

THE LOCHIL VIEW

Alloa, Sauchie & Clackmannan



MEET, HEAT AND EAT IS COMING TO ALLOA!



As part of our Meet, Heat and Eat events, Ochil View Housing Association will be at The Gate in Alloa on Thursday 9th November between 3.30pm and 6pm. Ochil View tenants can come along to pick up some fantastic FREE energy-saving products and expert advice. Don't forget to arrange transport as you'll have so much to take home!

What else is happening in your community this winter? There's a ton of festive fun on 25th and 26th November!

The Gate are hosting a Christmas Market between 10am and 2pm. From there, head along to Alloa High Street for the big Christmas Switch Light On!



Santa is also stopping by that weekend. He will have his own special grotto at Maple Court in Alloa on 25th and 26th November between 2pm and 4pm.



Did you know the Clackmannan Development Trust have a community space each Wednesday at their office on Main Street? **You can pop in for free soup, drinks, financial advice and even a community larder.**

They are open every Wednesday between 9.30am and 2.30pm.

HOUSING OFFICER PATCHES

We recently carried out a review of the areas our Housing Services Officers and Assistant Housing Services Officers cover. This is something we do periodically, and we have contacted tenants to advise of this change by sending out a text message or email. However, if you have not received this update and are unsure who is responsible for your area then please check the back page of this newsletter. **Thank you.**

ESTATE INSPECTIONS

We carry out Estate Inspections every 4 months, if there is something that you would like to bring to our attention or if you would like to meet Vicki on site, please do not hesitate to contact her.

Alternatively, we are always happy to meet out with the scheduled estate inspections to discuss any issues you may have or if you would just like to put a face to the name, we are always happy to grow our relationships with our Tenants and value any and all feedback.



Margaret Hall,
Tenancy Sustainment
Officer

Tenancy Sustainment Support WINTER NEWS

Since April 2023 we have helped a total of 305 tenants

with 514 different enquiries, ranging from benefit advice to help with energy costs.

Our tenants are better off by **£756,476.47**. This includes Housing Benefit of **£83,767.74**, and Universal Credit of **£311,363.52**. In your area this included helping 114 tenants with 203 issues leading to overall additional income of **£312,788.59** including **£53,989.16** Housing Benefit and **£105,536** Universal Credit.

This is an average gain of **£2,743.75** for each tenant in your area that has been helped since April 2023.

If you would like information on Benefits etc, then please contact Margaret Hall our Tenancy Sustainment Officer.

STAY INFORMED

Follow us on Facebook to get more local news and info

📞 01259 722899

✉ customerservices@ochilviewha.co.uk

🌐 www.ochilviewha.co.uk

📱 ochilviewha

🐦 twitter.com/ViewOchil



KIPPEN PLACE CCTV

We are looking to install CCTV at Kippen Place and this will be done by the end of the first week in December. The CCTV will cover all communal areas and should help assist with security for tenants and any communal estate issues. If you would like any further information on this please contact us to discuss.

REPAIRS AND THEIR URGENCY!



Remember that in Section 10 of your Tenant's Handbook there is a list of repairs the Association will attend with comments on who is responsible for them and the timescale in which they will be attended by the Association's contractors.

Emergency and out of hours works will be attended and made safe within 3 hours

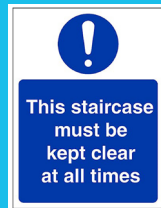
Urgent repairs will be attended and completed within 24 hours

Routine works will be attended within 5 working days

If you have any questions or concerns about an outstanding repair, contact us on 01259 722899.

KEEP COMMUNAL CLOSES CLEAR

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



Have you ever thought what you would do if a fire were to break out in your stair? It may not necessarily be in your property.

A fire started in a common stair could be fatal. 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

LANDSCAPING UPDATE

Ildverde will be commencing their winter service soon. As the seasons change, the work that they carry out changes and we thought it would be useful for you to know what to expect from the team in the communal areas :-

WINTER MONTHS (NOVEMBER TO MARCH)

Grass Cutting - Once per month in November and March (if required)

Leaf Collection - Every four weeks until clear (with exception of naturalised areas)

Litter picking - Once per month

Shrub pruning - One cutback will be carried out during the Winter period.

The current open space maintenance contract will end in March 2024 and we will soon be starting the tender process for a new contract.

We have taken on board feedback from tenants and will look to include another cutback of shrubs in the forthcoming tender. Our tenant scrutiny group have also agreed to be involved in the process. If you would like to be included in this please contact us. We value all feedback from tenants.

