

# Our Estate Newsletter

WINTER 2023



Saint Nicholas checks his list at Gannochy Community Hall  
(Max looking more apprehensive than Emryn!)

## Looking back at 2023 and forward to 2024

It's hard to believe we are approaching the end of the year, and it's been another busy one for the Trust. Within the housing estate we have continued the ongoing programme of refurbishment aimed at improving the energy efficiency of our houses which will help us on our journey to net zero carbon emissions. We have also concluded the consultation on the design of some of the green spaces on the estate, and would like to thank those tenants who took the time to comment and bring their ideas to the table – we look forward to seeing these come to fruition during the course of 2024. We were also delighted to welcome Shirley Stephen as the new Sheltered Housing support officer in the spring, and she has quickly become a valued member of the team.

2024 will be the 100th anniversary of the first houses being completed and occupied on the Gannochy estate and we are planning a number of projects and events to mark this milestone. The Trust's founder, A.K. Bell, was responsible for the development of the houses and his visionary design of what at the time was called Perth's 'sunshine suburb' has truly stood the test of time. There is more information on what is planned on page 3 of the newsletter, and we hope that tenants will get involved and help mark A.K. Bell's fantastic legacy.

In the meantime, I would like to wish you a safe and restful festive period on behalf of the Trustees and staff team.

Andy Duncan, Chief Executive

# The Gannochy Trust



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## Winter Fire Safety Top Tips

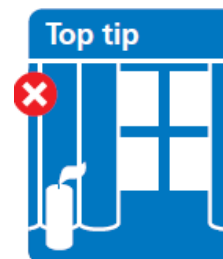
A leaflet is enclosed with this Newsletter with top tips on keeping fire safe this winter.



Plan an escape route



Get out, stay out and call 999



Be careful with candles



Don't overload

## Gas and Electrical regular inspections

The Trust undertakes an annual inspection and service of each house that has gas boiler powered heating to ensure the ongoing safety and operation of the gas supply and heating system. There is also an inspection undertaken on a five yearly cycle to check the condition and integrity of the fixed electrical installation of each house. Residents must provide access for these inspections which are a legal requirement.

The Trust also undertakes independent checks on a random sample of these inspection works to ensure that these critical works are maintained to the highest standard. The NICEIC approval body oversees the electrical work and Energy Technical Services oversee the gas inspection work.

Those residents who have given access for these follow up checks have helped us to monitor and ensure compliance with the required standard and we appreciate your cooperation.



### Perth Wildlife Watch

Perth Wildlife Watch group started last year and offers a FREE nature club for children aged 8-12, run by Perth and Kinross Countryside Trust in partnership with the Scottish Wildlife Trust.

The group is part of a UK wide network of Wildlife Watch groups supported by the Wildlife Trusts, and aims to help children connect with their local nature and wildlife. Each session will involve a mix of fun nature related games and activities and we hope to mix in some direct actions for conservation into our programme too!

The Perth Group meets on the second Saturday of each month. Search Facebook for "Perth Wildlife Watch" for details on latest events and where they are held.

## Tenancy Spotlight

### Parking on the Estate

It is the season of goodwill and kindness, so a little consideration about parking on the estate will be most appreciated at this time, and all year round. The housing expansion area has less room for parking, and this was part of the design to reduce traffic. Every driveway has room for one or two cars and there is visitors' parking near to the passing laybys at the side of the road. Please don't park on pavements or at the side of the road blocking driveways or other vehicles from getting past.

### Downsizing

Are you living in a property that is too big for your needs or is no longer suitable due to size of garden, mobility, or finances? You can apply for a transfer to one of our smaller or sheltered properties. Please contact our office if you are interested 01738 620653.

### Money matters

Perth CAB offers free and independent advice on budgeting, bills, and daily living costs. Call, email or drop in. A new Citizens Advice Scotland MoneyMap website offers an online check for benefits, and advice on bills, budgeting, food and clothing:

[www.moneymap.scot](http://www.moneymap.scot)

#### Ways to get in touch with Perth CAB

- 0808 196 9440  
Helpline open 10am - 3pm Monday to Friday
- [advice@perthcab.org.uk](mailto:advice@perthcab.org.uk)
- [www.perthcab.org.uk](http://www.perthcab.org.uk)  
Webchat available 10am - 1pm  
Monday to Friday
- Speak to our reception team at  
7 Atholl Crescent

Keep up to date by following us on social media [f](#) [t](#) [i](#) [in](#) @Perthcab



Photo: Tam Anderson, Gannochy Corner

### An incognito visitor!

Tam snapped this red legged partridge in his garden and reckons it's passing itself off as a pigeon to avoid the winter game season. Good luck to you Mr Partridge.

