Welcome to your Winter Newsletter!

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Festive Opening Hours

The office will be closed from Monday 22nd December 2025 at 4pm – Tuesday 6th January 2026 at 9.30am.

Staff will be available during normal working hours on Tuesday 23rd December and on Wednesday 24th December 2025 until 1pm. After this time, the office will be closed for the festive period and staff will not be working.

During the office festive closure, the outof-hours service will be in operation and any emergency and urgent repairs should be reported to 0141 959 2552. All other routine repairs and enquiries will be dealt with when staff return on the 6th January 2026.











WSHA operate a rent in advance policy, meaning your rent is due on the 1st of the month for the month ahead. All new tenants will be required to make a payment on the day they sign up and existing tenants who are not in advance should add a little each month to bring their account up to date. If you have any difficulties in making rent payments, please contact the office on 0141 959 2552 and we can help.

Rent over the festive period

It's important you prioritise your rent commitments and ensure your rent is paid over the Christmas and New Year period to prevent any risk to your tenancy. Paying your rent not only sustains your tenancy but it helps us to keep improving your community and to deliver important services.

Tenant Tips for the Festive Season

• **Set your rent payment first**: If possible, ensure your rent is paid or submit any claim for housing costs so that you don't start the New Year in arrears. If you

start the year with your rent not in advance, you can pay a little extra throughout the year to ensure that next year, there is no Christmas stress!

- Plan extra spending: Consider budgeting any extra spending (gifts, festive meals, decorations) after ensuring bills and rent are secured.
- Contact us early If you expect difficulty, we may
 be able to offer help through an income/expenditure
 review, benefit checks, and repayment plans.
- Don't assume priority bills can wait: Rent and other housing costs have legal importance - falling behind can lead to formal action being taken.
- Check your benefits and support entitlements:
 If your income changes (e.g. job loss, reduced hours, increased costs) you might become eligible for assistance with your rent e.g. Housing Benefit, Universal Credit or Discretionary Housing Payments. Please contact our Welfare Rights Team on 0141 959 2552 if you require any help with benefits.



Rent Consultation 2026/2027

As a responsible landlord, we plan ahead financially to ensure we can continue to meet Government standards, invest in your homes, and support tenants. To do this, our business plan requires a rent increase of 5.5% from April 2026. This is the minimum needed to continue delivering the improvements and services you rely on.

To help you understand what is planned, we have pulled together a leaflet with all the details. This is available on our website: www.wsha.org.uk/rent-consultation-2026-27/

The tenant consultation period runs to 30th November 2025 and tenants can participate in the consultation

process by completing the online survey, phoning the office or using the tear off slip. After the consultation period has ended, the Management Committee will consider your responses and the recommended rent increase level and decide on the proposed increase. We will let you know the outcome and tell you what your rent will be from 1st April 2026.

As a thank you for taking part, everyone who completes the survey will be entered a prize draw to win one of two £50 Amazon vouchers. It's a small way for us to show our appreciation for your time and feedback, which help shape the decisions we make about rent and services.



Allocations Surgery Appointment

If you have any questions about your application, would like to review it, or need help completing forms, you can book an appointment for over the telephone or in person at our Allocations Surgery with Nikki or Gillian, our Housing Assistants.

Appointments run on alternate weeks, with surgeries beginning week commencing 24th November 2025:

- Tuesdays: 10:00am 12:00pm
- Thursdays: 2:00pm 4:00pm

To book your slot, please contact us on 0141 959 2552.

You Said, We Did -Tenants' Voice Panel Feedback



- Rent Consultation: The Tenants' Voice Panel could see the benefit of capturing how people pay their rent, and we have included this question in the rent consultation for 2026/27.
- **Rent Consultation:** The Tenants' Voice Panel could see the benefit of incentivising responses to the rent increase consultation, and we have included this question in the rent consultation for 2026/27.
- Domestic Abuse Policy: Feedback from one panel member was that it must be clear that reports are only escalated without the victim-survivor's permission where there is a concern of safety. Whilst this is clear within the body of the policy, we added it to the aims at the beginning of the policy for
- clarification "Comply with Third Party Reporting guidance and advise appropriate authorities of cases of Domestic Abuse where it is considered a matter of safety."
- **Tenant Handbook:** One member suggested creating an appendix of useful numbers to alleviate a tenant searching through the new handbook. This is included on page 15.
- Tenant Engagement and Participation Strategy:
 One member suggested a list of activities separate from the strategy which are available at TWC. This has now been developed and is available via the QR code on page 8.