If you have any feedback on the current service, please contact Vicki Brown, Assistant Property Services Officer.



VETERANS DAY EVENT

Ochil View Housing was delighted to be invited to have a stall at the recent Veterans, Charities and Volunteers Fayre that took place in Alloa on Saturday 30th September.



LEGIONELLA CHECKS

Is your property going to be vacant for a period of a week or more? If it is, we strongly recommend on your return you flush the water system.

This means running all taps and showers for a minimum of two minutes once a week, plus flushing all the toilets. It is also recommended that you clean and descale your shower head too.



ELM GROVE & FORTH CRESCENT MEETING

We were delighted to recently meet with tenants from Elm Grove and Forth Crescent. This was set up to discuss how they had settled into their new homes following completion of their neighbourhood last year. Following this meeting you should now have also received a defects list for your property and we are sorry that some of these have taken a while to rectify. Tenants discussed a wide range of issues with staff and we look forward to setting up future sessions with more tenants across our different areas in the months ahead.





BULK UPLIFTS

Ochil View HA continue to offer a reduced cost uplift service in conjunction with Clackmannanshire Council. Ochil View HA subsidise the cost of 2 uplifts per year for our tenants. Bulk uplifts can be arranged by contacting Clackmannanshire Council. This service is for oversized items that will not fit in a standard wheelie bin and it is limited to collection of up to 5 items in a single uplift.

Uplifts can be arranged by contacting Clackmannanshire Council on 01259 450000.

DON'T BE CAUGHT SHORT, DO YOU HAVE CONTENTS INSURANCE? We do not cover things such as floor coverings!

Remember as your landlord we only provide buildings insurance.

This means that we do not provide cover for items such as your furniture, electrical goods, floor coverings or any other personal belongings.

EXAMPLE

Leak from rear of toilet pan causes damage to vinyl flooring fitted in bathroom, to your kitchen ceiling and your toaster is no longer working due to water damage.

Ochil View will repair the leak at the toilet pan and repair any damage to the kitchen ceiling below, however damage to your vinyl flooring and toaster will not be covered by the Association's buildings insurance policy.

The Thistle Tenant Risks Home Contents Insurance Scheme is a specialist insurance scheme for social housing tenants living in Scotland. They also offer flexible payment options!

For more information visit <https://www.thistletenants-scotland.co.uk/>

BIN SURVEY RESULTS

As you will be aware Clackmannanshire Council have provided all households with an additional grey bin for recycling card and paper materials. Ochil view recently sent out a bin survey to communal blocks where we believed bin storage was already at capacity.

The purpose of the survey was to see if tenants (who share communal bin areas) would be willing to share a blue and grey bin in order to keep the areas as tidy as possible. Please see below for the majority vote for your area.

Your estate voted YES to sharing a blue and grey bin:

YES!

Bowhouse Gardens, Broad Street/Stripehead, Burleigh Way, Earl of Mar Court, Hill Park, Kirkgate, Pearson View, St Mungo's Wynd

These bins should be emptied by Clackmannanshire Council every 2 weeks.

Your estate voted NO to sharing a blue and grey bin:

Paton Court

This means that one additional grey bin will be provided for every household. These bins will be emptied every four weeks.



Clackmannanshire Council

Please note that waste collection is maintained and operated by Clackmannanshire Council. Further information and waste collection calendars are available online at www.clacks.gov.uk

PROPERTY ALTERATIONS

If you want to make certain alterations to your home, you need to ask for permission, this includes video door bells and CCTV which we are seeing more requests for.

These items require careful consideration as they can capture images and sounds of your neighbours and members of the public meaning they come under Data Protection legislation. If you do plan to install one of these systems, you must speak with us first and obtain approval to do so.

Remember to always seek advice on changes you plan to make to your home. Our staff are on hand to provide advice on what you can and cannot do.

In winter it is really important to take preventative measures to protect your home when the cold weather creeps in!

Keep your house warm and protect from frozen pipes:

- * In very cold weather keep heating on overnight at low temperature
- * Report leaks to taps or valves immediately
- * Ask us where your mains stop valve is located

If your water supply becomes frozen:

- * Turn off your water at the mains valve
- * Open all cold taps to drain the system
- * Turn off your central heating or immersion
- * Contact our Emergency Repairs Service

If you have a burst pipe:

- * Turn off your water at the mains valve
- * Switch off the electricity, any water heaters and any central heating
- * Open all taps to drain your system.
- * Contact our Emergency Repairs Service.

