

Our Estate Newsletter

Autumn 2023



Meet the neighbours!

We opened the Housing List in June this year and received 102 applications for six of our 3 x bedroom sandstone homes. Assessments have taken place and six families have been offered new homes in the Gannochy Community with three already having moved in.

In April this year, Louise and family moved in to their new home:

"I moved into my Gannochy home in April, after applying last year. Following the selection process, I was kindly offered a 3 bedroom house. I have lived in private rentals for several years, which involved being on tenterhooks all the time, as you never know how long you have the property, so you can never feel at home. The day I got the call about my Gannochy home was a happy day, and I finally have security for myself and family.

I have four children, and our new home has made such a difference to our lives:

- *I have a cat who now gets outside!*
- *The area is great and the neighbours are all friendly.*
- *It feels like a small village in the countryside - you wouldn't think you were just five minutes from Perth.*
- *I love my garden. It's a lot of work but I'm getting there, and it's fresh air instead of being stuck in a flat.*
- *I can let my daughter have friends over and not be constantly telling them to be quiet because of the neighbours above or below.*
- *I've been here a few months now and it's honestly been the happiest move I've made, and hope myself and my family will be here for a long time to come."*

Louise

Contents

01 LATEST NEWS

- Meet the neighbours
- Applying for housing

02 ON THE ESTATE

- Gannochy Community Events
- Tenancy Spotlight

03 OUR COMMUNITY

- Staff Spotlight—Brian MacLean
- Gannochy Garden and Patio Awards
- Gannochy Trust staff list
- Gardener's Corner

04 EMERGENCY REPAIRS

- Gas leaks
- Repairs and Emergency repair contacts

Applying for housing FAQs

The Trust opens its Housing List to new applicants when properties become available to rent. We invite applications on our website for the specific type of homes that we have available at the time. This tends to happen once or twice a year.

The sheltered housing on the estate was built to enable existing tenants to downsize to more manageable homes and remain on the Gannochy estate as part of our Lifetime Neighbourhood approach. Sheltered homes are not advertised externally.

Our housing criteria are on our website, and we use them to select applicants for interview:

1. Currently resident in Perth and Kinross;
2. Gannochy would be their only residence;
3. They don't own another property;
4. They have a housing need which cannot be met in their current accommodation;
5. They have the ability to financially sustain the costs of the house and garden;
6. They can maintain the house and garden to a satisfactory standard.

Gannochy Events Group

Call Helen on 07808 087708 to book:

- **Quiz night - Friday 29th September 7pm**

Join the Gannochy quizzers in Gannochy Community Hall. £3.50. Bring your own bottle.

- **Bingo Tea - Thursday 12th October 2pm**

Eyes down for a social afternoon and a cuppie, whilst having numbers shouted at you in Gannochy Community Hall. £3.00

- **Afternoon Tea - Thursday 16th November 2pm.**

A cup of tea will help wash down a music and TV quiz, along with cake and a raffle in Gannochy Community Hall. £3.00

- **Christmas Craft Fayre - Saturday 25th November.**

Local crafts in Gannochy Community Hall

- **Santa's Grotto - Date to be advised**

Gannochy Events Group held their AGM on 30 August and reported on a very busy year of events. Norma Conner was elected Chair, Moira Gall as Treasurer, and Sandra Logan as Secretary. Thanks were noted for Greta Fyfe's chairing of the group in the past year.

Gannochy Events WhatsApp group

Join by texting a request to **07305 081566**

Gannochy Community WhatsApp group

Join by texting a request to **07545 164359**

Sheltered Housing Events

- **Gannochy Avenue Coffee mornings -**

Fortnightly on Fridays.

- **Community Anchor Autumn Afternoon Tea**

Wednesday 18th October at 2pm in Gannochy Community Hall. A free event for sheltered housing tenants. Contact Shirley to book on **07950 752284**



Tenancy Spotlight

Keeping up to date with contact details:

To ensure that we can arrange property maintenance and repairs, it is essential that we keep an up to date record of tenants contact details. This includes a note of your preference of how you would like to be contacted.

- **Change of name**

If you change your name through marriage, divorce, or deed poll, you need to advise us of this.

- **Joint tenancies—deposits and responsibilities**

You will have made arrangements for a deposit for your home when you first became a tenant. If this was a joint tenancy, both parties will share rights to this deposit, and the responsibilities of paying the rent. If your tenancy circumstances have changed, please contact us to make arrangements to update your tenancy and deposit arrangements. Notifications of mutual agreement to end tenancy, or for one tenant to be removed from tenancy, must be sent to the trust in writing, ideally with a 28-day notice.

- **Access for gas, electric, and alarm service inspections**

Each house with a gas boiler requires an annual gas service inspection for the continued safe use of the gas service. It is appreciated if you can ensure that your contact details are kept up to date and you can respond to access queries from our gas heating contractor Thermal Comfort who undertake this essential and legally required service each year. The Trust also has a responsibility for your electrical, and alarm safety inspections as part of our legal requirements. Prompt attention will prevent any interruption to the gas service or other supplies.

