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# PARKHEAD POST

Summer 2023



# OUR CEO

Hello and welcome to PHA's new look newsletter and our first newsletter of 2023! Inside you'll find our latest news and information about our services. It's been an extremely busy and productive start to 2023 and we have lots of really useful information in this edition of the Parkhead Post!

Some highlights of the year so far -

## Rent Consultation

I'd like to thank everyone who took part in this year's rent consultation and gave us some really useful feedback. The response rate from our tenants was one of our highest ever which was brilliant to see. Without a doubt the most pressing matter facing us all is the cost-of-living crisis and the impact this is having on everyone in the Parkhead community. That is why our Board took the decision to apply a 2.5% rent increase for 2023/24. This particular rent increase is way below the current rate of inflation and was one of the lowest rent increases across the city. This decision was in recognition that many of our tenants are finding it financially difficult due to rising energy and food costs.



This was the hardest budget process in my time at the Association and our decision-making process had to be considered and robust. We understand the affect this has had on our tenants and community and our welfare rights team are here to help. They can ensure you're getting the benefits and other income you're entitled to and help you in any way they can.

## Pantry

Parkhead Housing Association, as of 1st April 2023, took back the running in house of The Drill Hall Pantry located adjacent to Parkhead Schoolhouse on Westmuir St. The Pantry offers its members good quality food and household goods at low costs and membership is open to all. It costs £2.50 to join and membership lasts for as long as it is needed. When members visit the Pantry, they can choose 10 food and/or household items for £2.50. Most food is supplied by our partner, Fareshare, but additional food and household items are sourced locally. It is a fantastic community project and I would encourage everyone to pop in and sign up.

## Events this spring/summer

We have a full community engagement programme planned for over the coming months, filled with local events. So why not take a look at what we have coming up with more details later on in this edition of the newsletter.

I sincerely hope you enjoy reading the Parkhead Post and if you have any suggestions about the layout or content please let us know! As your CEO I am keen to make myself as available as possible to you so I will continue to run regular drop-in sessions over at Parkhead Schoolhouse. Keep an eye out on social media for details!

**Aileen McGuire**  
*Chief Executive*

# OUR CHAIR

I would like to extend a warm welcome to the new and improved Parkhead Post from the Board of Parkhead Housing Association! Following our branding revamp last year we have been working hard to modernise and improve our external communications and this edition of the Parkhead Post is a big milestone in that journey.

As your Chair I am delighted to inform you of some of the changes and work taking place at Board level over the recent period.

- First of all we have a number of new Board members that have joined us recently.
- We were delighted to welcome Kayla Roden and Councillor Linda Pike to our Board
- We were also pleased to see former Board member Liz Kennedy return to help us through an important period.

The Board and staff have also been collaborating closely together over the last year to produce our new business plan that will inform our direction from 2023 – 2028. This is a critical document for the Association and sets our vision, values, strategic themes and delivery plans for the next 5 years. The plan is the culmination of a great deal of work to take PHA into a new era and to continue to be a first class Housing Association and community anchor.

Finally we are always looking for committed individuals from the Parkhead Community to get involved in the work of PHA. If this is ever something you might be interested in please get in touch!

**John Buchanan**  
*Chairperson*





# COMMUNITY EVENTS

We are delighted to announce a series of exciting community events for our local residents taking place over the next few months. As part of our social purpose plans we will be making sure there are lots of fun and fantastic activities available for people in the Parkhead Community. In June we will be hosting a Polish Cinema Celebration on 3rd June, a Plant and Play event at our Art Garden on 10th June and a quiz night with a community meal on the 22nd June.

These events are building up to our big Summer Gala Day on Saturday 15th July which is always a fantastic event to get involved in. This will take place at Powfoot/Beattock Street and will have lots of fun attractions for families!

PHA CEO Aileen McGuire said 'As a Housing Association we want to make sure that our community is as vibrant as possible with a wide range of events and activities. As you can see from what we have planned there really is something for everyone!'



The first event in a series of events took place on Thursday 11th May with a bingo night and a community meal hosted at Parkhead Schoolhouse. Our resident bingo caller Willie Queen was holding court with over 50 members of the local community in attendance. A local resident said 'It was great to see so many familiar faces and some new faces too. Events like this are really important for the local community'.

Make sure to follow us on Facebook and Twitter for all the latest information on our events programme!

## NEW KITCHEN!



We are delighted to report the positive impact of our ongoing kitchen replacement programme. Over the last year we have renewed approximately 200 kitchens, with tenants choosing from a range of quality units and worktops.

One of our tenants Margaret Farrell commented: *"I am absolutely delighted with my new kitchen, it's much brighter and airy and looks bigger than before. It's just what I wanted."*

The Association would like to thank all tenants for their co-operation while these works took place. We very much hope that Margaret enjoys cooking in her new kitchen!

# TENANT PARTICIPATION STRATEGY

The team at PHA have underlined their commitment to ensuring the views and opinions of our customers are at the forefront of our work by launching a new Tenant Participation Strategy.

