



**West
Granton**

HOUSING CO-OPERATIVE
Rebuilding a Community

WINTER 2017

newsletter



The office will be closed from 4.00pm on Friday 22nd December 2017 and will re-open at 10.00am on Wednesday 3rd January 2018

For dates about refuse collections over Christmas and New Year please refer to the Council's Bin Calendar. If you don't have a Bin Calendar log onto the Council website at www.edinburgh.gov.uk and search their online directory for household rubbish and recycling collections.

Christmas trees can be picked up for recycling. Again, check the Council website to see when your garden waste is due to be collected. You can either present your Christmas tree at the kerbside by 6am on the next collection day or cut it up and place it in your garden waste bin.

Whilst the office is closed please telephone your emergency repairs through to **Hanover Telecare on 0800 917 8039**.

Please remember to only report **emergency or urgent** repairs over the holiday period.

Gas Emergencies
Lothian Gas on 0131 440 4666



Keeping warm this winter

How to keep your home warm

Follow these tips to keep you and your family warm and well at home:

- if you're not very mobile, are 65 or over, or have a health condition, such as heart or lung disease, heat your home to at least 18°C
- keep your bedroom at 18°C all night if you can
- during the day you may prefer your living room to be slightly warmer than 18°C
- to reduce the risk of sudden infant death syndrome (SIDS), babies should sleep in rooms heated to between 16°C and 20°C
- if you're under 65, healthy and active, you can safely have your home cooler than 18°C, if you're comfortable
- draw curtains at dusk and keep doors closed to block out draughts



**POWER CUT?
CALL 105**

If there is an electricity power cut
call the new number: 105

In case of a gas emergency call

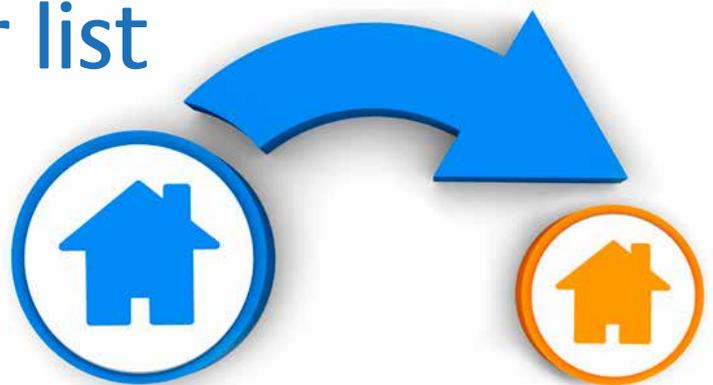
0800 111 999

Downsizing through WGHC's internal transfer list

- Is your home too big for you?
- Would you like to move to a smaller property?
- Did you know WGHC operates its own Internal Housing Transfer List and this list is only open to WGHC tenants?

WGHC currently has 12 tenants with young families on its Internal Transfer list who are in need of a larger home; mostly 3 and 4 bed properties.

If your house is too big for your needs you could apply to move to a smaller but still suitable property.



If you are looking to downsize but the cost of moving is putting you off, WGHC may be able to offer some assistance.

If you would like to know more contact Lyn West or a member of the Housing Management team on 0131 551 5035 or email mail@westgrantonhc.co.uk

Power of Attorney in Scotland & why you should think about getting one

What is a power of attorney?

A power of attorney (PoA) is a written document giving someone else authority to take actions or make decisions on your behalf. It could be used in the future if you become incapable of making your own decisions about your finances or welfare.

Who can make a PoA?

Anyone over the age of 16 can make a PoA, but there are restrictions if you have been made bankrupt.

What does incapable mean?

Your capacity could be impaired gradually or suddenly as a result of an accident or illness. A registered and licensed medical doctor will be able to say whether you are incapable or not.

What would happen if I don't have a PoA?

No one has an automatic right to take actions on your behalf without legal authority. If you are unable to make decisions about your affairs, your family or friends may have to go to court to get the authority to act on your behalf.

Is a PoA not for older people?

No, nobody likes to think that they may not be able to look after their self but accidents or illness can happen to anyone.

Who can I appoint as my attorney?

You can appoint anyone you want, over the age of 16. This could be a family member or a friend, a solicitor or accountant, or a combination. You can appoint someone to deal with your financial matters and someone different to deal with your personal welfare.

