



**West
Granton**

Housing Co-op
Our tenants are paramount
in everything we do

SUMMER 2022

newsletter



**P R I D E
LGBTQ+
M O N T H**



June 2022 is PRIDE Month

What is LGBTQ+ Pride Month?

LGBTQ+ Pride is a month-long global celebration of the LGBTQ+ community. It is used to raise awareness of LGBTQ+ issues and advocate for equal rights.

When is LGBT Pride Month Celebrated?

LGBT Pride Month is celebrated in June every year around the world. The timing commemorates the Stonewall Riots in New York, a series of protests that changed the face of gay rights around the world. **Global Pride Day is on the 27 June this year.**

Useful Contact Numbers

Benefit Agencies

Housing Benefit **0131 608 1111**

Universal Credit **0800 328 5644**

Crimestoppers **0800 555 111**

Gas Leaks **0800 111 999**

Power Cut **105**

Scottish Water **0800 077 8778**

NHS 24 **111**

Police Scotland **101 or 999**

Out of Hours Emergency and Central Heating Repairs

For Out of Hours Emergency Repairs contact Hanover Telecare on **0800 917 8039**.



For Central Heating Repairs contact KINGDOM GAS on **01334 650452** or **0800 3899463**. You will reach a live operator 24/7.

Planned works 2022-23

Following tenant consultation and committee approval, WGHC rents were increased in April 2022 by 4%. We are conscious that many tenants are struggling with the rising costs of living and inflation (highest for 40 years) and so wish to demonstrate that some of your rent payments are re-invested back into WGHC properties, your homes, via pre-agreed component replacement programmes.

These programmes represent significant investment by WGHC into improving the quality of the homes we provide. We will plan to provide you with an annual update as to what areas within the estate are due refurbishment, replacement or investment projects. This will usually be within the first quarterly newsletter of the new financial year. The following works are planned for implementation between June 2022 and completed by February 2023.

→ Bathroom / Shower Room / WC replacement programme

Approx. 85 properties within Granton Mains Bank, Granton Mains Gait, Granton Mill Crescent, and Granton Mill Drive.



→ Boiler Replacement programme

Approx. 11 properties within West Pilton Bank.

→ External Painting Works programme

(doors, window frames, fascia boards, external black railings) (communal area blue railings Granton Mill Crescent Playpark, Granton Mill Drive Playpark and Estate boundary fence seen from West Granton Road)

Approx. 100 properties within Granton Mains Bank, Granton Mains Gait, Granton Mill Crescent and Granton Mill Drive.

→ EICR programme

Part of a 'rolling' 5 year programme to undertake between 85 and 100 EICRs (Electrical Installation Condition Report) across various homes within the WGHC estate.



The above mentioned works are planned and in addition to any unplanned/reactive works and repairs that might be required during the financial year. The budgeted costs for the works are in the region of half a million pounds (£500,000). It is anticipated that all 4 programmes of work will be awarded to one approved contractor/supplier having been procured via the Scottish Procurement Alliance's "whole house framework" agreement. This will provide centralised consolidated service levels to WGHC tenants.

New Project for Energy Advice Service



WGHC is working alongside 3 other housing associations and Changeworks to develop a service to help tenants set up an energy account, read their meters, understand their new home's heating system, and can access appropriate energy tariffs and discounts from the outset. The service will be designed to be delivered at scale with energy advice built into new tenant processes. Once designed,

the intended outcome of the service when delivered is prevention of new tenants falling into avoidable fuel poverty through gaining skills that enable them to competently manage their energy use and achieve affordable warmth. The project is to start in July 2022 with the service being piloted by early 2023. More information about Changeworks can be found on their website at www.changeworks.org.uk

EQUALITIES and WGHC

As a Registered Social Landlord (RSL) in Scotland, West Granton Housing Co-operative (WGHC) is regulated by the Scottish Housing Regulator (SHR).