Have your Say: Join our Tenants' Voice Panel

Our Tenants' Voice Panel is a way for you to share your views, shape decisions and make a real difference in how we deliver our services.

Why join?

- **Influence Change:** Your feedback will help us improve housing services, policies and community projects.
- **Be Heard:** This is a chance to raise issues that matter most to you and your neighbours.

- **Build Community:** Connect with other tenants who care about making positive change.
- Flexible Involvement: Join the quarterly meetings to share your views and provide feedback.

No prior experience is needed, just a willingness to share your thoughts.

Email **communities@wsha.org.uk** if you are interested in joining.



Our latest policy updates reflect our ongoing commitment to creating safe, supportive and well cared for communities.

Our new Domestic Abuse Policy outlines how we will support any tenant or household affected by domestic abuse; ensuring that help is accessible, compassionate and confidential. The policy outlines how we will help survivors to stay safely in their homes, access the right support, and avoid homelessness. We're committed to taking a fair, compassionate approach to ensure every tenant feels safe and supported in their home.

The new Pets Policy encourages responsible pet ownership and helps us keep our shared spaces

welcoming for everyone. It provides clearer guidance on what types of pets are allowed, the standards expected of pet owners, and when permission may be refused. Our policy aims to provide a fair balance: supporting tenants and families who wish to enjoy the benefits of having a pet, while ensuring consideration is given to banned breeds and unusual requests.

Our review of the Estate Management Policy has resulted in changes including new estate management patches, which will help us respond more quickly and effectively to local issues across our areas.

One key change for tenants is the introduction of a clear close policy

which requires exit routes to be kept free from obstruction. To support this, we're seeking funding for alternative storage for bikes and scooters — with our first successful funding round to be announced soon.

The updated policy sets out expectations around bin use, dog fouling, responsibilities, and recharges, helping us all maintain estates that tenants can be proud to call home. We are also committed to regular close inspections, and we will be paying particular attention to problem areas to ensure these are kept as tidy as possible. We appreciate everyone's contribution to keeping our community a safe and tidy place to live.

If you'd like to learn more about any of our policies, or if you need any advice or support, please don't hesitate to get in touch with us — we're always here to help.



Welfare Rights Update

Whiteinch & Scotstoun Housing Association's Welfare Rights Service has achieved an 100% tenant satisfaction rate this year.

With just two dedicated team members - Lauren Cadwallender and Lisa McNaughtan - in 2024/25 the service generated an overall financial gain of £1,010,076, averaging £3,300 per tenant who reached out for support and guidance. We are on track to surpass this in 2025/26.

Mareta Greig, Director of Housing and Communities, said: "I am incredibly proud of the work delivered by the Housing & Communities team at WSHA. Our Welfare Rights Service may be small, but the impact it has made in ensuring tenants receive the support they are entitled to has been truly outstanding."

The results speak for themselves – the 2025 Tenant Satisfaction Survey reported a 100% satisfaction rate for the Welfare Rights Service at WSHA.

Mareta added that maintaining the high standards already achieved is a key priority moving forward:

"The challenge now is to sustain the 100% satisfaction rate. I'm confident that with the introduction of our new Tenancy Sustainment Pathway, along with the additional advice and support services we are planning, we will further strengthen the Welfare Rights Service and build on the excellent work the team is already delivering."

Lauren Cadwallender, Lead Welfare Rights Officer, added: "Lisa and I are incredibly proud of our Welfare Rights Service and the life-changing impact it has for our tenants. Securing over £1 million in financial gain is not just a figure – it represents real peace of mind for families, individuals, and our community who are facing increasing financial pressures.

