

THE LOCHIL VIEW

Factored Owners

LOCAL EVENTS & COMMUNITY INFORMATION NEAR YOU!

There will be the annual **EASTER EGG TRAIL** taking place at Alloa Tower between 30th March and 1st April. Ticket information can be found on the Alloa Tower Facebook page.

Between
30th March
to
1st April

The Village Kitchen CIC supports seniors across the Clackmannanshire community to access nutritious meals and build supportive networks. They deliver 2 meals for just £6 with free delivery, as well as a weekly lunch club in Dollar.

2 meals
for just
£6

800
DUCKS
OVER
4 RACES



£1
PER DUCK

Every
Friday
at 7pm

Did you know the Sauchie Resource Centre hosts a film night every Friday at 7pm? Check out the Sauchie Community Group page on Facebook for more information.



Their Facebook page has lots more information.

Menstrie Community Council Presents:

ANNUAL DUCK RACE
Sunday 31st March 1pm - 4pm.
Midtown Gardens.

There will be community stalls, prizes, kids fair rides and food.

Have you heard of Positive Moves? They provide comprehensive support to Clackmannanshire individuals aged 16-67 who have training or support needs and challenges that make it difficult for them to think about work or compete for jobs. This includes work placements, IT, and interview skills. **Check out their website at www.positivemoves.scot for more information.**



HAVE YOUR SAY

As your factor we are constantly trying to improve and provide a better service to our owners. If you have an idea or suggestion that you think would be beneficial for you as an owner please let us know by contacting our factoring email address or contacting Vicki direct on details below.

All suggestions are welcome!



CHANGES TO HOW WE INVOICE FACTORED OWNERS BLOCK BUILDINGS INSURANCE

By now all of our factored owners should have received along with their invoice a letter advising of the changes to Block Buildings Insurance and how it will be invoiced moving forward.

Please note that if you did not fill out your property questionnaire and return to us you will be removed from the Block Buildings insurance and you will have to arrange your own.

If you have not received the form or require further information please contact us on factoring@ochilviewha.co.uk.

STAY INFORMED

Follow us on Facebook to get more local news and info

📞 01259 722899

✉ factoring@ochilviewha.co.uk

🌐 www.ochilviewha.co.uk

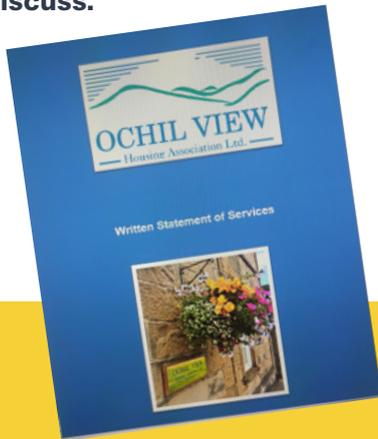
📘 [ochilviewha](https://www.facebook.com/ochilviewha)

🐦 twitter.com/ViewOchil

UPDATED DOCUMENTS

By now all of our owners should have received up to date copies of their Written Statement of Services and Development Schedules. Please note that if you are marked as a paper free owner this will have been sent to you via email, alternatively if you are registered on my home your documents will be available to view there.

If you have not received anything or if you have any queries please do not hesitate to contact us to discuss.



LEGIONELLA SAFETY IN YOUR PROPERTY

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,
- Flushing all the toilets on your return
- It is also recommended that you clean and descale your shower head too!



KEEP COMMUNAL CLOSES CLEAR

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

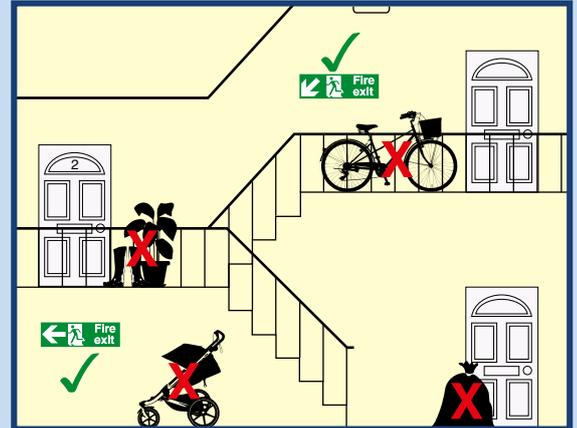
Have you ever thought what you would do if a fire were to break out in your stair? It may not necessarily be in your property. A fire started in a common stair could be fatal.

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**



Energy Fund for Private Owners

Still Available for private owners if you qualify!!!

Did you know that as a private/ sharing owner you could qualify for Eco 4 funding from the Scottish government?

The Energy Company Obligation (ECO4) is an energy efficiency scheme in Scotland which provides government-backed grant funding for energy-saving measures in the home. Eligible Scottish homeowners and private tenants who are deemed to live in fuel poverty can claim a 100% non-repayable grant to improve the energy efficiency of their home.

ECO4 grants in Scotland will run until March 2026. Under the grant scheme, energy suppliers are required to provide grants for energy-saving measures in three categories: heating, insulation, and low-carbon technologies. This can include things like cavity wall insulation, solid wall insulation, Solar panels and heat pumps.

