

# Our Estate Newsletter

WINTER 2021



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## A welcome from Andy Duncan, Chief Executive

It is now over a month since I took over the role of Chief Executive at the Trust and it has been an extremely busy period for everyone. The grounds team have been completing the annual marathon job of cutting the hedges throughout the estate – an essential task to preserve the very special character of our housing; and then they had to deal with the aftermath of storm Arwen. We have also had a number of new tenants move into some of our newly refurbished houses and hope that they are settling-in well to life at Gannochy.

The first stage of the tenant survey with the Scottish Community Development Centre has now been completed so we hope to be able to provide you with feedback on its findings in the new year. We will then move on to the next stage of consultation on the development of the new and existing greenspaces around our housing. This will depend on how the pandemic develops over the coming weeks and months but hopefully we will be able to hold face to face sessions in the spring.

In the meantime I wish you a safe and restful festive period on behalf of the Trustees and all of the staff team.



Andy Duncan

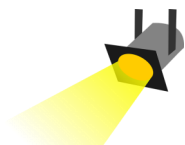


### Carol Singing on Gannochy Green - Gannochy Events Group

Gannochy Events Group invite you to Gannochy Green from 6pm to 7pm on Sunday 19 December, where they hope to add to the festive spirit already evident by the Christmas decorations around the community. Please enjoy a fabulous evening whilst maintaining responsible social distancing to keep yourself and others safe over the festive period.



## Tenancy Spotlight



### Security around your home

To reduce your chance of having a burglary, the most important thing you can do is call the police to report a crime or any suspicious activity. You are the eyes of your neighbourhood and a large part of the community policing efforts. Make your home look occupied, and make it difficult to break in:

- Lock all outside doors and windows before you leave the house or go to bed.
- Arrange for your lawn to be mowed if you are going away for an extended time.
- Don't share your vacation plans on social media.
- Lawn mowers, barbecues and bicycles are best stored out of sight.
- Always lock your garden sheds and garages
- Use curtains on garage and shed windows.
- Never leave keys under doormats, flowerpots, mailboxes or other "secret" hiding places - burglars know where to look for hidden keys.

### Alarms

Alarms are a good way to keep your house secure, but you need to complete an alteration form and request permission from the Trust to install one.



### If your home is broken into

If you come home to find an unexplained open/broken window or door:



- Do not enter - the perpetrator may still be inside.
- Use a neighbour's phone to call police.
- Do not touch anything or clean up until the police have inspected for evidence.
- Write down the license plate numbers of any suspicious vehicles.
- Note the descriptions of any suspicious persons.

### Neighbourhood Watch Scheme

You can join the local Neighbourhood Watch Scheme at [www.neighbourhoodwatchscotland.co.uk](http://www.neighbourhoodwatchscotland.co.uk). Click on "Sign Up for Alerts", complete the Registration Form, and select the Gannochy Neighbourhood Watch.

## Keep Safe !



23 Haddon Road



9 Farm Road



30 Dupplin Road



5 Farm Road

## Managing condensation

Condensation can be a common problem, especially in winter and in older stone buildings. The Gannochy Trust's founder, A K Bell, recognised the importance of good ventilation in keeping our houses healthy, and he erected the plaque below in all of the original stone built houses on the estate. These sentiments still hold true today.



Guidance notes on how to manage condensation in your home are included with this newsletter.

### Gannochy Events Group

The Gannochy Events Group is run by local residents who organise community events. They promote activities on the Gannochy Events WhatsApp Group. Anybody can join - text Ian Gall to ask him to add you on 07305 081566. You can also join the Gannochy Community WhatsApp Group by texting 07545 164359.

**Halloween Display** - Ten entrants this year with some very creative displays for the whole community to enjoy. 5 Farm Road came first with 9 Farm Road in second place and 23 Haddon Road and 30 Dupplin Road picking up third places. Thanks to all who put on a display.

**Christmas Carol Singing** - The Gannochy Events Group has organised their first Christmas Carol Singing event which is planned for Sunday 19 December on Gannochy Green at 6pm. Please enjoy but respect social distancing.

## Staff Spotlight: Euan Sinclair, Garden & Groundworker

### How long have you been working for The Gannochy Trust?

I started in May 2004 (17 Years).

### What is the best part of your job?

Looking after the estate and getting to know the tenants.

### What is the funniest thing that has happened to you at work?

Trying to walk on the monobloc's at Kinmond Court when it is solid ice. I couldn't walk, far less work.

### What do you do to relax after work?

A few pints and a meal out.

### When all the Covid-19 restrictions are lifted what is the first thing you are going to do?

Go on a large family holiday !



## Gardener's Christmas Corner

As we are heading towards the final leg of the annual hedge cutting task, I would like to thank everyone for their efforts. The Estates Team doing the cutting and Tenants clearing up of their individual properties, it gives the Estate its unique appearance.

**Winter Conditions** ❄️ Please take care with the winter conditions heading our way, the salting and gritting of unadopted roads and paths are the responsibility of the Trust and will be attended to every day Mon - Fri (excluding Christmas and New Year holidays). All other areas are the responsibility of the Council. Grit bins will be filled on a Friday for tenants to use sparingly over the weekend.

