



**West
Granton**

Housing Co-op

Our tenants are paramount
in everything we do

SPRING 2023

newsletter



Rent Increase 2023-24

Following our annual rent consultation and subsequent decision taken by your Committee on 21st December 2022 all tenants were notified in writing on Monday 27th February 2023 of the changes to their rent which takes effect from Monday 3rd April 2023.



A rent increase of 6% was approved.

WGHC continues to offer one of the lowest rents for a social landlord in the Edinburgh area.

All rent payments are due on a **weekly basis** or by payment in advance. You can choose to pay your rent by monthly direct debit (payments will be taken on the 1st day of each month), cash or debit card in the office, over the phone by debit card or bank standing order.

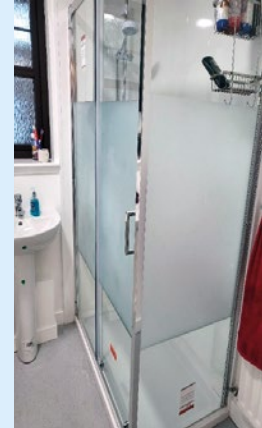
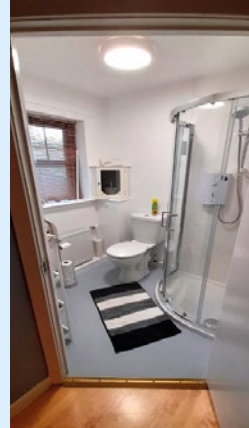
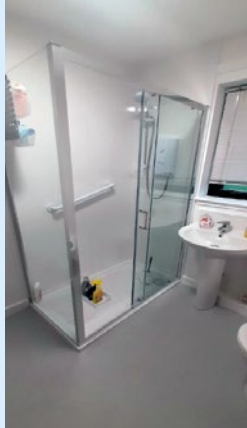
As always, if you wish to discuss changes or payment options please contact the Housing Management Team on **0131 551 5035** or alternatively you can email the team at mail@westgrantonhc.co.uk

We are aware that the cost of living crisis is impacting people in various ways and we are trying our best to provide real help to those that most need it. If you are worried or struggling with your rent, please do contact the office. We are not here to judge you we are here to help you, but equally, it is important you do engage with us if you are experiencing difficulties to prevent putting your tenancy at risk.

Out of Hours Emergency Contact: Aquarius on 0131 608 1447

WGHC undertakes bathroom refurbishments

WGHC has just spent £408,000 undertaking the total refurbishment of 87 x bathrooms, shower rooms and wc's within the Granton Mill Crescent and Drive areas of the estate. The works were undertaken over a 4 month period by the Contractor PROCast. Some images opposite.



National Lottery Community Fund awards £27,436 to WGHC and the local community

We are excited to announce that WGHC has been awarded **£27,436** funding from the National Lottery Community Fund in support of our WWF (Winter Warmth & Food) project.

It is planned that WGHC will be able to support both tenants and families or individuals from the local, wider, community with provision of the following:

- Food Parcels to the value of £30.00 for approx. 50 recipients
- Food Vouchers to the value of £50.00 for approx. 50 recipients
- Fuel Vouchers to the value of £50.00 for approx. 50 recipients
- Electric Blankets for approx. 30 recipients
- Winter Bedding Sets for approx. 20 recipients



In addition to the above,

- £2,600 will be awarded to Empty Kitchen Full Hearts to provide the equivalent of 1,300 ready to heat meals for the local community
- £2,000 will be awarded to The Scran Academy to provide the equivalent of 400 ready to heat meals
- £4,600 will be awarded to the West Pilton Neighbourhood Centre to provide warm space to those struggling to find somewhere warm to spend time.

To obtain help with any of the above, please simply get in touch with our Housing Management Team on **0131 551 5035** or via mail@westgrantonhc.co.uk

WGHC providing practical help to keep tenants warm over the winter

We have previously announced via 2 full pages on our website, in our previous newsletter and from a 'flyer' inserted into your recent annual rent increase notification letter, that WGHC were successful in obtaining a Scottish Federation Housing Social Fund grant in the sum of £38,000 to provide assistance and warmth to WGHC tenants (and the wider, local, community) during the winter and cost of living crisis.

