

Our Estate Newsletter

SUMMER 2022



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The Gannochy Community

Gannochy Platinum Jubilee Event

Thanks to the efforts of the Gannochy Events Group and community volunteers, the Curly hosted a spectacular celebration event to mark the Queen's Platinum Jubilee on Saturday 4th June. The event started with a regal themed fancy dress parade and was followed up with egg and spoon, sack, bean bag, and flat races. YMCA Tayside provided a Jungle Fun Bouncy castle and Scone Thistle Community Club had three junior teams running Beat the Goalie. Alfie McFarlane provided some live entertainment on the guitar, and Hoopla, Find the Key, and Temporary Tattoo stalls also provided entertainment.

A great deal of hard work was put in by a small group of dedicated volunteers who planned and delivered the event for our community. We are all very grateful for your efforts.



A "Cut above the rest" - Fundraising on the Estate

10 year old Ellen Mackintosh lives on the estate and has completed a courageous and selfless act to fundraise and donate her hair to the Little Princess Trust. Ellen said:

"I have had long hair all my life and have decided to have my hair cut so that the length can be used to make a wig for another child. Whilst I can't cure cancer, or other conditions that can cause a child's hair to fall out, I hope that a wig with my hair will make a child feel amazing."

Ellen has donated 45 cm of her hair and raised over £550 and still counting on the Just Giving website.

Fantastic job Ellen - You certainly are a cut above the rest!



Community Consultation Updates

Housing Refurbishment Strategy

As part of the response to the tenant consultation undertaken last year, we agreed to provide further information on our refurbishment strategy

Q : How does The Gannochy Trust prioritise houses for refurbishment?

A : The housing in the original red sandstone designs are categorised from Category 1 to 5 according to the extent of refurbishment. Those in Category 1 have been fully renovated after 2008 with insulation, kitchens, bathrooms, central heating, and paths. Those in Categories 4 & 5 have not been renovated. Those in Categories 2 & 3 have had partial renovation. The Trust's strategy is therefore to prioritise houses in categories 4 & 5, and this is generally carried out during tenancy changes. Typically, this allows for up to six of these houses to be refurbished each year, depending on transfers to sheltered housing or departures from the estate. Decanting is a last option for carrying out refurbishment as it is disruptive for the occupants. Over 80% of the 146 original houses have been refurbished in part or in whole, with the remainder planned each year as circumstances allow. A full refurbishment typically costs around £65,000.

Q : When is my house likely to be upgraded?

A : The Trust properties that have received some level of upgrade, i.e. those in categories 2 & 3 are generally in good condition. These properties will be prioritised for refurbishment once the category 4 & 5 houses have been completed which is likely to be in 2-3 years' time. The Trust will then prepare a programme for the category 2 & 3 houses and contact tenants at the point where their property has been identified for refurbishment. This is likely to take several years to complete.

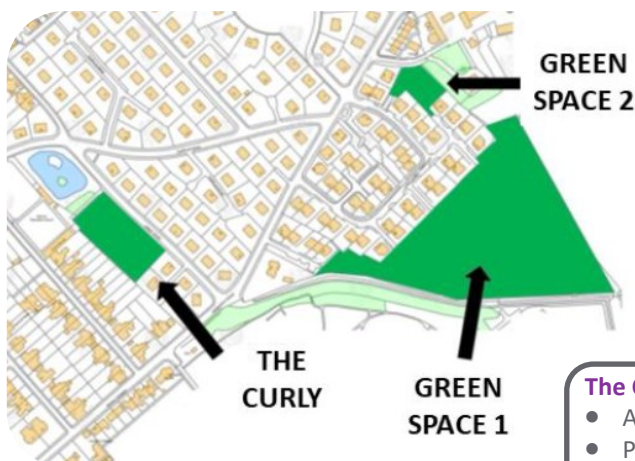
Q : What is the long-term programme for the upgrading of Garden Spaces?

A : Upgrading of garden spaces, paths, and access routes is undertaken along with any refurbishment works to the original houses during a tenancy change. Upgrading of garden spaces out with the refurbishment scheme is undertaken to properties where particular problems exist. These are identified by the Trust's Estate team on an annual basis and the work prioritised according to the funds available.

Gannochy Green Spaces Consultation

A wealth of ideas about how to develop the community green spaces on the estate

The Green Space Consultation event held in May was well attended and had a great variety of discussions and ideas around the theme of the Gannochy Estate Green Spaces, and thanks for all those providing their generous input. A Bug-Life representative took us on a trail around the green spaces to highlight some of the very small natural neighbours that we have on the estate! The event built on the wide spectrum of ideas collected from the household survey completed in October. The Green Space ideas will shape proposals to be considered by Trustees for implementation, and whilst it is not possible to accommodate all suggestions, the undernoted core items represent the key features favoured by a majority of respondents.