"We work tirelessly to make sure tenants receive the support and advice they are entitled to. This achievement shows the difference that dedicated, community-based services can make. We will continue to build on this success to ensure our tenants feel secure and supported going forward."



Citizens Advice Bureau (CAB) Debt Advice

citizens advice scotland

Susan Clarke from Drumchapel Citizens Advice Bureau debt advice is will be in the Whiteinch Centre every Thursday until the Christmas holidays. This will increase to Thursday & Friday thereafter until the end of March 2026 and will include income maximisation advice. The WSHA Welfare Rights Team are also here to help all tenants with advice on debts/rent arrears. If you would like to make an appointment for this service, please call the office on 0141 959 2552. Appointments times are: 9.30am, 11.00am, 1.30pm and 3.00pm.

Speak up for your community: Join our Community Voice Panel

Everyone in our community is welcome to join! Whether you're a long-time resident or new to the area, your voice matters. No special skills are required, just a willingness to share your ideas to make The Whiteinch Centre a thriving hub for our community.

The Community Voice Panel meets on a quarterly basis.

If you would like to join, please contact **communities@wsha.org.uk**.



Join the amazing team of volunteers at The Whiteinch Centre. Volunteering with TWC offers a wide range of different projects you can be involved with, and training is provided.

Why Volunteer?

- Make an Impact: Make a difference in the lives of individuals and families in the community - and get to know them better too!
- **Develop Skill:** Gain valuable experience in community service, teamwork and interpersonal communication.
- Get to know your Community: Connect with other volunteers and staff members and build relationships within the community.
- **Do Good, Feel Good:** Experience the satisfaction of contributing to a supportive and caring environment for those in need.

How do I volunteer?

Contact **reception@whiteinchcentre.org.uk**, pop in to visit, or view the TWC website **www.whiteinchcentre.org.uk** to find out more. We look forward to hearing from you.



TWC Winter News of Warmth and Co

As the year draws to a close, The Whiteinch Centre (TWC) continues to be a vibrant hub of activity, offering support, learning and festive cheer for everyone in our community. Everything we do is FOR the community, WITH the community.

Here's what's coming up this winter:

Debt Advice

We understand that winter can bring financial challenges. We have a service to help with debt advice, and budgeting support. Whether you need help managing bills or understanding benefits, we're here for you. Drop in or call to book a confidential appointment.

Language Classes & Conversation Club

Our weekly ESOL classes and Conversation Club continue to thrive, helping learners improve English skills and build confidence. Join us for learning and laughter every week!

Digital Inclusion

Need help getting online or using digital tools? Our Digital Inclusion sessions provide one-to-one support for everything from setting up email to accessing online services. We also offer advice on staying safe online and managing digital accounts.

Community Breakfasts & Meals

Warm up this winter with our community breakfasts and shared meals. These are great opportunities to connect with neighbours, enjoy good food, and beat the winter chill. Check the TWC calendar for dates and times.

Community Shop

Due to increased demand, and in response to community need, The Whiteinch Community Shop is now open to 7pm on both Tuesdays and Wednesdays.

Cosy Connections – Warm Spaces

Beat the winter chill at Cosy Connections, our warm space running until the end of March 2026. Join us Monday to Thursday, 3–5pm, for a cuppa and cake in a welcoming environment. A perfect way to relax and connect.

Upcoming Panto – 20th December 2025

Get ready for festive fun! Our Wizard of Oz Christmas Panto will take place on Saturday 20th December. Bring the whole family for laughter, music, and holiday magic. Tickets are limited, so book early!

Calendar of Activities

From craft sessions and conversation clubs to fitness classes and social events, there's something for everyone at WSHA and TWC.



Pick up our full calendar at the Centre or scanthe QR code to view online.



get involved? Join our team and make a difference in your community.

Community Celebrations

Our recent ceilidh and cultural events were a huge success, and we're planning more celebrations in the new year. Stay tuned for details!

"Events like this remind us how beautifully diverse our community is and how much we can learn from one another. Getting to know our neighbours better - not just by name, but by heart - made this celebration extra special. Here's to more joyful moments, deeper friendships, and a community that celebrates unity through diversity".