Going on holiday over winter?

- * Make sure someone else can check on your home regularly
- * Let us know your contact details
- * Ask for advice on turning off your water supply

Tips to prevent condensation in your home

- * Keep your home well ventilated - open windows daily and keep window vents open
- * Always use the kitchen extractor fan when cooking and leave it on for longer than you are cooking
- * After bathing open windows and always use bathroom extractor fans during bathing
- * Try to maintain a constant temperature in your home
- * Keep lids on pots and pans whilst cooking so that the moisture does not escape from the pans



GRIT BINS

IDVerde will shortly be commencing winter service and all salt bins we are responsible for will be replenished with premium grade white salt.

We supply Grit bins at the below developments:

- Ash Grove, Alloa
- Earl of Mar Court, Alloa
- Hill Park, Alloa
- Kirkgate, Alloa
- Mercat Wynd, Alloa
- Paton Court, Alloa
- Baillie Court, Sauchie
- Pearson View, Sauchie
- Broad Street/Stripehead, Alloa
- Bedford Place, Alloa
- Mill Road, Alloa

**Please note bins at Mill Road, Alloa are filled with a salt alternative to avoid the metal walkways corroding. Please do not use salt on the walkways at Mill Road. If you find salt bin to be empty let us know and we will arrange for it to be refilled.

Questions or comments: Contact Vicki Brown, Assistant Property Services Officer



Bogus Callers

Please remember that Ochil View Housing will always attempt to advise you before contractors attend your home and they will always carry ID, therefore please ask for this before allowing operatives to enter your home.

If you are not sure don't hesitate to contact us on 01259 722899.



HAVE YOUR CIRCUMSTANCES CHANGED?

NEED A SMALLER PROPERTY?

Did you know that as a tenant of Ochil View HA you are able to apply for a Mutual Exchange with another tenant of a Registered Social Landlord. You can register your details on House Exchange to connect with other tenants who are also considering a Mutual Exchange.

Call us and speak to your Housing Team for more information.

PAYING YOUR RENT

Your rent is due each calendar month and can be paid in different ways –

- Online through My Home
- Phoning the office
- By Direct Debit
- Using a payment card at selected outlets



Please contact us if you need to discuss this, depending on your income you may prefer to pay your rent weekly or fortnightly rather than monthly.

Arrangements can also now be made online through the My Home portal available on our website.



HAVE YOU HEARD OF THE HEEAT TEAM?



Clackmannanshire Council has a Home Energy and Environmental Advice Team (HEEAT) who provide advice and support for all Clackmannanshire residents.

Their support includes help on how to lower your energy bills through reducing energy usage, as well as offering assistance to those facing challenges with the current cost of living crisis.

They also explore funding opportunities to assist those facing fuel debts and work with other support agencies, including ourselves and local food banks to help those in crisis situations.

For further information, you can contact them by email at: fuelenergyadvice@clacks.gov.uk

STAFF OUT AND ABOUT

NO IMAGE AVAILABLE



Adele Rae, Housing Services Officer

Linda Ure, Housing Services Officer



Marian Kelley, Housing Services Officer



Donald Beaton, Housing Services Officer



Grahame Phillips, Property Services Officer (Inspections)



Vicki Brown, Assistant Property Services Officer



Chris McShane, Tenant Engagement & Communications Officer



Leona Hens, Assistant Housing Services Officer



Kirsten Kirkwood, Assistant Housing Services Officer



David Bishop, Housing Services Assistant

Alloa

Linda Ure: Bridge Terrace, Ash Grove

Adele: Mill Road, Bedford Place

Marian: Burleigh Way, Bank Street/Burgh Mews, Mar Street, Earl of Mar Court, Colville Gardens, Mercat Wynd, Broad Street/Stripehead, Kirkgate, St Mungo's Wynd, Carpenters Wynd

Donald: Ashley Terrace, Elm Grove/Forth Cres, Bowhouse Gardens, Hill Park/Street, Paton Court, Garvally Crescent, Moir Street

Sauchie

Marian: Pearson View, Baillie Court, Millers Lade Avenue, Posthill, Schawpark Avenue, Gartmorn Road, Sprowell Terrace, Beechwood, Rosebank, Fairfield

Linda Ure: Kippen Place

Fishcross

Marian: Alloa Road

Clackmannan

Adele: Millbank Crescent



HAPPY TO TRANSLATE