



WILLIAMSBURGH
HOUSING ASSOCIATION LTD

OCTOBER 22

NEWSLETTER

QUARTERLY NEWSLETTER TO
WILLIAMSBURGH RESIDENTS



AUTUMN / WINTER HOLIDAYS

OFFICE CLOSED FROM 4PM ON 23RD DECEMBER:

OFFICE REOPEN 9AM WEDNESDAY 4TH JANUARY 2023



A RECOGNISED SCOTTISH CHARITY - NO SC035350
FOR ALTERNATIVE VERSIONS OF THIS NEWSLETTER PLEASE GET IN TOUCH
ADMIN@WILLIAMSBURGHHA.CO.UK

STAFF UPDATE

Welcome

Lisa Reynolds
Head of Property Services



Lisa has worked in Housing for over 25 years, starting in Inverclyde and moving onto the Glasgow area. Lisa has worked with Thenue Housing Association and Ferguslie Park Housing Association.

3 fun facts about Lisa!

- Happily married with two girls
- Lisa enjoys visiting craft fayres and second hand bookshops
- Lisa loves to travel and her favourite destination is Portugal



Lynn Fleeting HR & Admin Supervisor



Lynn joined Williamsburgh from Acas with a background in Social Housing. Lynn is looking forward to working with staff and committee and improving our already great workplace.

3 fun facts about Lynn!

- Mum of two young girls
- Chosen to play the trombone when she was younger because of her long arms
- Lynn has recently graduated from University with MSc in HR Management

Kamila Feddek
Benefits Adviser



Kamila has worked in Welfare Rights and Money Advice for over 15 years, helping people accessing their rights and managing multiple projects in Glasgow and across Scotland. She holds a few degrees and speaks multiple foreign languages.

3 fun facts about Kamila!

- She comes from Poland, has a German surname and her heart lives in Scotland
- She likes gardening, cooking, music, spending time with children and elderly people
- As a child, she dreamt about building beautiful houses and now looks forward to working with WHA staff and tenants



ESTATES TEAM UPDATE

POWER WASHING & SALT BINS

Our Estates Team have been out preparing for the winter season, by restocking all WHA grit bins for residents to use when required. Williamsburgh will periodically check on stock levels over the winter season.

Residents, please assist if you notice the salt bin levels low by contacting office on 0141 887 8613



ESTATES TEAM UPDATE

IVY REMOVAL



Ivy is a woody stemmed, self-clinging climber that can grow quickly to cover fences, walls, and buildings. Self-clinging climbers, English ivy (*Hedera helix* sp.) supports itself by aerial roots and where these penetrate cracks or joints, they may cause structural damage.

Ivy growing on buildings can be a cause for concern owing to its rapid pace of growth and worries about potential damage to the support structure. Its dense cover can hide defects in the fabric of the building and hinder maintenance work. Ivy may also provide access for intruders and harbour pests such as mice. Therefore, our Estates Team have been removing any ivy from WHA stock.

If you have any issues with Ivy please contact us on 0141 887 8613.

Photos taken at Kilnside Road and Seedhill Road, Paisley.



PLANNED MAINTENANCE

KITCHENS, BATHROOMS, BOILERS & PAINTING



The Painting Contractor JS McColl are delivering the external painting Contract at:

- 21-44 Love Street
- 37-57 Caledonia Street
- 1-18 Dunn Street
- 24-36 Kilnside Road
- 39-61 Kilnside Road
- 57-93 Seedhill Road
- 18 & 82-86 Seedhill Road
- 15 Alloway Drive
- 2 & 8 Miller Street
- 3-51 Rankine Place
- 39-62 Bank Street
- 21-55 Seedhill Road
- 2-18 Lang Street
- 1-4 Unsted Place
- 29-33 Cochran Street
- 3 & 17 Crossflat Crescent
- 6 Howard Street
- 1-49 Birch way
- 1-14 Birch Place
- 19 & 36 Moorpark Square
- 88-94 Paisley Road
- 3-35 Victoria drive East

All works to be completed by March 2023

Everwarm are currently on site delivering the planned programmes for Kitchen and Bathroom replacements which will continue into the New Year.

The Contractor PH Jones is carrying out new boiler installations in Tenants homes and plan to complete the programme for the end of November.

WINDOWS

Programmes of window replacements have previously been post-poned due to a number of factors including Covid-19 restrictions, rising costs in the industry and the availability of suitable Contractors to carry out the works.

The Property Services Team will be exploring options to carry out a programme of window replacements during 2023. We will contact the Tenants on the 2023 programme with further details as information becomes available.