So far, this has meant that we have been able to buy and distribute:

- 56 **Electric blankets** enabling families and individuals to help keep themselves warm in front of the TV or whilst in bed 
- 5 **Microwave ovens** enabling families and individuals to cook more economically without trying to use a main oven
- 15 **Kettles** enabling families or individuals to access a hot drink in the most economic way
- 29 **Quilts, Duvet Sets** and **Pillowcases** enabling families or individuals to maintain a warm and comfortable sleeping arrangement
- 47 Sets of **Thermal Curtains** enabling families or individuals to help keep warmth within their homes.

→ 64 **Air Fryers** enabling families to cook more economically and healthily, using less electricity

→ 30 rooms to be **Re-Carpeted** enabling families or individuals a comfortable floor covering to walk upon and assist with keeping warmth within their homes.



In addition to providing practical help with items that are designed either to help keeping people warmer or enabling them to cook or keep warm using less energy and reducing costs, WGHC has also been providing help to tenants with assistance in paying for, or topping up, their Gas and/or Electricity accounts and making referrals to Changeworks enabling some utility debt to be 'written off' or re-financed to enable lower payments against any arrears.



We have also provided various families and individuals with vouchers for Morrisons supermarket in order to assist with a weekly shop and/or subsidised access to The Pantry enabling the purchase of £20.00 equivalent shopping for the sum of £4.50. These funds have been provided from the National Lottery Community Fund or the WGHC Tenant Sustainment Fund.



WGHC grants £15,315 to FACENorth SCIO



Many young men in North Edinburgh have been involved in anti-social behaviour and youth crime, many involved in serious offences. As a result, a SCIO (Scottish Charitable Incorporated Organisation) called FACENorth was born. FACENorth stands for Focusing on Alternatives to Crime Edinburgh North. FACENorth rent an office from WGHC for £1 per year, housed within part of the WGHC estate across at Colonsay Close.

The project began in April 2014 and has had a range of successes, engaging with young people involved in or at risk of criminal activity and anti-social behaviour. Taking time to build relationships and trust with young

people enables the group to challenge these young men on their behaviours without disengagement. Maintaining trusting relationships with workers is key to the success of the project which helps the group move forward with their personal goals.

FACENorth have identified families and individuals for whom the grant of £15,315 will be distributed to provide help with: Shopping, heating, rent debt, warm clothing, bedding, curtains, carpeting and other assistance. The grant was awarded from the funds secured from both the Scottish Federation of Housing Association's Support Fund and the National Lottery Community Fund.



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e mail@westgrantonhc.co.uk

w www.westgrantonhousing.coop

Out-of-office emergencies: 0131 608 1447

Committee Matters

Remember, you can find a copy of the minutes from the Committee Meetings on our website
www.westgrantonhousing.coop/about-wghc/work-of-the-committee/

Your Committee of Management

Colin Fraser (Chairperson)

George Thomson (Vice Chair)

Wendy Riordan (2nd Vice Chair)

Amanda Aitchison

Liz Robertson

Jim Hemphill

Morag Orr

Lynn Jameson

Billy Maloney

James Matthews

Your Committee Needs You!

Under the rules of WGHC, The Committee of Management can comprise of up to 15 members. The Committee currently has 10 members made up of 7 full-time members, 1 casual vacancy members and 2 co-opted members. This means there are still some spaces on the Committee.

- Do you have a skill, knowledge or some background that might help the Committee?
- Do you have the spare time to attend monthly meetings, training days, etc?
- Would you like to be able to have “a say” in the way in which WGHC is run?

Until the next AGM why not apply to join the Committee on a ‘casual vacancy’ basis – a sort of “try before you buy” approach. You might be able to make some real changes! Applications to the Committee is open to ALL tenant members over the age of 18 and subject to agreeing to abide by a code of conduct and Committee approval.

If you are interested in any way, please contact the office on **0131 551 5035** and ask to speak with **Larke Adger**, the CEO or **David Mills**, the COO.

The Chair, Committee and Staff of WGHC would like to take a moment to thank:

George Nicol and **Stacey Powch-Scott** for giving their time in contribution and support of the Committee and the Co-operative. Both elected to recently resign from the Committee.

In Memoriam

WGHC were sad to learn of the passing of Marilyn Dickson earlier in the year. Marilyn had been a founding member of the co-operative, served on the Committee for 32 years and held the office bearer position of Treasurer. Marilyn’s work helped shape the WGHC we know today.