks visit glasgowrocks.co.uk

Home Energy Scotland



Worried about your energy bills? Home Energy Scotland can help

On Thursday 3 February, Ofgem announced an increase to the energy price cap meaning that many Scottish households will see increases in energy bills from 1 April 2022.

The increases are driven by a record rise in global gas prices over the last six months, with wholesale prices quadrupling in the last year alone. While you might find this news worrying, we want to assure you that help is available.

Home Energy Scotland is an energy advice service funded by the Scottish Government helps people in Scotland create warmer homes, reduce their energy bills, and lower their carbon footprint. The service has no affiliation with energy suppliers and the team never cold call.

The Home Energy Scotland advice team can:

- Provide practical tips and impartial advice for reducing the amount of energy you use at home to keep your bills low
- Check if you're eligible for funding or discounts from energy suppliers such as the Warm Home Discount Scheme under which you could get £140 off your electricity bill for next winter
- Help you get a benefits and tax credit check so you're not missing out on additional income



Get in touch today

If you are or someone you know is worried about energy bills, call freephone 0808 808 2282, send us an email adviceteam@sc.homeenergyscotland.org, or request a call-back via our website at homeenergyscotland.org. Lines are open Monday to Friday 8am to 8pm and Saturday from 9am to 5pm.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

FIRE PREVENTION IS THE ONLY OPTION



Bill Black

Bill Black,
Assets and Maintenance Manager

Many of you will be aware of a recent fire in one of the Association's closes. Thankfully, nobody was injured. All flats were undamaged but the close itself needs extensive repairs. All residents are reminded that the Common Close is not an extension of your home to store items. Please ensure that bikes, prams, household rubbish and any other items are not stored within the common close. Primarily this is to ensure a clear escape route in the event of a fire (see Fire Safety Guidance below).

The common stair is your only means of escape in the event of a fire.



Have you ever thought what you would do if fire were to break out in your stair? It may not necessarily be in your flat! A fire started in a common stair could kill you and your family. Even a small bag of rubbish can create enough smoke to fill a whole stair. Items left in a common stair are often deliberately set on fire.

Keep it clear

- Get rubbish, old furniture, etc out of the building
- Make sure storage areas are kept locked
- For advice on uplifting items contact your local Council

If fire does start

- Keep doors closed to prevent smoke filling your house
- Dial 999 and ask for the Fire and Rescue Service, giving as much information as you can



For free home fire safety advice
CALL 0800 0731 999
or visit our website at
www.firescotland.gov.uk



SCOTTISH
FIRE AND RESCUE SERVICE
Working together for a safer Scotland

Planned Maintenance

Windows and Doors

Sidey started the new installs February 2022, the programme is expected to last until the end of May, please allow access for surveys.

Kitchens and Bathrooms

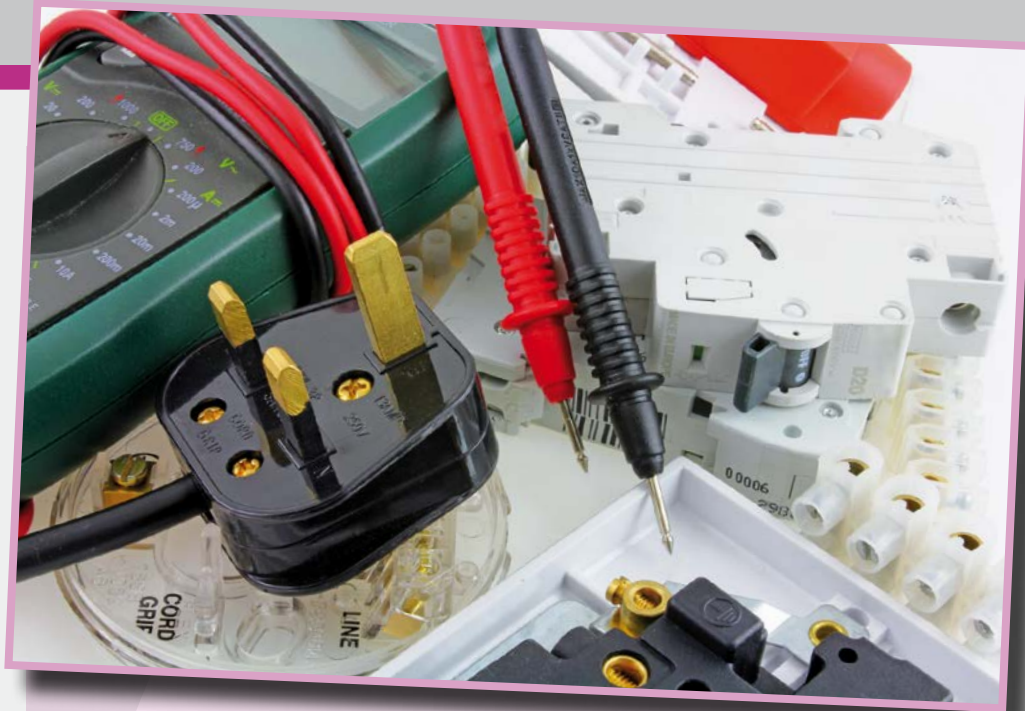
MCN are continuing with the surveys and installations for this year's programme.