ELECTRICAL SAFETY IN YOUR HOME

Electrical Installations in Tenanted properties are **tested every 5 years** to help keep you safe from the risk of Fire in your home. We employ Contractors to carry out the visits to test the Electrical circuits including sockets, wiring, cooker points and the main consumer unit to check they are safe to use. The Contractor is also carrying out **Electrical checks in common close areas** to identify any work which is required and minimise any risks of Electrical faults in the common areas.



The Contractor will contact you with an appointment to carry out these essential checks. Should appointments not be kept or access to your home not be given over a period of time, we will instruct the Contractor to force access to the property to carry out the checks. We will also pass the costs of forcing access onto you as a re-chargeable appointment should you not allow access for the pre-arranged visit.

Please ensure you respond to all appointments, letters, e-mails and phone calls to arrange these essential visits which can be changed to suit your own circumstances.

The Team can be contacted on Tel: **0141 887 8613** to discuss your appointment time once received and make changes if needed. We can also arrange evening or weekend visits if needed to ensure the Contractor can carry out the visits. Please do not ignore any requests to arrange these essential checks.

WELFARE SUPPORT



Our Benefits Advisor Kamila Feddek provides a service to support our residents with their finances.

Kamila can support you with benefit advice and entitlement checks, as well as Universal Credit and Housing Benefit claims and appeals.

Kamila can assist with:

- **Checking you are in receipt of your full benefit entitlement**
- **Assist with benefit claims and completion of benefit forms**
- **Help with any benefit-related issues**

You can contact Kamila directly by:

Email:

kamila.feddek@williamsburghha.co.uk

Telephone: 0141 847 6375 / 07533 536527



Scottish Child Payment increases to £25 per week



This becomes available for children, up to the age of 16, on 14 November 2022. If you have a child aged 6 to 15 you can apply from this date. The payments do not affect any other benefits you are receiving.

Until then the Scottish Government will pay eligible families the Scottish Child Payment Bridging Payments (information on December's Bridging Payment for children aged 6 and over and eligible for the free school meals due to household income - to be announced by Renfrewshire Council.

Who can get it?

You can get it for each child under 6 years old (under 16 years old from 14/11/2022) if you are receiving one of the benefits below:

Universal Credit, or waiting for your first payment of
Universal Credit
Income Support
Income-based Jobseeker's Allowance
Income-related Employment and Support Allowance
Pension Credit
Housing Benefit
Child Tax Credit
Working Tax Credit

How to apply

You can apply on Social Security Scotland website or freephone helpline on 0800 182 2222 or ask for an application form to be sent to you that you can fill in and return. Please speak to our Benefits Advisor Kamila who can assist you with an application.



WELFARE SUPPORT

COST OF LIVING SUPPORT



The second Cost of Living Payment of £324 to be paid between 8 and 30 November.

You could get up to 3 different types of payment depending on your circumstances on a particular date or during a particular period:

- a **Cost of Living Payment** (£326 paid between 14 July to 7 September 2022 for most people and £324 that will be paid between 8 and 30 November 2022 for most eligible people, if you get a qualifying low income benefit or tax credits
- a **Disability Cost of Living Payment** (£150), if you get a qualifying disability benefit
- a **Pensioner Cost of Living Payment** (£300), if you're entitled to a Winter Fuel Payment for winter 2022 to 2023

These payments are not taxable and will not affect the benefits or tax credits you get.

If you need help making an application, you can contact **Kamila** – our Benefits Advisor on kamila.feddek@williamsburgha.co.uk or **07533536527**.

WARM HOME DISCOUNT

You could get £150 off your electricity bill for winter 2022 to 2023 under the Warm Home Discount Scheme.

To get it you need to either:

- get the Guarantee Credit element of Pension Credit (core group)
- be on a low income and meet your energy supplier's criteria (broader group)

You can apply online or by phoning your energy supplier (most people in core group should get a payment automatically). Speak to our Benefits Advisor or Tenancy Support Assistant if you require further assistance.

This money is not paid to you - it's a one-off discount on your electricity bill (or gas bill potentially if the electricity supplied by the same supplier), between November 2022 and March 2023. Contact your supplier to find out.

WINTER FUEL PAYMENT

You could get between £100 and £300 to help pay your energy bills. This is tax free. To get the payment, you need to be born on or before 25 September 1956. If you're entitled to a Winter Fuel Payment for winter 2022 to 2023, you'll get an extra £300 in November as a part of Cost of Living Support. The payment will be paid automatically.