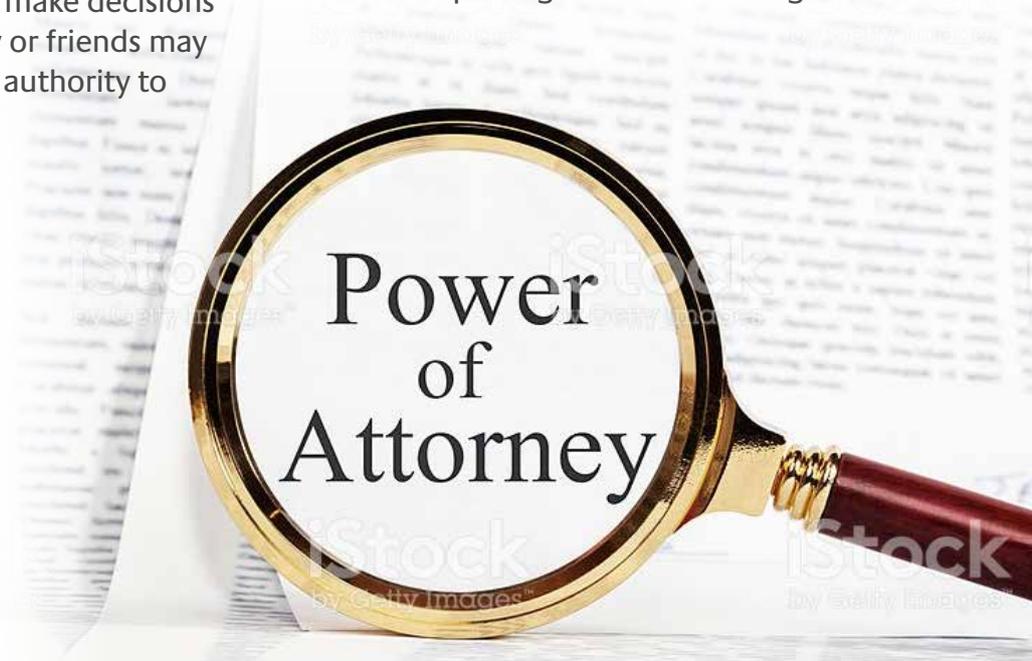
Where can I get further help or information?

Your local Citizens Advice Bureau or solicitor may be able to help or alternatively you can contact:

Office of the Public Guardian (Scotland)

Telephone: 01324 678300

Website: www.publicguardian-scotland.gov.uk





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West Granton Housing Co-op | 26 Granton Mill Crescent | Edinburgh EH4 4UT

t 0131 551 5035

e mail@westgrantonhousing.coop

w www.westgrantonhousing.coop

Out-of-office emergencies: 0800 917 8039

Committee Matters

The Committee of Management of WGHC is its board of directors.
Unlike most social landlords, all WGHC's committee members are tenants.

In Remembrance: Mr John Cavers sadly passed away in November 2017

John was one of the founding members of WGHC in 1990 and was a member of the Committee of Management for over 20 years.

Our condolences to his family and friends.

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As well as this quarterly report in the Newsletter you can also now find a short report after every committee meeting on our web site www.westgrantonhousing.coop.

In October, committee members received updates on staffing, treasury management, discussions with other RSLs and maintenance projects. Members considered WGHC performance and agreed priorities and financial assumptions for the coming year. A new Tenancy Management Policy was approved. Changes to the annual children's' Christmas painting competition were agreed.

In November, Scotland's Housing Network presented an analysis of WGHC performance in 2016-17 to the Committee. WGHC is one of the top performing social landlords in Scotland. Committee also reviewed our tenant consultation on the proposed rent

increase. The vast majority of responses were supportive and there were a lot of positive comments about the work of WGHC and the Committee. Committee agreed a rent increase of 2.6% which will take effect in April 2018 and agreed a budget for 2018-19.

Some of the committee members also attended training sessions in the WGHC office on "The Role of the Committee" and "Introduction to Finance". They also had a session with EVH, employment advisors to social landlords. This session looked at the options for WGHC as we prepare for the CEO leaving in July 2018.

On a sad note, some committee members and the CEO attended the funeral of John Cavers in November. John was one of the small group of West Granton residents who founded WGHC in 1990 and he went on to serve on the committee for many years before ill health forced him to retire in 2012. John will be missed, and his contribution to WGHC and to the local community will not be forgotten.