



**West  
Granton**

HOUSING CO-OPERATIVE  
Rebuilding a Community

SUMMER 2018

newsletter



# Improvement Works

This area at Granton Mains Gait (*before*) has been transformed into a clean and light hard landscaped feature (*after*). WGHC worked with the Council to have the bins re-located and Committee approved the works at their meeting on 11th April 2018. We have already received positive feedback from some local tenants. We are keen to hear your views on the finished result. You can write to us, email us at [mail@westgrantonhc.co.uk](mailto:mail@westgrantonhc.co.uk) or come into the office and speak to a member of the Housing Management Team.

## General Data Protection Regulations (GDPR)

The General Data Protection Regulations took effect in the UK from 25th May 2018. One of the key actions required is that organisations like WGHC need to let you know how we will collect, use and store your information. This is explained in our Fair Processing Notice. For your information, a copy of this Notice is included in this Newsletter. You can also access the notice at: [www.westgrantonhousing.coop](http://www.westgrantonhousing.coop) by clicking on the link on the home page.

# Changes to your Scottish Secure Tenancy Rights introduced by the Housing (Scotland) Act 2014



The tenancy agreement you have with us is a Scottish secure tenancy agreement. The Housing (Scotland) Act 2014 introduces changes which affect your rights under this tenancy agreement. These changes come into effect from 1st May 2019. All Scottish registered social landlords (like WGHC) must notify their tenants of these changes in writing by 1st November 2018. You will receive your letter from WGHC in due course. Meanwhile, we would like to let you know of some of the main changes which will affect your tenancy.

Some of the main changes include:

- You need to officially notify WGHC that a person is a declared member of your household at least 12 months before requesting to assign, sublet, apply for a joint tenancy or succeed a tenancy. The 12 month period cannot begin until we have been told the person is living in your tenancy and it is their only or principal home.
- A court does not have to consider whether it is reasonable to make an order for eviction where someone living in or visiting the home is convicted of a serious offence in the area of the house. The conviction must have been within the past 12 months of the landlord raising the legal action to evict.

## Changes to Freeview TV services in the Edinburgh area

**Retune day: Wednesday 5th September 2018**

To allow for the future development of new mobile broadband services, transmitters across the country will need upgrading. Freeview services will be subject to disruption whilst the work is being carried out in the Edinburgh area on **Wednesday 5th September 2018**. It is expected that most works will be completed by 6am and by late afternoon for smaller transmitters on this day. After this work has been carried out you may need to retune your TV equipment.



For further details log onto: [www.freeview.co.uk/tvchanges](http://www.freeview.co.uk/tvchanges)

# Is your house too big for you?

We recently carried out a review of records to identify the size of households occupying flats and houses owned by WGHC. Our records showed that *over 30 WGHC households* are living in accommodation that could be too big for their needs. Please be reassured that WGHC are not seeking to force anyone to move to a smaller property, *however*, we do want to highlight some issues you might want to think about...

→ The amount of rent you are paying – are you paying for one, two or three bedrooms that you don't actually use?

→ How much is it costing you to heat rooms you don't use?

→ Is the type of property you live in no longer suitable for you?

If you are thinking about seeking a move to a smaller or more suitable property, **please contact our Housing Management Team** in the first instance. Whilst we will not always be in a position to offer alternative accommodation right away, we can offer advice and assistance on your housing options and will do all we can to help you find the right move.



## Universal Credit



Universal Credit is set to roll out to full service on **28th November 2018**. This means from this date onwards any person looking to apply for help with their housing costs or who claims housing benefit and has a change in circumstances will have to make a claim for and be subject to the new rules of Universal Credit. The amount awarded depends on the claimant's household income and circumstances. There are still quite a few details to be

worked out about how the new system will work so we expect there to be further changes before November commencement date. We hope to have more information for you in our next newsletter. In addition, we will look to contact any tenants nearer the time who we think may be affected. Meanwhile, if you have any concerns how Universal Credit might affect you please contact our **Housing Management Team** on **0131 551 5035**.

## Overflowing bins and the use of black bags

**PLEASE NOTE:** The Council **do not collect black bags** placed beside bins or **empty overfilled bins** when the lid can't be easily shut. Your bin will not be emptied and they will not return to pick up the extra bags. Your bin will be tagged, a warning letter will be sent and Council Environmental Wardens will investigate. If you can't keep any extra



waste until your next bin pick up, then you can take it to one of their recycling centres, a list of which can be found at [www.edinburgh.gov.uk/info/20001/bins\\_and\\_recycling](http://www.edinburgh.gov.uk/info/20001/bins_and_recycling)

Larger bins are available for large families and can be requested from the **Council** by **telephoning 0131 608 1100**.





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

t 0131 551 5035

e mail@westgrantonhc.co.uk

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.**

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](http://www.westgrantonhousing.coop).

On May 16th Committee approved the audit plan having received a report from our auditors, Alexander Sloan. They also agreed to carry out a strategic options appraisal prior to the retirement of the CEO. Finance and performance reports and returns were reviewed. Some small donations to local causes were agreed.



On May 30th Committee approved the annual energy efficiency report. This is known as the EESSH which stands for Energy Efficiency in Scottish Social Housing. RSLs are expected to try to achieve a high standard of energy efficiency in their housing stock. They must tell the Scottish Housing Regulator how many properties meet the current standard and what efforts are being made to bring the rest up to standard. All WGHC's stock is reported to meet the standard. Members also discussed a report on the option appraisal from consultants **allanpark** and approved the proposed approach.

## An end to free garden waste collections

From this Summer, the City of Edinburgh Council are introducing an annual £25 fee to collect brown garden waste bins. The new service will run fortnightly throughout the year. The Council will write out to all Edinburgh residents soon to let them know when registration for the new service is open and when the free service is stopping.

For further details log onto:  
[www.edinburgh.gov.uk/gardenwaste](http://www.edinburgh.gov.uk/gardenwaste)



## Wednesday Mornings

Our office will close every Wednesday morning to enable staff to attend training events & carry out more onsite visits.

**Our opening hours on Wednesday are 2pm to 4pm.**