WELFARE SUPPORT



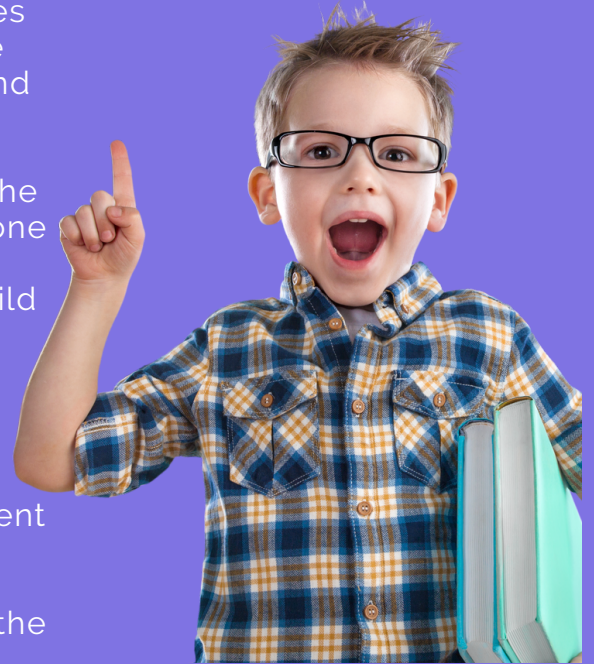
CHILD WINTER HEATING ASSISTANCE IS ON ITS WAY

Child Winter Heating Assistance (£214.10/ per each eligible child/young person) is a payment to help disabled children, young people and their families with heating costs in winter. The payment will be paid automatically to a bank account from the end of November.

Children and young people in Scotland can get the assistance if they're under 19 years old and get one of the following 'qualifying benefits':

- the highest rate of the care component of Child Disability Payment
- the highest rate of the care component of Disability Living Allowance for children
- the enhanced daily living component of Personal Independence Payment
- the enhanced rate of the daily living component of Adult Disability Payment

They must be getting this on at least one day in the third full week of September. This includes if a qualifying benefit is backdated to this period.



SELF-ISOLATION SUPPORT (COVID GRANT - £250) STILL AVAILABLE TO LOW PAID WORKERS NEEDING TO SELF-ISOLATE

A self-isolation grant is available for those in low paid employment or self-employment who are in receipt of low-income benefits and will lose income as a result of having to self-isolate to prevent the spread of coronavirus (COVID-19). The grant is also available to people who have responsibility for a child or are a carer for someone who has to self-isolate.

How to apply for the grant
You can apply online for a self-isolation support grant on the **Scottish Government website**. You can do this any time within **28 days** from the date you were advised to stay at home following a **positive PCR test result**. You can only apply for the grant **once** in any isolation period (up to **3 times** from **1 May 2022**). If you need help making an application, you can contact **Kamila** – our Benefits Advisor on **kamila.feddek@williamsburghha.co.uk** or **07533536527**.

COVID-19

UPDATE ON DEVELOPMENTS

Williamsburgh are delighted to take the handover of the first three blocks at **Albert Road, Renfrew** development.

The development of **42 new family homes**, for affordable rent, at Albert Road, Renfrew is being built by McTaggart Construction with an anticipated completion date of February 2023. The new homes are a mixture of terrace and semi-detached properties, will all have gardens and will be a mix of 3, 4 and 5 person properties along with two, specially designed, 4 person wheelchair bungalows.

The project costing a total of £7.3 million is being made possible by working in partnership with Renfrewshire Council and a grant of £3.317 million from The Scottish Government's Affordable Housing Supply Programme.



JOIN US!

GET INVOLVED!

COME ON, GET INVOLVED!

Would you like to know a bit more about the work we do, offer your suggestions about our services, and give staff your views about the area you live in?

If the answer is yes, there are several ways you can, these include:

- Joining our staff on walkabouts in your area.
- Become a member of our informal focus group, this can be done over MS Teams, or in person.
- Commenting on various strategies and plans from the comfort of your own home.

If you'd like to find out more, **please email** admin@williamsburghha.co.uk headed 'Get Involved'.

ANTI-SOCIAL BEHAVIOUR

Demonstrating our commitment to **tackling anti-social behaviour**, we have successfully evicted a seriously anti-social tenant using the powers available to us. We will continue to pursue anti-social tenants and do whatever we can to deal with them.

MACMILLAN. CANCER SUPPORT

COFFEE MORNING

Well done to our staff at Williamsburgh for raising **£82.05!** for MacMillan cancer support.