The SHR require all RSLs in Scotland to collect equality data. There are nine 'protected characteristics' defined under the Equality Act 2010. Of the nine, eight also constitute 'special category data' as defined within the UK General Data Protection Regulation (UK GDPR) and the Data Protection Act 2018. Legislation makes it clear as to how and why this data might be collected and used.

The SHR require RSLs to collect equality data for:

- New Tenants
- Existing Tenants
- Governing Body Members
- Staff

WGHC have been developing a comprehensive equality strategy since 2020 which we began implementing as of April 2022 via the Equalities Questionnaire sent to all tenants.

Equality data collection forms

We have developed an equality data collection form that has been sent to all tenants. You need only complete the form if you want to. Examples of why/how the data is important are below.

Example 1: Knowing whether or not you are a disabled person.

By letting us know if you are a disabled person and advising us of your needs, we can adjust our services to address your particular requirements. In law, this is known as making reasonable adjustments; failure to make such adjustments can constitute unlawful discrimination.

Example 2: Knowing your ethnicity.

By telling us about your ethnicity and related needs, we can ensure providing you with appropriate services, for example, arranging interpreters for tenants who do not speak English.

Example 3: Knowing your belief or religion.

By letting us know your beliefs and needs, we can ensure that we do not discriminate in service provision. For instance, we would avoid holding meetings with you on dates notified to us as religious holidays.



Summary

Our new equality strategy has been developed to ensure that equality law and guidance is incorporated throughout all organisational services. We will use the information*, not simply to ensure compliance with law and regulatory provisions, but to tailor housing services to the needs of tenants, where this is relevant and/or practical.

Should you have any particular questions about our equality strategy that you would like to ask, please contact us on **0131 551 5035** or mail@westgrantonhc.co.uk or, if you would like a new questionnaire sent to you for you to complete.

* Only staff who need to know the information in support of their employed function within WGHC will have access to the information.

New Mission Statement for WGHC

“Our tenants are paramount in everything we do”

The Committee of Management decided at their May 2022 meeting, that WGHC's new mission statement will be **“Our tenants are paramount in everything we do”**.

The new mission statement is supported by WGHC's 3 new core values: **Service, Consistency and Learning**. Staff training and a programme of culture change within the organisation are ongoing to ensure the new mission statement and core values are communicated and successfully implemented by all staff.



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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 & Governance

Remember, you can find a copy of the Minutes from the Committee Meetings from on our web site www.westgrantonhousing.coop

Your Committee of Management are:

Colin Fraser (Chairperson)
George Thomson (Vice Chair)
Jim Hemphil (2nd Vice Chair)
Elizabeth Robertson
Donna Anderson

Amanda Aitchison
Joe Moir
George Nicol
Fiona Marshall
Stacey Powch-Scott

Committee Meetings are held on the 3rd Wednesday of every month at 6.30pm

Committee Training Update

The Committee of Management have undertaken an intensive training programme. Since last September, they have received 4 training sessions with their Governance Consultants, May Murray LLP. In April they attended a weekend workshop, again concentrating on governance standards and in early June received training on their Health & Safety responsibilities as a governing body. Their training continues on July 5th when they will attend a further full day's training on housing law, finance, asset management and governance.

Would you like to join the Committee of Management?

Any WGHC tenant can apply to join the Committee of Management. Full induction training is given. There are 11 meetings per year (there are no meetings in January). WGHC currently has 4 casual vacancies available before formal nominations and elections are held at the AGM in September this year. If you are interested in joining or wish to have an informal chat, please contact **Larke Adger** (CEO) or **David Mills** (COO) on **0131 551 5035** or email mail@westgrantonhc.co.uk



Scottish Housing Regulator (SHR) – Engagement Plan

The Scottish Housing Regulator (SHR), which regulates social housing in Scotland, has published its Engagement Plans for the coming financial year. This year, although we are still confirmed as compliant with the SHR's Regulatory Framework, we are required to

provide some additional information on the implementation of the Committee's governance improvement action plan. You can see a copy of our Engagement Plan which has been published on our website on the Publications page at www.westgrantonhousing.coop