Cold Water Storage Tanks

Following on from inspections of the cold-water storage tanks located in some of the common closes we will be carrying out remedial works. Rankine Environmental will be carrying out this work, can we please ask that you assist them, they will notify each address as they carry out the works, please follow any instructions they may advise in the letter.

Gutter Cleaning and Roof Anchor Testing

Latto Maintenance Ltd have started the cleaning programme for this year. Please assist them with any access they require.



Electrical Safety Inspections

The Scottish Government clarified in April 2020 that, in order to demonstrate compliance with Element 45 of the Scottish Housing Quality Standards (SHQS) – Safe Electrical Systems, landlords must organise electrical safety inspections by a competent person at intervals of no more than five years. Wellhouse HA has an ongoing dedicated programme of Electrical Installation Condition Reports (EICR) our Contractor G.E.S. Ltd will be in contact to make arrangements for access with those involved in this year's Inspections. **These inspections are undertaken to ensure that the electrical system in your home is and continues to be in a safe condition. As part of this inspection, the electrician may require to carry out essential electrical repairs which are identified.**

Smoke Detector Upgrades

We are currently upgrading the smoke, heat & carbon monoxide detectors in line with the Scottish Governments new fire safety legislation. Our contractor G.E.S. Ltd will contact you to make access arrangement's. It is essential that you allow access for this work to be carried out as it not only protects you and your family but also your neighbours. If you have any questions, please contact the office on **0141 781 1884**.

THESE ARE BOTH LEGAL REQUIREMENTS AND YOU MUST GIVE ACCESS, please contact the office if you have received a reminder from us to arrange a date for the inspection.

Notice of Annual Gas Safety Inspection

As you will be aware, it is vital that all gas systems and appliances are checked on an annual basis. This is to ensure the safety of yourself, your family and your neighbours.

As your landlord, Wellhouse Housing Association has a legislative duty (under regulation 36 1-12 GSIUR) to ensure that an annual safety inspection is carried out on all gas appliances and flues within their domestic properties. Please note you must ensure that you have adequate supply of gas and electric within your meters to allow the gas safety check to be carried out.

Our engineers are complying with the social distancing guidelines. We do appreciate that your house may be busier than usual during lockdown being enforced, however, this is in the best interest for all of you. Ideally, we would ask you to vacate the room the operative is working in and they will then let you know when they have finished. The inspection will take approximately 30 minutes to 1 hour.

There are a number of AM and PM slots available so please contact us on one of the above numbers if you wish to request one.

Please Note

“5:11 We have the right to come into your house to inspect it and its fixtures and fittings or carry out repairs to it, or adjoining property, during reasonable time of the day. We will give you at least 24 hours’ notice in writing. We have the right of access to your house in order to lay wires, cables and pipes for the purpose of telecommunications, water, gas and electricity, providing we give you reasonable notice in writing. We have the right of access to the common parts at any reasonable time. If you refuse us entry, we will have the right to make forcible entry provided we



have given you every reasonable opportunity to let us in voluntarily. If we have to make forcible entry, in this situation, you are liable for the costs of any damage reasonably caused and you hereby agree to pay for the cost of such damage. In an emergency, we have the right to make forcible entry to your house without notice.”