- **Other residents that are not on Tenancy Agreement**

Most tenants have a Private Residential Tenancy Agreement (PRT) for their homes. The PRT requires that you notify The Trust of any person aged 16 or over who occupies your home with you, but are not Joint Tenants. You also need to advise the Trust if "other residents" move in or out of your home.

Contact the Trust office to advise of any updates that you would like made to your contact details - **01786 620653**.



Plans for our Green Spaces

Thanks to those that attended the Green Spaces Consultation event at the Curly in August. Your preferences have helped us to prioritise the work and equipment, and quotes are being sought.



Staff Spotlight: Brian MacLean, Grounds Worker

When did you start with The Gannochy Trust? I started on 5th January, 2015. Nearly 9 years ago.

What made you apply for a job with The Gannochy Trust? I have always enjoyed working outdoors and, at Gannochy, there is a wide variety of jobs. Every day is different, giving the chance to learn new skills and get experience using machinery - you learn something new every day.

What is the best part of your job? I'm down at Quarrymill quite a lot at the moment, which I really enjoy. I also enjoy being outside on a nice sunny day cutting the grass.

What is the funniest thing that has happened to you so far at work A colleague always tells us how good a dancer he is. Just last week, we had a demonstration of his moves when he was under attack from a single wasp. The top was off, arms flapping, and toes tapping. He got a 10 from me!

What do you do to relax after work? Not much time for me to relax with the kids, Harry and Fergie, and our dog Mollie. I do some football coaching twice a week, and when I have free time, I like to go for a swim and sauna.



Gannochy Gardens and Patios Awards

Nominations were invited earlier this year for the best gardens and patios on the estate for the Gannochy Gardens and Patios Awards 2023. The Trust is very grateful to those that took the time to submit their suggestions for award finalists to go forward for judging. The Gannochy estate is renowned for its well tended gardens and being nominated as a finalist is quite an achievement. Congratulations to all of you who help to make Gannochy a great place to live.



Garden Finalists:

- 4 Camilla Bell Crescent
- 1 Gannochy Corner
- 3 Gannochy Green

The garden winner was
3 Gannochy Green

Patio Finalists:

- 9 Gannochy Walk
- 13 Kinmond Court
- 15 Kinmond Court

The patio winner was
15 Kinmond Court



The Gannochy Trust Staff

Office Staff

Andy Duncan, Chief Executive
Fiona Russell, Grants Manager
Steven Greig, Development Manager
Gilbert Valentine, Estates Manager
Bob McFarlane, Assist. Estates Manager
Carol Annand, Tenancy Officer
Ami Slokan, Senior Administrator
Carole Redford, Administrator
Haley Dey, Administrator(Finance)

Grounds Staff

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

Sheltered Housing

Shirley Stephen, Sheltered Housing Support Officer

Energy data PRIZE DRAW!

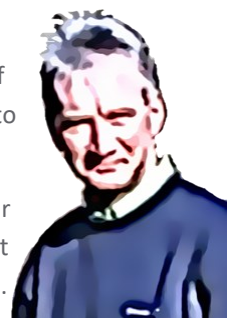
Thanks to all those that supplied the Trust with your annual energy consumption to help build our better understanding of insulation and energy usage patterns. Congratulations to the winners of the £50 Marks and Spencer voucher, Christine & Jimmy Wood.

Gardener's Corner - Hedges, hogs, and rhones

Hedges—The perimeter beech hedging around most of the Gannochy gardens forms part of the iconic look of the estate and it is the responsibility of the Trust to maintain them. You will receive a note through the door 2 to 3 weeks in advance of your hedge being cut so that you can clear the way in your garden for the team to be able to access the inside of your hedge safely. Please ensure that any cabling is removed from the hedge and that dog fouling is cleared away to help safeguard our staff. The team will cut and clear trimmings at the roadside, leaving you to clear trimmings in your garden.

House gutters - The Grounds Team also maintain house rhones and will be working on this in the New Year. If you wish to hang Christmas lights from them, please remove them by mid January to allow this maintenance to be completed safely and to avoid damage to your lights.

Hedge hogs - The gardens and hedgerows of Gannochy provide a great habitat for our prickly friends, but their numbers are in decline and they need our help as they search for a spot to hibernate over winter. Please treat leaf piles with care, and visit <https://tinyurl.com/GannochyHogs> for some great ideas about how you can help.



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.

Alterations to the property or garden

Tenants must ask permission to make changes to the property and/or garden. Please complete an Alteration Form, giving as much information as possible. Authorisation must be received prior to works commencing, and when an alteration is complete the office must be notified to carry out an inspection. If you have made an alteration and you were unaware of the protocol, please still complete a form, so we can carry out an inspection to ensure it is safe and meets standards. We do try to be flexible and accommodate our tenant's requests, but equally we must maintain the special characteristics, high quality, and standards of the Gannochy Estate.

Frozen pipes

If you have an external boiler house, please ensure that the door is 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.



Gate valve

Emergency repair contact numbers "out of office hours"

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 	Thermal Comfort Frank McDonald	07703107364
Plumbing and Drainage <ul style="list-style-type: none"> • Blocked drains which are preventing the use of toilet or sink • Leak to water supply pipes 	Thermal Comfort Frank McDonald	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	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
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