TWC is your community hub - come in, get involved, and make this winter warm and bright!





The Whiteinch Community Shop: Continuing to Grow and Serve

As we move forward into another exciting season, the Whiteinch Community Shop remains committed to supporting local residents with affordable food, community engagement, and volunteer opportunities.

A Year of Impact

Since opening in May 2024, the shop has become a vital resource for the community.

- 7,131 shop visits have taken place, helping families and individuals access essential items.
- 85,572 food items distributed, ensuring that households have the support they need during challenging times.

New Opening Hours

To make the shop more accessible, we've extended our hours. The Shop is now open on:

Tuesdays: 12 noon – 7pmWednesdays: 10am – 7pm

Membership & Pricing

Membership is free for WSHA tenants.

Each shop costs £2.50, offering excellent value for essential items.

Inclusive Options

We are proud to offer halal options alongside vegan and vegetarian choices, ensuring everyone in our community can access food that meets their needs.

How to Join

Joining is simple - come into TWC and sign up. Our friendly volunteers will help you get started.



NEW: Tenant Health and Safety Handbook

Whiteinch and Scotstoun Housing Association are pleased to introduce our new Tenant Health and Safety Handbook, designed to help you stay informed and safe in your home.

A digital copy is available on our website for easy access:

www.wsha.org.uk/tenant-health-safety-handbook/ and printed copies can be provided upon request.

We encourage all residents to make use of this valuable resource.



Tenant

Health and Safety

Handbook



Winter Home Health: Preventing Damp and Mould in Your Home **

As winter sets in, Whiteinch and Scotstoun Housing Association are encouraging all tenants to take proactive steps to prevent damp and mould in their homes.

These issues can affect your health and your property, but with a few simple habits, you can help keep your home warm, dry, and healthy.

Top Tips for Preventing Damp and Mould Ventilate Regularly

- Open windows briefly each day to allow fresh air to circulate.
- Use extractor fans in kitchens and bathrooms.
- Don't block air vents or trickle vents on windows.

Reduce Moisture

- Dry clothes outside or in a well-ventilated room.
- Keep lids on pots while cooking.
- Avoid drying clothes directly on radiators.

Maintain a Steady Temperature

- Aim to keep your home between 18-21°C.
- Use thermostats and timers to manage heating efficiently.



• If you're struggling with heating costs, contact us for support options.

Report Leaks Promptly

- Check for signs of water ingress around windows, roofs and plumbing.
- Contact our repairs team if you spot any issues.

Treat Early Signs of Mould

- Wipe down condensation from windows and walls.
- Don't paint over mould without treating it first.



Aico Environmental Sensors: Helping You Monitor Your Home

We're currently rolling out Aico Environmental Sensors to every property as part of our commitment to improving the health and safety of your home. These smart sensors monitor temperature, humidity and air quality - helping to identify conditions that could lead to damp or mould.

Stay Informed with the Aico App

Tenants with sensors installed can download the Aico HomeLINK App to:

- View real-time data about their home environment.
- Receive alerts and tips to improve indoor air quality.
- Track trends over time to help prevent damp and mould.

Want Your Sensor Installed Sooner?

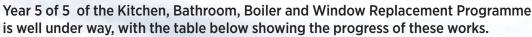
If your home hasn't yet had a sensor installed and you'd like to bring your installation forward, please get in touch with us on **0141 959 2552** or email **repairs@wsha.org.uk**. We'll be happy to discuss your request and arrange a suitable time.



Environmental Sensors

787 of our properties have now been fitted with environmental sensors. These help monitor and record moisture content within the property and can assist in highlighting any future issues of damp and mould. If you see any signs of damp or mould, please report this to us immediately on 0141 959 2552.

Kitchen, Bathroom, Boiler and Window Replacement Programme



Component	Total No	Completed	Remaining
Kitchen	179	79	100
Bathroom	53	14	39
Boiler	87	35	52
Windows	123	10	113



Cyclical Works Programme



The cyclical works programme is also well under way. See progress in the table below.