EVENTS

ON BELONGING - IN PAISLEY - WEEKLY ART WORKSHOPS WITH MOIRA SALT, EXPLORING IDENTITY, MIGRATION AND MEMORY.

For Black and minority ethnic women, and non-binary peoples, in, or near, Seedhill, Paisley. Lunch and childcare provided, with travel support available. **Please email Moira for further access questions and to book in: moira@rigarts.org.**

Location: The Community Art Space
56 Kilinside Rd, Paisley,

- **Saturday 19 November, 11am-4pm** (BOOKING)
Songs of Water - Being Liquid
Sound Recording and Soundscape Workshop
- **Saturday 26 November, 3hours** (TBC) (BOOKING)
One Step Forward, Two Steps Back
Movement/Dance Workshop - with Ashanti Harris
- **Saturday 3 December, 11am-4pm** (BOOKING)
Gestures at Closure
Writing and Performance Workshop

NICOLA STEAD - COLLECTIVE FOCUS EXHIBITION

Shop fronts around Seedhill

- **2nd - 15th November** - All day, best viewed during standard retail opening hours
- Find out more and pick up an exhibition booklet at our Fun Day event on 12th November.

EVOLVE FUN DAY

Sherwood Greenlaw Church Hall

12th November, 2.30-5.30pm

Completely free, open to all, creative activities, food and fun for all ages.



**On
BELONGING
Workshops**

**LEARN, SHARE &
MAKE TOGETHER!**

exploring local history,
migration, motherhood and art

for Black and Brown womxn
living in Seedhill

FREE, with food and childcare provided

Contact moira@rigarts.org
to take part



BARSHAW PARK COMMUNITY GARDEN

Friends of Barshaw Park formed in 2014 and after a couple of years they attracted a lot of members. Their mission is to ensure the park is maintained and improved, It is also a place of education and leisure for every member of the Community.

Several local groups went to help in the garden, and came up with the idea that a Community Garden is what was required to better serve these Community groups by having a space designed to give groups and individuals their own small areas to take care of.

At the beginning of 2022, Friends of Barshaw entered a competition ran by the Royal Horticultural Society. They would fund the design and build of a Community Garden in each of the 4 United Kingdom countries. After a few weeks they learned they had made the last 6 for the Scottish garden. With several visits from the RHS, JJ Chalmers and a BBC Film Crew they were told that they had won!



Not only would the build of the garden be funded, but professional garden designers would design the garden to meet requirements.

Six months on, the garden is almost complete. The site has been levelled, raised beds built, and have a polytunnel and large shed. A rainwater harvesting system is being installed, and they will have a composting toilet too.

The garden design provides a large space for events and meetings, and will be ideal for activities such as exercise classes and as an outdoor classroom. There will be lots of seating areas throughout the garden, where gardeners and visitors can relax. Friends of Barshaw are very grateful to all of their volunteers, community groups, local businesses, and of course the RHS for making this all possible.

One of the raised beds is set aside for residents in the Seedhill area. If you are interested in taking up the invite to use the beds, please get in touch with Stuart Miller at Williamsburgh.



CYBER SECURITY

Criminals can take advantage of the internet and information technology. They do this for profit, notoriety or to cause harm.

CYBER SECURITY IS:

- How businesses can reduce the risk of becoming victims of a cyber incidents.
- protecting the devices we all use (smartphones, laptops, tablets and computers).
- Protecting the services we access from theft or damage.
- Stopping people getting access to personal information we store on these devices.



It's more important than ever to prevent cyber criminals get hold of our accounts, data and devices. This includes online banking and shopping, to email and social media.

Cybercrime takes many different forms. For example:

- Ransomware
- Account compromise
- Business email compromise
- Denial of service attack.

ONLINE SHOPPING

Using the internet to buy goods or services is now so easy. Many of us are spending more time shopping online than before. Unfortunately, fraudsters use online shopping scams. They can hide their identity and target many victims at the same time. Your online transactions can be targeted by criminals and fraudsters. This is because you cannot see who you are paying money to.

The following tips will help you enjoy a secure online shopping experience.

- Choose carefully where you shop
- Use a credit card for online payments
- Only provide enough details to complete your purchase
- Check your bank and credit card statements regularly
- Check the correct amount has been debited
- Query any suspicious payments with your bank or credit card provider immediately
- Keep your accounts secure
- Watch out for suspicious emails, calls and text messages.



POLICE

How do I report cybercrime?

You can report cybercrime to Police Scotland by phoning **101**

POLICE



allpay

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suits you**
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