The strategy was developed through a collaborative process involving our Tenant Scrutiny Panel, our Registered Tenant Organisation and our staff team. Key to the success of the strategy going forward will be how many tenants become genuinely involved with the Association, the level of positivity they feel from this, and that the strategy itself constantly evolves.

Aileen McGuire Chief Executive at Parkhead Housing Association was delighted to launch the Association's Tenant Participation Strategy hailing it as 'a new dawn for tenant involvement at Parkhead'.

Karen Edgar, Housing Manager, paid tribute to the tenant input saying 'it genuinely is a strategy for tenants and by tenants. We listened to what tenants told us in our previous Tenant Satisfaction Survey and in consultation with them have acted to offer our tenants a wide variety of ways to get involved with the Association'.



Parkhead Housing Association Chair John Buchanan welcomed the launch commenting 'This is something that has been under development behind the scenes for some time and hopefully will herald a new era of tenants setting the agenda and influencing how we provide services'.

Copies of the strategy are available to download from the Associations website while hard copies can be obtained from the office.





# INVESTING IN PARKHEAD

We continue to be committed to ongoing investment in our properties and the Parkhead area generally. It is vitally important that we dedicate resources to ensuring the highest possible standards are maintained across the community.

To give you an idea of the level of investment in the area, in the year up to end of March 2023 the Association replaced 272 boilers, 234 kitchens, upgraded 25 backcourts and painted 28 closes. Currently the Association is also on site over at Powfoot Street, as we are carrying out vital works on the building render to the rear of the properties.

Looking into the future, over the next two years we will be replacing 3 roofs and carrying out stonework repairs to a number of our older tenements which has been a huge project years in the making. We will also be spending approximately £80,000 on backcourt upgrades, and a further £80,000 on paintwork contracts throughout the estate. We are also committed to spending a further £1 million on new windows and £1.8 million on replacing boilers.

This in addition to funding reactive day to day repairs, our programme of cyclical maintenance, and empty house repairs to get properties ready for new tenants. This is vital work to ensure our properties are maintained to an excellent standard and future proofed for years to come.

We are also investing in other vital services for our community, including the introduction of a leading Tenant Portal. The portal will allow you to access important information relating to your account and complete regular transactions such as repair reporting and uploading documents. We will be providing more information about this to you soon.

If you would like to hear more about our plans in this area, please feel free to contact the office!



# JOBS FAIR

Our Parkhead Development Company colleagues Chris and Coree were delighted to be invited along to a recent Glasgow City Health and Social Care Partnership Jobs Fair event at the City Chambers to share their experience with delegates of working with the team at the Supported Employment Service.

The Supported Employment Service is a team of job coaches who support people with learning disabilities and / or autistic spectrum conditions (ASC) to find and keep full time jobs.

Coree joined PDC through Project Search which is a full time intensive work experience programme for people aged between 18 - 29 years who have learning disabilities and / or autistic spectrum conditions. However Coree made such an impression at PDC he is now a permanent member of staff. Coree said 'I decided to go to college to improve my skills and get some qualifications. It was when I was at college that someone told me about Project Search. I applied and I got in then my job coach told me about the job at PDC and I applied and got the job.'

Environmental Operation's Manager Chris Rough said 'Coree brings a great deal to the team at PDC – he is reliable; has good timekeeping and has excellent attention to detail. Most of all he is an extremely hard worker and this is reflected in our performance on the ground.'



# DEVELOPMENT NEWS

## Sorby Street / Powfoot Street

Local residents will be aware that the area of land at at Sorby/Powfoot Street has been vacant and undeveloped for a number of years. Recently the project has been passed by the Glasgow City Council Technical Team enabling our Design Team to take the project to cost plan stage. This will be our first Passivhaus development providing 20 two-bedroom flats and 2 wheelchair adapted flats.

## Former Nursery School at Elba Lane

The former Elba Lane Nursery has also been lying vacant for some time and it's our intention to develop the site in the future. We are now working with our Architect on the feasibility study to ascertain what we can build on the site. There will be more exciting news to follow.

## Former PAGE shop at 790 Springfield Road

Residents on Springfield Road will know that the old PAGE shop has been vacant for a few years now. We managed to finally purchase the shop in March and we now have some fantastic plans to convert this shop and the old Delta food shop next door into a family flat. We will be working with our Architect on plans to incorporate the same look and design as the previous shop conversions. This is a really brilliant project which will really improve the overall façade of the building.

Watch this space!

## Belvidere Bowling Club

We are working with the Owner and the Design Team to develop the front green at Belvidere Bowling Club. The project is with Glasgow City Council local review committee. We are hoping the information provided will be sufficient for a positive outcome and will allow us to move a project forward for much needed social housing in our community.





# WELFARE RIGHTS SERVICE

The Welfare Rights team recently helped our tenant James in claiming Pension Credit.