Works	Total no of properties b/ blocks	Completed	Remaining
External Painting	60 Blocks	58	2
Communal Stairwell Painting	23 Stairwells	12	11
Gutter Cleaning/ Roof Anchor Inspections	1186 Properties	1164	22

Internal Cavity Wall Insulation (ICWI)

As part of the drive to achieve Net Zero, the Scottish Government has set targets for all properties to be 'Fabric Ready' for any future clean heat technologies. WSHA is working in partnership with Union Technical Services to install ICWI to approx. 732 of our pre-1919 tenemental properties.

The programme includes ventilation upgrades and smart heating controls. These measures help reduce heat loss from the home, lower heating bills, improve air quality and create a warmer, healthier and more energy-efficient home. The table below shows the progress of the works to date.

Total No of Properties	Tenant Engagement	Pre checks	Surveyed	Installations (booked or installed)	Completed
732	452	452	363	308	166

Heat Networks – September 1988 – Septemb

WSHA is now a registered member of the Energy Ombudsman.



This allows tenants who get their heat and hot water from one of our heat networks (98 Northinch Street, 1A Northinch Ct, 1195 & 1199 Dumbarton Rd and 6 & 8 Methil St) to escalate any complaints about the service the Association provides in supplying this energy to your homes.

The Association's complaints procedure should be followed in the first instance. If you remain dissatisfied with the outcome you can refer your complaint to the Energy Ombudsman. Please note this is only for complaints specifically relating to a Heat Network issue. The Energy Ombudsman can then assist in reaching a final outcome.

The Association has registered with the Energy Ombudsmen to ensure customer service in relation to heat networks is of the highest standard.



Rechargable Repairs

In recent years WSHA has not processed repairs that are deemed to be rechargeable.

In the last 12 months we have starting using a new Housing Management computer system that now enables the Association to manage rechargeable repairs. Example of recharge repairs are as follows:

- Lock change following loss of keys
- Force access and lock change following no access of compliance inspection
- Intentional damage to the property such as to walls and doors
- Compliance Inspections to be carried out as part of a mutual exchange

How we will manage rechargeable repairs

Tenants will be notified when they report repairs whether they are deemed to be rechargeable or not. If they are rechargeable

the Association will request payment in advance and this can be made over the phone or via Allpay, like how rent is paid.

If tenants are unable to pay for recharge repairs at the time they are reported these will be processed as a debt and held on

tenants' accounts. It is therefore important to pay in advance when able to.

For further details, please refer to the Association's Recharge Repair Policy, available via the website.

Should you wish to discuss recharge repairs further please contact: Stuart McBroom, Senior Property Services Officer on **0141 959 2552.**



WSHA would like to gain a better understanding of which tenants own and use a mobility scooter and how these are being stored.

Mobility scooters are of a great support to those that need them. Unfortunately, they do pose a significant fire risk when being charged within an enclosed space such as the communal close.

The Association would like to know where these are being stored so alternative, custom-made external storage and charging points could be considered as an option.

If you do own and use a mobility scooter, please get in touch by calling **0141 959 2552** and asking to speak to Stuart McBroom, Senior Property Services Officer or by emailing the Property Services Team at **repairs@wsha.org.uk**.

Your co-operation in this matter is greatly appreciated to ensure your safety and that of your neighbours.





Who's Who: Essential Numbers at a Glance

WSHA Emergency Repair - If you need to report an emergency repair while the office is closed, call **0141 959 2552** and you will be redirected to the out of hours service

To report a smell of gas/a suspected gas leak - National Grid (Formerly Transco) 0800 111 999

To report a power cut:
Scottish Power Emergency Service
105

Police Scotland
101 for non-emergencies
999 for emergencies

Police Scotland Domestic Abuse Unit **4.** 0141 532 3325

To report a Scottish Water emergency **\$\,\$0800 077 8778**

To report a street lighting/traffic signal fault – RALF 0800 37 36 35

Citizens Advice Bureau 0141 552 5556

Glasgow City Council Social Work
• 0141 287 0555
• 0300 343 1505 (out of hours)

Glasgow City Council Homeless Service 0141 287 0555 0800 838 502 (out of hours)

Shelter Scotland www.scotland.shelter.org.uk 0808 800 4444

Department of Work and Pensions (Universal Credit) 0800 328 5644

Women's Aid Glasgow getsupport@glasgowwomensaid.org.uk www.glasgowwomensaid.org.uk 0141 553 2022

Crimestoppers www.crimestoppers-uk.org **0800 555 111**



Let US Know...