If the forced access goes ahead you will be recharged. PLEASE NOTE: You will need to arrange to collect your keys from Shettleston Police Station, opening hours 07:00 – 00:00.

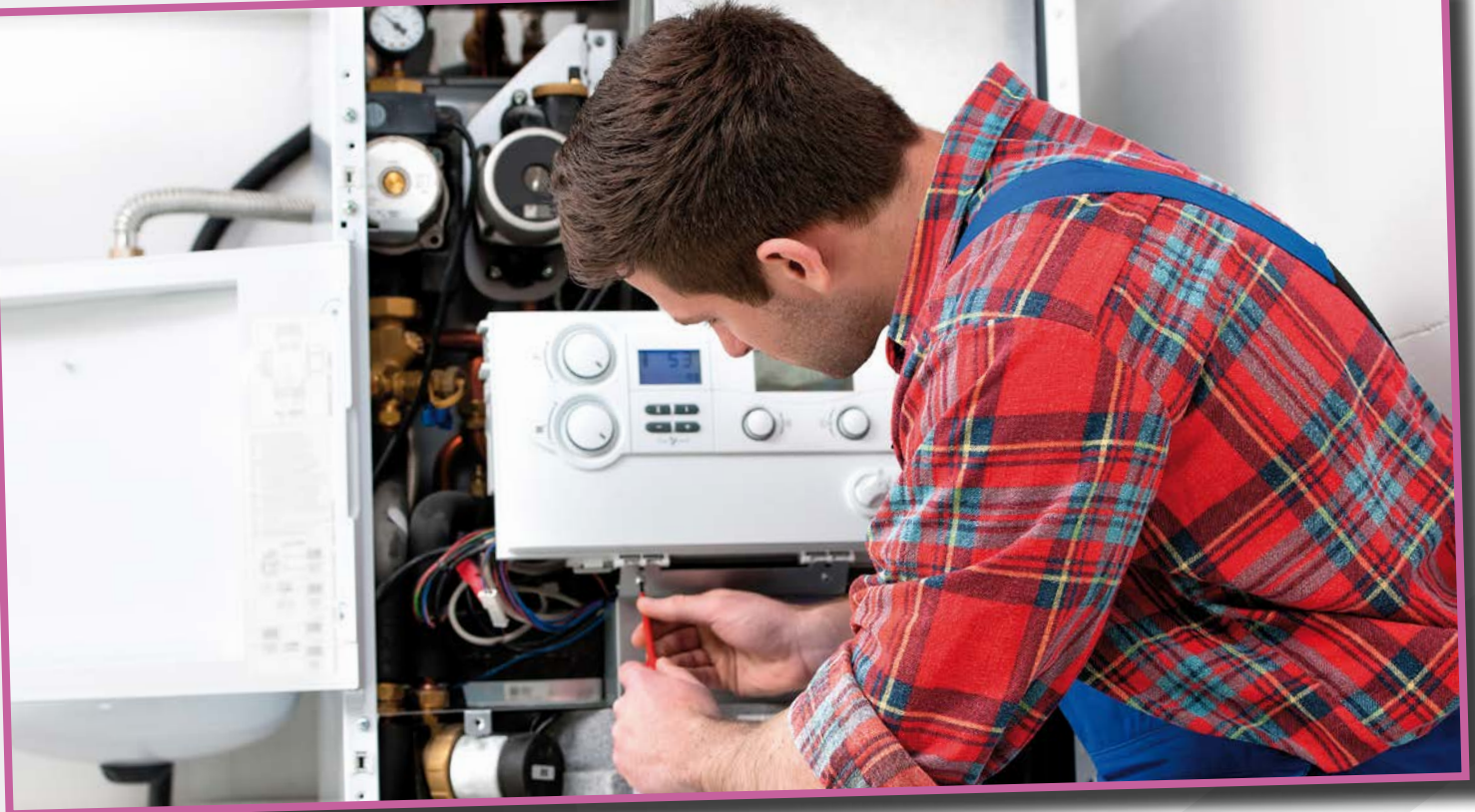
Please note that our call handlers will ask the relevant screening questions when you call in and the Engineer will also ask these prior to entering your property.