James's only income was his State Pension and Attendance Allowance. Our benefit check showed he had an entitlement to Pension Credit of £1.08 per week but this small amount of Pension Credit meant he qualified for:

- Government cost of living payments worth £650
- A warm home discount of £150
- Winter Heating Payment of £50
- Free TV Licence worth £159
- Christmas Bonus Payment of £10
- Cost of Living Pensioner Payment of £300
- Free dental/glasses/travel costs to hospital
- Automatic entitlement to full Housing Benefit & Council Tax Reduction

So, while his Pension Credit award was only £1.08 per week, working out as £56.16 per year, James benefited by over £1319 per year in additional benefits/entitlements because he was getting that small amount of Pension Credit.

Would you like us to check to see if you're entitled to Pension Credit?

Pension Credit is a benefit available to people of state pension age. It can help top-up your weekly income and allows you to automatically qualify for other benefits and entitlements. **Millions of pounds of Pension Credit go unclaimed each year.**

The Welfare Rights team can check your pension credit entitlement and help you claim for this. Just call us on **0141 551 5142**.

## BURSARY



**We are now accepting applications for our 2023/2024 educational bursary! If you are undertaking further education and if you reside in one of our properties then you may be eligible for up to £2000 of financial aid to support you in your studies.**

Over the last 10 years PHA has awarded over £15,000 to local residents to assist them in their further education and we have seen a number of students from the Parkhead Community go on to do remarkable things in their careers. Parkhead Housing Association Chair John Buchanan understands the value of further education and the impact it can have 'the bursary scheme continues to be an important part of the Association's social purpose and we continue to see how important and vital it can be for those in receipt of the financial support, I would encourage anyone who is undertaking further education to get in touch.'

**For more information on our bursary email us on [email@parkheadha.org.uk](mailto:email@parkheadha.org.uk) or call the office on 0141 556 6226!**

# OUR BUSINESS PLAN

Parkhead Housing Association is delighted to launch our new Strategic Plan that will guide the Association through the next 5 years of our exciting journey.

The business planning process was a highly collaborative approach commencing with a Board and senior staff engagement event in October 2021 and an all staff strategy event on 1st June 2022. The process also considered the views of a wide range of other stakeholders including the views of our residents across the Parkhead community.

PHA Chair and local resident John Buchanan said 'There has been a great deal of thought and work involved in producing our new business plan and it sets a clear vision for us as a Housing Association over the next 5 years. This is a really important milestone, and I would like to thank everyone involved for their hard work in pulling it all together.'

PHA Chief Executive Aileen McGuire was keen to establish a vision for the Association for the future 'It was important to ensure that this planning process was not only collaborative but robust where we leave no stone unturned. We have worked hard to ensure that we have a plan in place to ensure we continue to deliver for the Parkhead community not just over the next 5 years but even further into the future.'

You can read the Association's business plan on our website [www.parkheadha.org.uk](http://www.parkheadha.org.uk)

# KEEPING YOU SAFE

As a direct result of the Grenfell Tragedy and the subsequent Scottish Government Legislation Parkhead Housing Association have upgraded all our properties to ensure that you and your family are safe and have as early a warning as is possible in the event of a fire or a carbon monoxide leak within your home. The smoke alarms and heat alarms are all interlinked i.e., if one goes off they all go off and all the alarms are tested annually by City Technical Services to ensure that they are in perfect working order

Please remember that removal of any alarm will not only compromise your safety, but it is also a serious breach of your tenancy agreement. In the event you have removed any of the alarms for whatever reason please advise Parkhead Housing Association as a matter of urgency for the situation to be rectified. These alarms are there to protect you, your family, visitors, and other neighbours and must not be removed or tampered with in any way.

# ART COMPETITION

Our fantastic Artist in Residence Rebecca Fraser has recently launched a Creative Café over at Parkhead Schoolhouse, every Monday between 1pm and 2.30pm. The Creative Café is a friendly, relaxing art class where you will be led each week in making your own artwork. Rebecca will be on hand to assist with lots of simple steps so everyone can take part no matter how "artistic" you think you are.

To celebrate the launch of the Creative Café we are holding an art competition for any young, local budding artists in the Parkhead area. As we are moving into the Summer, we are looking for fantastic works of art that depict your Perfect Summer Holiday.

Hand your entries in at the office or at Parkhead Schoolhouse for your chance to win an Amazon Gift Card.



# JULY EVENTS


## PARKHEAD SUMMER GALA DAY

 15th July | 12pm - 4pm

 Beattock/Powfoot Street

*No registration required*

## BEACH PARTY WITH PARKHEAD YOUTH PROJECT

 29th July | 12pm - 3pm

 Parkhead Schoolhouse

Our events are for Parkhead HA residents. Spaces are limited and will require pre-registration.

Bookings can be made by contacting us at 0141 473 0460 or [parkheadschoool@parkheadha.org.uk](mailto:parkheadschoool@parkheadha.org.uk)



# PARKHEAD

Housing Association

## Opening Hours

Monday: 9.30am – 1pm & 1.45pm – 5pm  
 Tuesday: 9.30am – 1pm & 1.45 – 5pm  
 Wednesday: 9.30am – 1pm & 1.45 – 5pm  
 Thursday: 11am – 1pm & 1.45 – 5pm  
 Friday: 9.30am – 1pm & 1.30 – 3.30pm

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