

Our Estate Newsletter

Winter 2025



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With thanks to Marianne and the Knitting and Crochet Groups, we have a marvellous crocheted

Christmas Tree in Gannochy Hall.

Thanks also to the Paton Family for the fantastic paint job on Santa Claus!



Looking back at 2025.... and forward to the New Year

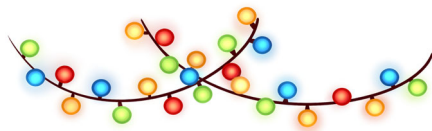
2025 has been another busy year for the Gannochy Trust, both on our estate and through our grant making. On the estate we have been pushing ahead with our refurbishment programme on the original houses using a range of new techniques which has allowed us to begin the transition away from gas boilers to more environmentally friendly air source heat pumps for heating and hot water. On the housing management front, we adopted a new rent management policy in September which sets out the support the Trust will provide and process we will follow for tenants who fall behind with rent payments.

On the wider estate we were delighted to open a completely new footpath on Muirhall Road which provides a virtually traffic free route for our residents from Gannochy all the way to the Jubilee car park on Kinnoull Hill. The Trust also celebrated the centenary of the completion of Doo'cot Cricket Park and Pavillion in July by hosting a match between Perth Doo'cot Cricket Club and the Marylebone Cricket Club.

During the year the Trust awarded more than £3m in grants to charities in Perth and Kinross and across Scotland. This included £165,000 to Letham4All to support their activities throughout the Letham area, £100,000 to Jeanfield Swifts towards a new 3G pitch, and £195,000 for Perth Autism Support.

Looking to 2025 we will be continuing our programme of maintenance and refurbishment across the housing estate. We also plan to carry out a tenant survey in early 2026 so that tenants can provide feedback on living on the Gannochy estate. This will be undertaken by an external research company and we will provide more detailed information to tenants in the new year. In the meantime I would like to wish you a safe and peaceful festive period on behalf of the Trustees and staff team.

Andy Duncan, Chief Executive



Tenancy Spotlight

Festive External Decorations

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 maintenance of hedges.

Condensation

As the colder months are upon us, it is good to try and manage condensation in the home, especially in the bathroom. Ventilation and heating are key. A clean and working fan is essential, so please report fans that require maintenance to the Gannochy Trust office. Consistent, background heat (around 18°C) rather than short bursts, combined with good ventilation will help. Managing sources of moisture will also help e.g. by putting lids on boiling pans, ventilating rooms where clothes are drying, and drying off windows, sills, wet walls, and tiles. Heating rooms anywhere in the house will reduce condensation on the windows.

Winter Fire Safety Top Tips

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



ROYAL VOLUNTARY SERVICE

Supporting a socially active community

Gannochy Residents aged over 55 are welcome to join us at a free Come and Try event on Tuesday 27th January 2.00 - 4.00pm. This will be a taster session of Boccia bowls, Memory/Reminisce box from the A.K. Bell Library, and a Strength & Balance exercise routine. All those attending will receive a goody bag. The event is being run by Charles, a volunteer from the Royal Voluntary Service and feedback will guide RVS in planning future events in Gannochy Community Hall. Contact Shirley to book - **07950 752284**.

Other future events could include a Lunch club (provided by Tayside Contracts) £2.50 for 2 courses. Dominos/ Cards - Social club in St Mathews Church - (Minibus available). If you are interested in any of these activities or would like to feed in your own ideas, a feedback form can be emailed or posted to you. Please contact housing@gannochytrust.org.uk or phone to speak with Carol Annand **01738 620653**.