Saltire are complying with guidance in relation to PPE for their operatives and all are supplied with gloves, masks and hand sanitisers.

Should you require any further information regarding your annual service, this can be found on Gas Safe website: www.gassaferegister.co.uk/help-and-advice/covid-19-advice-and-guidance/

Thank you for your assistance with this

Reporting A Repair to Central Heating and Gas Appliance



If there is something wrong with your heating in between services, you should report this to Saltire 24hrs a day by telephoning 0330 202 0444 and our gas contractor will attend and repair the fault.

If you smell gas in your property:

1. Let fresh air into your home by opening doors and windows.
2. If it's safe to do so, make sure you cut the gas supply off straight away – move the handle a quarter turn, until it's at 90 degrees from the pipe. This is usually located next to your gas meter. But if it's in the cellar, it's usually best to leave it.
3. Leave your property.
4. Call the **National Gas Emergencies** number **0330 111 999**. It's free of charge, and lines are open 24 hours a day, seven days a week.

5. Listen to the advice provided by the emergency adviser and follow it
6. Wait outside your property for the gas engineer to arrive
7. If you feel unwell, go to your GP or your local hospital straight away. Inform them that you think you've been exposed to a gas leak or carbon monoxide poisoning.

Don't:

- light a match, smoke, or use any other naked flame
- touch any electrical switches; don't turn them on or off.
- use mobile phones, doorbells or any other electrical switches that could spark.



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

EASTHALL RESIDENTS ASSOCIATION THE URBAN FOX PROGRAMME WELLHOUSE HOUSING ASSOCIATION

PRESENTS

COMMUNITY CYCLING

- * Adult cycling
- * Free to join
- * All abilities welcome
- * Lead qualified instructors
- * Bikes supplied

Wellhouse: the Place to Be
wellhouse
Housing Association

EVERY FRIDAY FROM THE HUB 10AM - 12PM

TO BOOK A PLACE, PLEASE MESSAGE STEVEN ON 07832 616824 | **STARTING FEBRUARY 18TH**

Community Cafe

LOCATED IN THE HUB

**WIDE RANGE OF BREAKFAST ITEMS
LUNCH DEALS
AND HOMEMADE BAKING
ALL REASONABLY PRICED TOO**

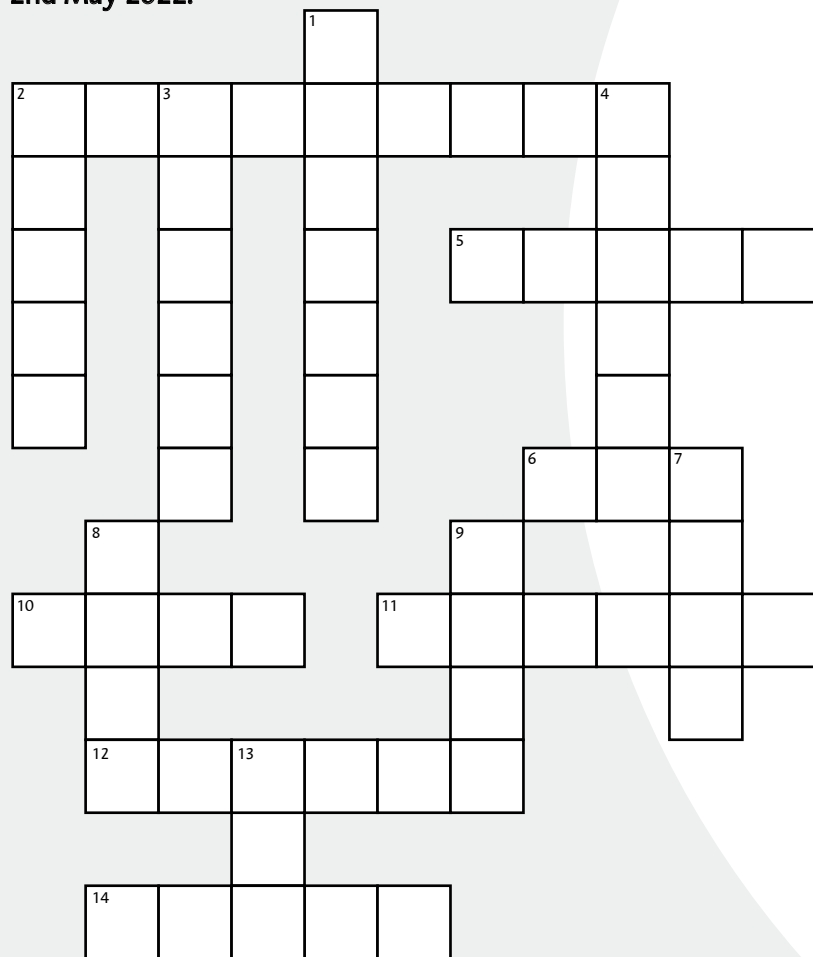
Can find daily specials on facebook @eastendflatpackmeals or message the page for takeaway orders