Green Space 2

- Community orchard with soft fruit and trees
- Wildflower area
- A few isolated seats

Green Space 1

- One or two benches on the raised areas and top of mound
- Improved entry points for wheelchairs access
- Upgrade paths to allow easier access for wheelchairs
- Connection with other walking routes

The Curly

- Additional tables and benches more remote from the roadside
- Play Park for small children with equipment
- Some Flower beds
- A perimeter path/track for small child scooters, learning bicycles
- Reduce size of goals to smaller ones for smaller children

Gannochy Green

- A few seats towards perimeter

The maintaining of the existing natural green feel to provide good social spaces for enjoyment was identified as paramount to many people for all of the areas. Any tenants who were unable to make the consultation event may submit their comments on the above or other ideas to events@gannochytrust.org.uk by 22 July 2022. The key ideas will then be considered by the Trust for implementation of improvements over the next 12 to 18 months.

Tenancy Spotlight - Internal Transfers

If your accommodation no longer meets your needs you can apply for a larger, smaller or sheltered property on the estate providing you have a genuine need and meet the criteria. The Trust are very keen to continue their refurbishment programme and part of the assessment process we will consider those in properties that have not had any renovations carried out.

We are also very keen to encourage residents to downsize to our sheltered housing properties. We don't have many on our sheltered housing list at this present time.

Current tenants who require to transfer can request a Transfer form at any time by :

Contacting the office on **01738 620653**

Or by emailing - housing@gannochytrust.org.uk

Tenancy Service Guide

We are currently producing a guide for tenants giving detailed information on various aspects of your tenancy and the services that the Gannochy Trust provides.

It will cover customer service, customer feedback, internal transfers, rent, neighbour & estate concerns, repairs and maintenance with flow chart, and garden standards. We hope to give every household a copy over the next few months.



Staff Spotlight: **Gilbert Valentine** started his role as Estates Manager in May, having previously worked in similar roles for Stirling and Dundee Universities, where he was responsible for managing and developing a range of facilities from student accommodation to rented properties.

He also previously worked in the property department at Perth Council and at Perth College UHI, where he assisted in the development of the College's Academy of Sport and Wellbeing. He is looking forward to harnessing his extensive experience in estate management and property development for the benefit of tenants, the Trust, and its partners.

Gilbert said: "I feel very privileged and lucky to be joining The Gannochy Trust and supporting the objectives of A. K. Bell. Much of my work experience has been in housing together with managing and developing properties at Dundee and Stirling University, where I had a special interest in environmental and energy issues as well as sport. I'm excited to be supporting the Gannochy community in all the estate activities and further enhancing the excellent environment provided by the Trust in the Perth locale."



Andy Duncan said: "It's a pleasure to welcome Gilbert to The Gannochy Trust. Gilbert brings with him a wealth of experience and we look forward to working with him as we continue to improve and develop our estate assets".

Fond Farewell & Happy Retirement Jackie

Jackie Blair, Tenancy & Finance Administrator, is literally flying off on her travels as she retired in May after 17 years of service with The Gannochy Trust. She is flying off to sunny Spain for a well earned rest and some sun, but before leaving we shared a lovely retiral lunch presenting her with beautiful flowers, retiral gifts, and our very best wishes. Jackie said she will be enjoying more crafting when retired - a very talented lady with great crafting skills.



Jackie will be very much missed at The Gannochy Trust, but we wish her a long and happy retirement with the promise of keeping in touch and popping into the office with her beautiful, tasty baking ! Bon voyage!

Gardener's Corner

The deadline for nominations for Gannochy Gardens and Patios Awards is **15 July**

This year, we have invited your nominations for gardens and patios to be judged by Beautiful Perth. You can nominate as many gardens or patios as you like by simply emailing events@gannochytrust.org.uk or by phoning **01738 620653**. We won't share names of nominators. Nomination deadline is approaching fast, so please don't delay. You can choose your own criteria; it could be "most improved"; "most colourful"; "most hedgehog friendly"; but probably best not to go with "tallest grass". The top nominated gardens will be judged later in July and we will notify finalists so that you know when the judges will be visiting. Trophies will be provided for all finalists and winners will also receive garden centre vouchers.

Gannochy Sunflower competition - register your Sunflower before the judges visit with the tape measure on **26 August**. Register on Eventbrite - <https://bit.ly/3Lde7wQ> or email events@gannochytrust.org.uk

beautiful
Perth



Bob's Tips

Wasps!



We get numerous calls each year about wasp nests. Wasps make their nests from chewed wood pulp and saliva, giving them distinctive papery walls. Nests are usually built in sheltered spots with easy access to the outside. Wasps eat flies, aphids, caterpillars and other invertebrates, making them an important insect-controlling predator. They are also important pollinators, but not good house mates! Consider whether they can be safely left alone. If they are too close for comfort, checking sheds regularly will help you find nests early when there are very few in the colony and it's easier to carefully remove them. If the nest is left to grow, it's best to call in the professionals.

Ants, Ants, Ants!



If you find ants in your garden or house, they are most likely to be Black Ants. They won't bite or sting but can grow a colony very quickly and become a problem. They like sugary substances and are dutiful farmers of aphids, protecting them from predators and collecting the sugary honeydew that they produce. They are also ecosystem engineers, improving the condition of the ground that they work in. Hard working little insects, but can become very annoying as they march in under the doors. Vinegar, pepper and cinnamon can deter them, but if they have invaded your kitchen, some white "Ant Powder" is a simple solution and widely available in supermarkets or hardware stores.

Bob McFarlane, Assistant Estates Manager

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 the **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.

Emergency repair contact numbers

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