



Housing information

August 2022



Contents

1. Welcome	1
2. Our housing.....	1
3. Our housing criteria	1
4. Expectations of tenants	2
5. The Gannochy community	2
6. Support for tenants.....	2
7. Types of houses on the estate	2
8. Renovation and refurbishment programme.....	6
9. What's included in your rent – and what's not	6
10. Rents and deposit	6
11. Tenancy Agreement.....	7
12. Pets.....	7
13. Restrictions to be aware of	7
14. General information on applying for a home	7
15. How to apply for a house	7
16. Data Protection and privacy	9

1. Welcome

Welcome to The Gannochy Trust and thank you for your interest in our housing. We hope you can find all the information you need in this document about what we offer and how you can apply for a home to rent.

At the Trust, we are working to realise the vision set out by our founder A.K. Bell. He was a bold philanthropist who used his skills and wealth to help others, especially those in need. If he saw a problem, then he liked to take action, and whatever he did, he did it well.

Today, The Gannochy Trust provides almost 300 houses; manages the estate, including farms and woodlands; and funds charities, both in Perth and Kinross and across Scotland. Our investments provide an independent source of income to fund our work.

The Gannochy Trust is a registered charity (SC0031330) and has a Scottish Landlord Registration (06414/340/16240). More information about the Trust and all our work is available on our website www.gannochytrust.org.uk

2. Our housing

We provide high quality homes for rent which honours the original vision and wishes of A. K. Bell. Our estate includes the original houses built by A. K. Bell, as well as our latest development of new homes, completed in 2020. Green spaces are an important feature of the estate, with many trees and recreational areas.

We invest in looking after the houses, wider estate and the green spaces, with the aim of promoting wellbeing and enhancing our tenants' experience of living on the estate. This includes support for tenants as part of our housing service. We are committed to providing a lifetime neighbourhood, inclusive of all people, even as their needs change throughout their lives.

3. Our housing criteria

All applicants must meet the following criteria to be considered for a tenancy. Applications will be assessed using these criteria and on the basis of the information provided.

All applicants must meet the following two criteria to be considered for a tenancy:

1. that they are currently resident in Perth and Kinross; and
2. this will be their only residence.
3. they don't currently own or jointly own another property.

Applications will then be assessed against a further three criteria:

4. one or more housing needs, which cannot be met in their current accommodation;
5. they have the ability to financially sustain the rental payments and general costs of the house and garden; and
6. they can maintain the house and garden to a satisfactory standard.

The Trust recognises and adheres to the principles under the Equality Act 2010 to protect people against discrimination, harassment, or victimisation to ensure people with protected characteristics such as age, disability, gender re-assignment, marriage and civil partnership, pregnancy and

maternity, race, religion or belief, sex or sexual orientation, are treated fairly and equally. We work to actively promote equality and diversity in all of the operations of the Trust.

The Housing Application Pack includes an Equal Opportunities Monitoring Form which we would be very grateful if you would complete. You can do this online here - <https://www.surveymonkey.co.uk/r/7R7MXMF> or complete the Monitoring Form included in the pack. It will be detached from your application, anonymised, and not used for assessment purposes. It will only be used to monitor our commitment to providing equal opportunities to tenancy applicants for our housing.

4. Expectations of tenants

All tenants are expected to take good care of their home and garden. Many of the gardens are large and provide great spaces for play and recreation, but they do need a good deal of looking after. We also ask tenants to be considerate of others living nearby or on the estate. This includes being mindful of noise levels, taking responsibility for visitors, being considerate about parking and cleaning up after pets, particularly dogs. This helps create a safe, clean and pleasant living environment for everyone.

5. The Gannochy community

Tenants on the housing estate have formed a Neighbourhood Watch group. There is also an Events Group that organises regular activities. The housing estate has a community hall that can be booked and used by tenants for groups and events. Doo'cot Park includes a cricket pavilion where tenants can book rooms for their use. All are welcome at cricket games or training and the archery club is always keen to have new members. Estate wide community events include an annual sunflower growing competition and an annual gardening competition. While there are many community events and activities, individual tenants decide how much they participate and get involved.

6. Support for tenants

The Trust employs a tenancy officer, Carol Annand, who is responsible for assessing applications for homes and providing general support to tenants. Caledonia Housing currently provide a supported housing service for tenants living in the 'pensioners' housing' who need some support to live independently. Day to day repairs and maintenance are managed by Bob McFarlane, Assistant Estates Manager (Property). The green spaces and the beech hedging on the estate (all 17 miles of it) are looked after by Alastair Morgan, Assistant Estates Manager (Grounds). The Trust has also awarded funding to Perth Citizens Advice Bureau, so that tenants can access support and advice.

7. Types of houses on the estate

A. K. Bell built the first houses on the estate in the 1920's. The original houses, 149 in total, are of a high quality and were built in red sandstone with large gardens. Many of the houses have at least one octagonal window and most are south-west oriented, ensuring they have good light and enjoy the best of the Scottish weather. These original houses have a very distinctive character.