Easter Crossword Competition



Pop the kettle on and have a go at our fun Easter Crossword! Return your completed crossword to the office at the Hub. The first 3 correct entries out of the hat wins £20 Love to Shop Vouchers. Good Luck! Deadline for submission Monday 2nd May 2022.



Across

- 2 – A mother duck keeps a close eye on her _____.
- 5 – Easter’s month.
- 6 – Which came first, the chicken or the ___?
- 10 – A mother cow gives milk to her _____.
- 11 – Easter is always on this day of the week.
- 12 – Carry your Easter eggs in a _____.
- 14 – The Easter _____ hops around the world and delivers presents.

Down

- 1 – April showers bring May _____.
- 2 – Cows give milk for _____ products.
- 3 – A mother hen watches over her baby _____.
- 4 – Easter’s season.
- 7 – A baby _____ is called a kid.
- 8 – A baby sheep is called a _____.
- 9 – In the backyard, the kids are having an Easter egg _____.
- 13 – The _____ warms the Earth and brings light to the World.



Name:

Address:

Telephone:

CHRISTMAS LIGHTS COMPETITION

Our Christmas lights display competition closed on 20th December 2021. Once again, many of you brought Christmas Cheer to Wellhouse in difficult times. Thank you. Due to print and mailing deadlines we were unable to include the winners in our Christmas newsletter.

Thank you to Cllr. Ballantyne for agreeing to be our independent judge.

Congratulations!! The lucky winners were contacted before we closed for the Christmas holidays and received a £50 gift voucher.



• 55A Langbar Crescent – Best Garden



• 63C Langbar Crescent – Best Windows – Mrs Rodger



• Torran Road – Best Street – Mr Robert Irvine accepted the voucher, which will be used for a Community Street Event.

GOOD NEIGHBOUR AWARD

The Good Neighbour Award is designed to celebrate those in the community that go out of their way to help others, the award is given to those special people that enrich the lives of others and look after their community. This year we had three glowing nominations for people who have always been on hand when needed and have made a real difference to improve the community since the Covid 19 outbreak. The award is a fantastic platform for us to shine the spotlight on those who have gone above and beyond. A massive thank you to:

- June Miller
- Debbie Dickson
- Gordon Jack - pictured

All three nominees received a £50 gift vouchers for Love to Shop.



OFFICE CLOSURE

The Hub will be Closed on Thursday 5th May 2022 as it will be used for polling booths for local elections.

The Office will be closed for the Easter Break Friday 15th April 2022 and Monday 18th April 2022. We will re-open on Tuesday 19th April 2022 at 9am.

Who do I call now if I have an emergency during this period?

Should an emergency situation arise during this period you should contact 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)

Out of hours emergencies:

PLEASE NOTE: An emergency repair is only a repair which if not carried out could threaten your health and safety, or could cause serious damage to the building e.g., gas leaks, flooding, electrical faults which may be dangerous.

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



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.