**Dog Fouling** With early dark nights there's an increase in dog fouling throughout the estate. Please pick up your dog's mess!

**Curly** All is working well at the moment regarding the goal posts. Nice to see it is being used responsibly again.



## Gannochy Trust staff Office staff

Andy Duncan, Chief Executive  
Carol Annand, Tenancy Officer  
Jackie Blair, Tenancy & Finance Administrator  
Vacant Post, Estates Manager  
Steven Greig, Development Manager  
Bob McFarlane, Asst. Estates Manager  
Carole Redford, Administrator  
Fiona Russell, Grants Manager  
Ami Slokan, Senior Administrator  
James Walter, Communications Consultant

## Grounds staff

Alastair Morgan, Asst. Estates Manager  
Greg Denton, Cricket Grounds Person  
David Drysdale, Grounds Worker  
Ryan Foster, Grounds Worker  
Brian MacLean, Grounds Worker  
Euan Sinclair, Grounds Worker



## Alfy's Work Experience with the Trust

Alfy is an S4 pupil from Perth Grammar School and he spent a week at The Gannochy Trust in November with input from all of the staff to learn about everyone's role. This is his account of his time with us:

My week was very full & exciting and I got to meet all of the people who work at the Gannochy Trust.

I have taken Business Management as one of my school subjects, so it was a valuable insight of the importance of all the key areas which it takes to make an organisation like The Gannochy Trust run smoothly. I would like to thank everyone for being very friendly and helpful to

me during my work experience week and also for taking their time to explain what they do.

I will hopefully be able to use some of the

valuable things I have learnt this week either at school or in a job that I end up doing.





**Winter procedures** The Trust does its best to treat and clear pavements during wintry weather. The Trust treats the cul-de-sacs and the Council is responsible for the remainder. We will try to help where we can. There will be no snow clearing on 25<sup>th</sup> to 28<sup>th</sup> Dec or 1<sup>st</sup> to 4<sup>th</sup> Jan.

**Frozen pipes** To avoid discomfort to you and your family, and to avoid damage to your house:

- If you have an external boiler house, please ensure that the door is always kept closed in the winter months to protect your cold water supply, heating and hot water.
- Find the location of the main supply stopcock so that you know where to switch the water off if there is a problem. They tend to be located under the kitchen sink or under the bathroom window.

**Outside Tap** To avoid burst pipes to your outside tap, switch off the gate valve that feeds the pipe and open the tap to drain the water from the pipe.

## Kingdom Gas Services

Kingdom Gas Services have recently been bought over by **McGill FM** and are currently in a transition period. At the present time gas engineers will continue to wear Kingdom Gas clothing whilst driving Kingdom Gas vans but this will change to **McGill FM** as time goes on. The contact number remains the same for tenants calling for any heating/hot water faults or to make access arrangements for their gas service.

## Emergency Repairs

Trade/Issue	Contractor	Tel. No.
<b>Gas and Heating Systems</b> <ul style="list-style-type: none"> <li>• Boiler/heating not working</li> <li>• Radiator leak which cannot be controlled</li> <li>• No hot water</li> <li>• Carbon monoxide detector activating/faulty</li> </ul>	Kingdom Gas	0800 389 9463
<b>Plumbing and Drainage</b> <ul style="list-style-type: none"> <li>• Blocked drains which are preventing the use of toilet or sink</li> <li>• Leak to cold water supply pipes</li> </ul>	Thermal Comfort Frank McDonald	01738 787860 07703 107364
<b>Electrical and Smoke Alarm Systems</b> <ul style="list-style-type: none"> <li>• Electrical faults which will not re-set</li> <li>• Faulty smoke or heat alarms</li> </ul>	Dave Peebles	01738 447591 07709 365071
<b>Joinery</b> <ul style="list-style-type: none"> <li>• Jammed or faulty door/lock or window which compromise security</li> </ul>	Graham Davidson	07493 233844
<b>Roof leaks</b> <ul style="list-style-type: none"> <li>• Missing or broken slates causing water ingress</li> </ul>	Alan Robertson & Sons	07738499180 01738 551424
<b>Sheltered Housing Aid-Call System</b> <ul style="list-style-type: none"> <li>• Faulty control unit</li> <li>• Faulty smoke or heat alarms</li> </ul>	Age-UK Aid-Call	0800 0851587

## Gas leaks and carbon monoxide alarms

In the event of a gas leak or suspected gas leak, or if your carbon monoxide detector activates with a continuous alarm, please contact National Grid Gas Emergencies on 0800 111 999 immediately and please take the following steps;

- Turn off gas at meter (Quarter turn the handle on pipe at the side of the meter).
- Turn off all gas appliances.
- Don't use electrical appliances or light switches.
- Open all doors and windows.
- Don't smoke or use naked flames.
- Don't turn supply back on until remedial action is taken and authorised by a competent person.

## Seasonal office hours

The Trust telephones and email remain open, but the office is closed to visitors.

Seasonal holidays will mean that there is no cover on:  
Monday and Tuesday 27 and 28 December, and  
Monday and Tuesday 3 and 4 January.