Do you have any comments to make on what you've read in this Newsletter, perhaps on some of the specific areas where we've asked for your views? Do you have any comments to make on our service in general? Do you want to get more involved in our work? If the answer to any of these questions is 'yes', then please share your comments with us.

Please send your comments to: -

Corporate Services, Whiteinch & Scotstoun Housing Association Ltd. The Whiteinch Centre, 1 Northinch Court, Glasgow G14 OUG.

Or e-mail your comments to wsha admin@wsha.org.uk.

As with all of the Associations policies and procedures, this document, in full and in part, can be made available in summary, on tape, and in translation into most other languages. It is available to view and download from the website at

www.wsha.org.uk.

If you would like a version in a different format, please contact Corporate Services at The Whiteinch Centre, 1 Northinch Court, G14 0UG, by telephone on:

0141 959 2552, or by e-mail at:

wsha_admin@wsha.

org.uk.

Cantonese

如果你需要3分不可語言版本的籍訊 講辦絡WSHA辦事處 Corporate Services (地址: The Whiteinch Centre, 1 Northinch Court), 或致電 0141 959 2552, 或電郵 wsha admin@wsha.org.uk。

Gaelic

Cuiribh fios gu Corporate Services aig oifis WSHA aig Ionad Whiteinch, 1 Northinch Court, neo air a fòn aig 0141 959 2552, neo air post-dealain aig wsha_admin@wsha.org.uk ma tha thu ag iarraidh dreach dhan iris-naidheachd ann an cànan eile.

Mandarin

如果您需要此报纸的其他语种译本,请与位于Whiteinch中心,1 Northinch Court WSHA 办公室的 Corporate Services 联系,或者致电 01419592552,或者发电子邮件至 wsha admin@wsha.org.uk。

Polish

Jeżeli chcieliby Państwo otrzymać tłumaczenie niniejszego biuletynu, prosimy o kontakt z Corporate Services w biurze WSHA w Whiteinch Centre, 1 Northinch Court lub telefonicznie pod numerem 0141 959 2552 lub na adres e-mailowy; wsha admin@wsha.org.uk

Swahili

Ikiwa ungependa toleo katika muundo tofauti, tafadhali wasiliana na Huduma za Biashara kwenye

The Whiteinch Centre, 1 Northinch Court, G14 0UG, kupitia simu kwenye: 0141 959 2552,

au kupitia barua pepe kwenye wsha_admin@wsha.org.uk

Urdu

اگر آپ اس نیوز لیٹر کو کسی مختلف زبان میں حاصل کرنا چاہتے ہوں تو براہِ مہربانی ''وائٹ انچ سینٹر''، ''وائٹ انچ کورٹ میں واقع ''ڈبلیو ایس ایچ اے'' کے دفتر میں Corporate Services) سے ''کیرن میک ایون(''کیرن میک ایون(ٹیلیفون نمبر 2552 0141 کے Wsha_admin@wsha.org.uk کے ذریعے رابطہ کریں۔ ذریعے یا ای میل

Arabic

إذا كنت تريدًا نُسخةً بتنسيقٍ مختلفٍ، فالرجاء الاتصال بقسم خدمات الشركات "Corporate Services" في 2552 959 0141 عبر الهاتف على الرقم: The Whiteinch Centre, 1 Northinch Court, G14 0UG عبر عنوان البريد الإلكترونيwsha_admin@wsha.org.uk

اگر نسخه ای با فرمت متفاوت میخواهید، لطفاً با خدمات شرکتی به شماره ذیل با شماره زیر تماس بگیرید

The Whiteinch Centre, 1 Northinch Court, G14 0UG، از طریق تلفن: 2552 959 0141

wsha admin@wsha.org.uk يا از طريق ايميل به