## Gannochy Events Group

The Gannochy Events Group offers events throughout the year including quiz nights and bingo teas. They held an incredibly busy Craft Fair in November offering locally made crafts. Santa's Grotto on Saturday 8 December kept Santa and Elves very busy indeed! There are **Christmas Carols at Gannochy Community Hall** on Sunday 17 Dec at 6pm - all welcome. Check for events on Community Notice Boards or join the WhatsApp Group by texting Moira on 07541 137977. The Events Group would like to thank Gannochy residents for their support throughout the year.





## Centenary celebration of the building of the Gannochy Housing Estate

Next year will be the centenary of the completion of the first homes on the Gannochy Housing Estate and we have a few centenary events planned for 2024.

- **The Centenary Community Orchard** will be created in the green space on Camilla Bell Crescent in Spring.
- **Centenary Youth Nights at the Curly** - A series of free Friday night drop in youth nights in May with BBQ.
- **Completion of the Curly Play Park** - The development of the Curly will be commissioned in 2024 and opened in the Summer.
- **The Centenary Time Capsules** - Residents are invited to contribute to two time capsules to be opened in 2124. One capsule will be for under 16s, and the other for adults. We would like your ideas for what residents in 2124 will find when they open them, and we are hoping that all of the Gannochy streets will be represented in the time capsules. It could be photographs, small gifts, stories, a diary, a letter to a specific address, a video guided tour of Gannochy - it's up to you. Keep the items small, ensure you include your name and address (and age if you're under 16) so residents in 2124 know where they came from. We will display the contents of the Time Capsules at the Curly in July before packing them up and burying them, so we need your items by June. Further information on how to get involved will be circulated in the new year.
- **Gannochy Events Group Centenary event** - The events group have been invited to organise a centenary event, funded by The Trust for residents.
- **Doors Open Day** is a Perth and Kinross Heritage Trust annual event, and we hope to share some of our archives at an event in September 2024 with a focus on the building of the Gannochy housing estate.



## i-Tree Eco Champions

We are seeking Tree Champions of any age to develop and maintain a list of trees on the Housing Estate. This project will be used to monitor the condition and health of the trees and the benefits they bring to local biodiversity and resident health. Get in touch with the Gannochy Office to express your interest in becoming an "i-Tree Eco Champion". The programme will monitor existing estate trees and offer opportunities for new trees to be planted in the green spaces around the estate. As Franklin Roosevelt noted *"Forests are the lungs of our land, purifying the air and giving fresh strength to our people."*



## Staff Spotlight

**Ryan Foster,**  
Grounds Worker

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

Nearly five years, I started on 19 January 2019.

**What made you apply for a job at The Trust?**

It seemed like a nice place to work and improve my skills and knowledge.

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

I love the wide variety of tools we use, and jobs we work on.

**What is the funniest thing that has happened to you so far at work**

The general banter we have in the team.

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

I like board games and going to concerts.



## 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 own gardens, 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 on week days (excluding Christmas and New Year holidays). All other areas are the responsibility of the Council. Additional grit bins have been added this year and are filled on a Friday for tenants to use over the weekend. Please only take what you need to allow others to do the same.

**Dog Fouling** With earlier sunsets, there's an increase in dog fouling evident throughout the estate. Remember that the Trust can provide you with free dog poo bags to help you in being a responsible dog owner. Ask grounds staff or call in at the office and keep the estate clean for everyone.



## Christmas Lights

The Estate looks magical at this time of year with all the Christmas trees and lights around the houses and gardens. Please remember to take them down from the rhones and hedges by mid January so the grounds team can proceed with their cyclical cleaning and cutting of hedges - Thank you.

## Winter procedures

**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 outside tap to drain the water from the pipe.



## 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.

## Office Opening Hours over Festive Season

Friday 22 December '23	9am to 4pm
Monday 25 December '23	Closed
Tuesday 26 December '23	Closed
Wednesday 27 December '23	9am to 1pm
Thursday 28 December '23	9am to 1pm
Friday 29 December '23	9am to 1pm
Monday 1 January '24	Closed
Tuesday 2 January '24	Closed

## Winter Emergency repair contact numbers for "out of office hours"

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>	Thermal Comfort Frank McDonald	07703107364
<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	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	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	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>	PPP Taking Care Aid Call	0800 0851587