A typical 1920's sandstone bungalow

The estate also has 63 'pensioners houses' which have been designed for older people. These can be found in three different areas of the estate: Gannochy Avenue, Gannochy Walk and Kinmond Court. As these were built at different times there is more variation in their design, the amount of space inside the houses and in the size of the gardens.



Pensioners' housing on the Gannochy housing estate

In 2020 the Trust completed a substantial expansion of the housing estate with 48 new houses. The design of these homes was inspired by A. K. Bell’s original housing and there is a mixture of one, two and three bedroom houses. The gardens of these houses tend to be smaller, but many have a ‘sitooterie’ – a sheltered space created so tenants can sit outside in all weathers.



A typical 2020 new bungalow

The following list of the types of homes also includes who will be prioritised for a tenancy. Homes can be adapted for tenants who have a medical condition or disability, however there may be limitations to adaptations, especially in the original houses. Please note that the monthly rent rates are indicative and that the rent for a specific property may vary for a variety of factors.

Homes within the Gannochy estate		
<i>Housing built between 1920s and 1990s</i>		Indicative rent
Three bedroom: sandstone houses with large gardens.	<ul style="list-style-type: none"> Families with up to three children of school age or below 	£613
Two bedroom: sandstone houses with large gardens.	<ul style="list-style-type: none"> Small families with one child, two children same gender, or two children (M&F) under 10 People from within the estate who are downsizing 	£535

	<ul style="list-style-type: none"> • Single people who may require an overnight carer 	
Gannochy Terrace: small one bedroom modern terraced house with patio.	<ul style="list-style-type: none"> • Single people of any age • Single people from within the estate who are downsizing 	£309
Pensioners' Housing (Priority will be given to existing tenants who are downsizing)		
Gannochy Avenue: one bedroom with patio, small footprint with steps at the front and rear.	<ul style="list-style-type: none"> • Existing tenants wishing to downsize • People over 65 who are mobile 	£314
Gannochy Walk: one bedroom with patio, on a hill at the top of the estate with no parking next to house.	<ul style="list-style-type: none"> • Existing tenants wishing to downsize • People over 65 who are mobile • People who may require a bedroom with a larger footprint due to medical reasons 	£340 (1 Bed) £371 (2 Bed)
Kinmond Court: one bedroom, with some issues in terms of physical accessibility with patio.	<ul style="list-style-type: none"> • Existing tenants wishing to downsize • People over 65 and who have additional medical needs 	£340 (1 Bed) £371 (2 Bed)
Housing built in 2019 and 2020		
Three bedrooms: small garden and only available to those families where an adult or child requires accessible accommodation.	<ul style="list-style-type: none"> • Existing tenants where an adult or child requires accessible accommodation • Families with up to three school aged children or under where an adult or child requires accessible accommodation 	£623
Two bedrooms: small garden.	<ul style="list-style-type: none"> • Existing tenants from unrenovated houses who wish to downsize and who also meet the criteria below. • Small families - one child, two children same gender, or two (M&F) under 10 • Couples of all ages 	£484

	<ul style="list-style-type: none"> • Single people who may require an overnight carer 	
<p>One bedroom terraced house: small garden.</p>	<ul style="list-style-type: none"> • Existing tenants from unrenovated houses who wish to downsize • Couples of all ages • Single people of all ages 	£376

8. Renovation and refurbishment programme

The Trust has a renovation and refurbishment plan. This means that individual houses are at different stages of renovation and refurbishment. We always advise prospective tenants whether the house they are considering has been renovated and refurbished. All of the houses have been maintained to a high standard.

9. What's included in your rent – and what's not

Your rent includes repairs and maintenance of the house and, if you have a beech hedge, the work required for this. The green and shared spaces on the estate are cared for by the Trust's grounds team.

Tenants are responsible for all utility bills, floor coverings, interior furnishings and their appliances. This can mean there are costs associated with moving into a house. Tenants are also responsible for council tax, which varies depending on the size of the house. The council tax banding can be checked with Perth and Kinross Council.

There are no additional service charges for the house; the rent is the total amount that you pay to the Trust. However, if you do not carry out the tasks which are your responsibility as a tenant, such as garden maintenance, the Trust may charge you for this additional service.

10. Rents and deposit

The general aim of the Trust is to set our rents at levels which are significantly below the current market value for similar properties. An independent valuation is commissioned by the Trust every five years as a guide to setting the rent strategy. The Trust also regularly benchmarks the rents against other housing providers including housing associations and private landlords. Rents are reviewed annually and increased at a rate determined by the Trustees. Tenants will be given three months' notice of any rent increases.

We require a deposit that is the equivalent of one month's rent. This will be held by Safe Deposit Scotland. The deposit is paid when the lease is signed. More information can be found at www.safedepositscotland.com

11. Tenancy Agreement

A Private Residential Tenancy (PRT) is operated by the Trust. This tenancy agreement replaces the previous assured and short assured tenancy. The Tenancy Agreement is a contract between you and the Trust (the landlord) and it contains certain statutory terms that outline both parties' rights and obligations.