| GANNOCHY COMMUNITY HALL EVENTS | |
|---|---------------------------------------|
| GANNOCHY EVENTS GROUP - Book with Helen on 07808 087708 | |
| CHAIR EXERCISE CLASS | Wednesdays 2 pm. Free (£2 for a brew) |
| COMMUNITY QUIZ NIGHT | Fri. 30 Jan 7pm to 10pm. £3.50 |
| BINGO AFTERNOON | Fri. 6 Feb 1 pm. £3.50 |
| GANNOCHY FAMILIES GROUP | |
| GANNOCHY ELF ACADEMY Sat. 20 Dec. (Free) Bookings closed. | |
| ROYAL VOLUNTARY SERVICE - Book with Shirley on 07950 752284 | |
| BOCCIA BOWLS/MEMORY BOX/EXERCISE Tue. 27 Jan. 2 - 4 pm (Free) | |
| KNIT AND CROCHET - Book with Marianne on 07754 837187 | |
| KNIT & NATTER GROUP Mon. 2 - 4pm. £3. - Dates tba | |
| CROCHET CLASS Sat. 10 - 4pm. £10. - Dates tba | |
| BEGINNERS' CROCHET Wed. 6 - 8pm. £3. - Dates tba | |
| SHELTERED HOUSING - Book with Shirley on 07950 752284 | |
| SHELTERED HOUSING COFFEE MORNING - Tuesdays at 10.30 | |
| BRIDGEND, GANNOCHY & KINNOULL COMMUNITY COUNCIL | |
| PUBLIC MEETINGS 15 Jan and 16 Apr @ 7 pm. All welcome. | |

Gannochy Families Group

The Gannochy Families Group was set up by local mums to bring more youth and family fun to our community. We've had a brilliant start with the Youth Christmas Craft Fair. Thank you to all the talented young creative people of Gannochy who took part, and to everyone who popped along to support them. Next up is The Gannochy Elf Academy on Saturday 20th December, our brand new festive event replacing Santa's Grotto, and we can't wait! If you'd like to find out how to get involved or have ideas for future events, please WhatsApp Chloe on 07756 709862.



Gannochy Cruises on the Pond are "Just a rumour". But we are improving the habitat for bird life with a little entertainment for us humans.

Gardener's Corner

Memorial plaques The Trust provides public benches on the housing estate, Quarrymill Woodland Walk, the Curly, and in Doo'cot Park. Many people ask for benches to be dedicated to loved ones, and to ensure this is affordable and available, we can supply a plaque for you to engrave, and that we will fix to benches at a cost of £50. Up to eight plaques may be fixed to a bench. For those that have already purchased a plaque, please be aware that they should not be polished as this will damage them. Please just wipe the surface with a damp cloth.

Dog Fouling With earlier sunsets, there's an increase in dog fouling on the estate creating both a health hazard and is unsightly. Dog faeces can include parasites that are harmful to young children as their immune systems are not fully developed. This is why dogs are not permitted in the Curly.

Winter Conditions Please take care in the winter conditions. The salting and gritting of unadopted roads and paths is undertaken by the Trust on week days (excluding Christmas and New Year holidays) when we have available capacity. All other areas are the responsibility of the Council.

Merry Christmas!



Gannochy Events Group

It's been another very busy year with lots of community events including Quiz Nights, Bingo afternoons, Christmas Craft Fair, weekly Chair Exercise classes, and Elane's Angels Afternoon Tea and live music. Our Events Group would like to thank all those that support the events by their attendance, and by their generosity in donating prizes. We look forward to seeing you all in 2026!



Staff Spotlight

New Staff member : Jac Veitch

Hello! I'm Jac Veitch, and I joined the Gannochy Trust team as Senior Administrator at the end of October. It's been a whirlwind learning the workings of the estate and office, and every day brings something new and interesting.

My husband and I grew up in Aberfeldy, and after spending ten years in Glasgow where I worked in Public Engagement at the University of Strathclyde, we moved back last year. We wanted our son to start P1 in a smaller school and be closer to friends, family, and the all-important grandparent babysitting service.

I feel incredibly fortunate to be working with the Trust. The team has been warm and welcoming, and it's great to contribute to work that makes a real difference in the local community. You'll often find me walking around the estate at lunchtime, please do say hello if you see me!

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.

Office Opening Hours over Festive Season

Wednesday 24 December 25 9 -3pm

Thursday 25 December 25 Closed

Friday 26 December 25 Closed

Monday 29 December 25 9 – 1pm

Tuesday 30 December 25 9 – 1pm

Wednesday 31 December 25 9 – 1pm

Thursday 01 January 26 Closed

Friday 02 January 26 Closed

Sheltered Housing Support closed 25/26 Dec and 1/2 Jan

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.



Winter **Emergency repair** contact numbers for “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 | 07703 107364 |
| 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 | 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 | 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 |