To qualify for an ECO4 grant, a household must meet the following criteria:

- Live in a property which has a low energy rating (E-G)
- Live in a property with high energy costs (as defined by Ofgem), typically those using electric heating or off-grid gas heating like oil and LPG boilers

In addition, a member of the household must be in receipt of one of the following means tested benefits to get an ECO 4 grant:

- Working Tax Credits
- Child Tax Credits
- Income Support
- Income Based ESA
- Income Based JSA
- Pension Savings Credit
- Pension Guarantee Credit
- Housing Benefit
- Universal Credit

If you believe that you meet the above criteria and would like to find out more about this funding please contact us on the details below.

We will forward over your details to City Technical Services Ltd who will arrange a visit to have the relevant paperwork filled out and can verify and check that you are eligible, once this is confirmed they can look at what measures they can offer you.



PROPERTY PURCHASES

Did you know that Ochil View Housing Association is always on the look out to extend our stock. We receive funding from the Scottish government and can also use our own funds to purchase properties from out right owners and sharing owners.

We will consider buying back any shared ownership properties or we will participate in the Mortgage to Rent scheme within our stock.

Should you wish for further information on this please do not hesitate to contact us to find out more.

UP TO DATE CONTACT DETAILS



It is important for Ochil View to hold up to date contact details for all of our Owners, this will assist with us providing all owners with up to date information and also will assist in the event of an emergency.

If you rent out your property there is also vital pieces of information that would help us carry out the communal factoring as efficiently as possible, such as letting agent details, tenant numbers etc.

To update any details please email factoring@ochilviewha.co.uk

MY HOME

Owners can now register and use our online portal called My Home.

Through the portal, you will be able to access information securely and it will allow you to: -

- ✓ View payment transactions
- ✓ Print an online statement
- ✓ Make a payment
- ✓ View repairs history
- ✓ View outstanding repairs
- ✓ Place a repair request
- ✓ Update your details and contact information
- ✓ Request a meeting with a member of staff
- ✓ Report a complaint
- ✓ View/download any documents such as Factoring Agreements or Development Schedules)

The service is free to use and allows you to access services whenever you want, whatever the time.

If you would like help getting started, or have any questions on this, one of our Digital Champions can assist. Simply email housing@ochilviewha.co.uk or call us on **01259 722899**.



PLANNING A SPRING CLEAN?

If you are planning on having a spring clean of your home remember Clackmannanshire council can provide a bulky uplift for up to 5 items for the price of £50.00.

Details on how to arrange can be found on the Clackmannanshire council website or alternatively you can call them on 01259 450000.

Alternatively there is also local charities such as Ace Recycling, British Heart Foundation and Salvation Army who will uplift items for free, as long as they are in good resale condition.

Community Benefits Update

We would like to thank our contractors, MCN & Alphacomm for their recent contributions towards our community benefit projects.



Ochil View Housing Association encourage all contractors to support our tenants by pledging a donation through our planned maintenance projects. MCN were awarded a contract last year to install medical adaptations in our tenants' homes. As part of this project, they donate 2.5% of the value to our cost-of-living projects where we provide energy saving goods, fuel vouchers and supermarket vouchers to our tenants. This year, MCN have kindly donated a total of £1564 which has no doubt allowed the association to successfully deliver much needed assistance to our tenants.



Along with this donation, Alphacomm assisted us by removing unwanted sky dishes from our buildings which were sold to a scrap merchant, allowing our fund to be topped up by £200. Without the support of the contractors, suppliers, and consultants, we would be unable to provide these extra services.

If you have any ideas on how we can use our community benefits funding, please contact Vicki Brown, Property Services Officer.

Landscaping Update

We are now in our Spring/ Summer phase of landscaping within our developments. You should have now noticed that the Landscape contractors have been starting to prepare our communal gardens for the summer months. If you have any issues that you would like to bring to our attention, please do not hesitate to contact us.

SUMMER MONTHS (APRIL TO OCTOBER)

- Grass Cutting - Every 10 working days, except in very inclement weather conditions.
- Grass Edging - Every 10 working days plus annual edge reforming (not including naturalised areas).
- Shrub Pruning - Once or twice per year, depending on species.
- Weed Control - As required.
- Hedge Trimming - 2 times per year
- Litter Picking - Every 10 working days



ESTATE INSPECTIONS

At present we have put our regular Estate Inspections on hold due to current staffing levels. If you would like to report any estate repairs or any issues that you wish to discuss please call 01259 722899 or alternatively send pictures to customerservices@ochilviewha.co.uk.

ON HOLD



Vicki Brown, Assistant Property Services Officer

Who do I contact regarding any communal factoring issues?

Vicki Brown is our Assistant Property Services Officer; she deals with all factoring related issues and queries. If you have any communal property issues you would like to discuss please do not hesitate to contact her on factoring@ochilviewha.co.uk or alternatively contact her direct on **01259 727 497**.



4-INGREDIENT NUTELLA AIR FRYER BROWNIES

Ingredients

- 150g (1 cup) plain flour
- 225g (1 cup) white sugar
- 3 eggs, lightly whisked
- 300g (1 cup) Nutella
- Cocoa powder, to dust (optional)

4 Easy Steps

1. Lightly grease a 20cm round cake pan. Line the base with baking paper.
2. Use a balloon whisk to whisk together the flour and sugar in a bowl. Make a well in the centre. Add the egg and Nutella. Use a large metal spoon to stir until combined. Transfer to the prepared pan and smooth the top.
3. Preheat the airfryer to 160C. Bake the brownie for 40 minutes or until a skewer inserted in the centre comes out with a few crumbs sticking. Set aside to cool completely.
4. Dust with cocoa powder, if using, and cut into pieces to serve.



HAPPY TO TRANSLATE