12. Pets

Many of our tenants have pets and we are supportive of pet ownership. If you have pets then we will ask you to agree to following the principles of responsible pet ownership. This ensures pets are well managed and do not cause a nuisance to other tenants.

13. Restrictions to be aware of

All tenants must seek approval from the Trust for any alterations to the house or garden, except redecoration such as repainting. These are clearly described in the tenants' handbook.

Caravans should not be kept on the estate and separate storage arrangements should be made. Vehicles in DVLA categories C and D should not be kept at the house for prolonged periods.

14. General information on applying for a home

There is a high demand for houses, and this means that we are unable to offer everyone a tenancy that applies to us. We understand this can be a disappointing and frustrating process, and we work hard to make sure our assessment process is fair for everyone.

We apply our housing criteria carefully and consistently. If you are considering making an application, please make sure that you meet all of the criteria.

If you are confident that you meet our housing criteria, then you should visit our website regularly and follow us on social media so you know when we have opened for applications. We are only open for applications when we have houses available.

15. How to apply for a house

The Housing Application Pack is available on the gannochytrust.org.uk website. You should complete the Housing Application Form in as much detail as possible. Please be honest about your circumstances and what you are looking for. We treat all your information as confidential and are fully compliant with GDPR.

We have tried to make sure the application is straightforward to complete. If you do have any questions about the form, you can contact us by emailing housing@gannochytrust.org.uk.

If you would like to apply and need language support to do this, Perth Citizens Advice Bureau will be happy to help. Please email advice@perthcab.org.uk, or call the freephone helpline on 0808 196 9440 for support (helpline open Monday-Friday, 10am-3pm).

Bulgarian

Ако желаете да кандидатствате, но имате нужда от преводач Perth Citizens Advice Bureau ще се радва да ви помогне. За съдействие, моля изпратете имейл на advice@perthcab.org.uk или се обадете на телефон 0808 196 9440 (понеделник до петък 10:00 – 15:00 часа).




Polish

Jeżeli chcesz złożyć aplikację i potrzebujesz wsparcia językowego, Perth Citizens Advice Bureau z chęcią Tobie pomoże. Napisz wiadomość email na advice@perthcab.org.uk, lub zadzwoń pod numer 0808 196 9440 i poproś o pomoc (infolinia jest czynna od poniedziałku do piątku w godz. 10:00-15:00).

Romanian

Dacă doriți să aplicați și aveți nevoie de asistență lingvistică pentru a face acest lucru, Perth Citizens Advice Bureau vă poate ajuta cu plăcere. Vă rugăm să trimiteți un e-mail la advice@perthcab.org.uk sau să apelați la numărul de telefon 0808 196 9440 pentru asistență (de Luni până Vineri, între orele 10:00 și 15:00).

The following table sets out the application process.

 Steps	 Applicants	 The Gannochy Trust
Apply	Complete and submit your Housing Application to housing@gannochytrust.org.uk	Safe receipt will be confirmed within two working days. Please contact us if you do not hear from us.
Initial assessment	Wait to hear from the Trust	<ul style="list-style-type: none"> → Selected applicants offered interview. → Unsuccessful applicants advised
Interviews	<ul style="list-style-type: none"> → Attend interview → Supply financial information 	<ul style="list-style-type: none"> Applications reassessed → Applicants matched to properties → Unsuccessful applicants advised
Offers and viewings	Viewing of property offered	Offers of tenancy made
Move in	Signing Tenancy Agreement	Property handover

Applications will be assessed as quickly as possible, and we will advise applicants of timescales as we progress.

Please be aware that, if we have a high number of applications, it will take time to review and assess them all. We therefore ask applicants to be understanding about this, as we are working hard to make sure everyone's application is consistently and fairly considered.

We interview more people than we have houses available, as we are assessing your application against our housing criteria. Being invited to an interview does not guarantee that you will be offered a tenancy.

We do carry out background checks on all tenants to confirm name, date of birth and contact information and their suitability to occupy a Trust house. The following is the minimum that we will require from you: two references (at least one reference from a previous landlord); proof of identification; council tax forms; bank statements; and utility bills for the past three months for your current address. These will only be requested if you are invited to take part in an interview.

16. Data Protection and privacy

The information you provide on this form is held by The Gannochy Trust. It must be processed fairly and lawfully and you are entitled to know how we intend to use the information you provide.

The Gannochy Trust respects an individual's right to data privacy and data protection. A privacy statement (in line with the General Data Protection Regulation (GDPR)) is available which advises you of how The Gannochy Trust collects, stores, uses, shares and protects personal information it gathers. If you obtain a tenancy agreement with the Trust, it will contain further information about how we process your information. A copy of the privacy statement is also available on the Trust's website – www.gannochytrust.org.uk