

New Kitchen Replacements

Surveys were carried out ahead of Phase 1 (22-44 Garlieston Road) kitchen replacements.

Our contractor, MCN is on site from August to October 2025.

Inspections will be carried out by DA Gilmour, Clerk of Works to monitor the standards of the installation.

We are pleased to carry out this upgrade to replace 17-year-old kitchens.



Autumn Holidays

The Autumn public holiday dates are **Friday 26 September 2025** and **Monday 29 September 2025**.

Should you have any emergency repair requirements during this time, please contact our emergency repair contractors, detailed below:

Office Emergency Repair Telephone 0141 771 9590

Emergency repairs are repairs which could cause danger to health, residents' safety or serious damage to property.

If you have any emergency repairs during a holiday period, or at a time when the office is closed, please simply telephone our office and choose the relevant option from our phone menu – Call **0141 771 9590**.

Any resident who suspects a gas leak should contact:

Scotland Gas Networks (formerly TRANSCO) on **0800 111 999**

Community Defibrillator

As a result of local community fundraising, a new defibrillator has been installed at the office of Gardeen Housing Association.

Donations were made by local businesses and the community to raise the funds for the installation of the defibrillator.

Thanks to Ryan O'Keefe, in memory of Maryanna Smith.



Key Committee Decisions: June to September 2025

The Management Committee make the decisions that affect Gardeen Housing Association. The following decisions were made from July to September 2025:

- Reviewed Action Plan 2025
- Discussed Pension Valuation
- Appointed EVH as an independent recruitment advisor
- Discussed staffing options
- Approval of annual accounts and meeting with CT, Auditor
- Approved Management Accounts to 30 June 2025
- Approved Property Management Reports to 30 June 2025
- Approved arrangements for Annual General Meeting
- Approved committee appraisals and training plan
- Reviewed planned maintenance proposals
- Approved annual finance returns
- Prepared annual assurance return

In addition, the Management Committee attended training on recruitment and equalities and human rights.

If you would like to find out more about joining the committee then please contact Lyndsay or John for more information. Training and support is provided and you will have the opportunity to learn new skills.

Committee Reviews 2025

Stuart Eglinton from SE Training completed an annual committee review with each Committee member/ skills and training. We now have a revised training plan that we will work through to ensure that staff and committee remain up to date with best practice and legislation.

You can view the training plan and review results on our website at: [**Goverance Documents \(gardeen.org.uk\)**](http://Goverance Documents (gardeen.org.uk))

2025 Committee Reviews Results



Reviews carried out by SE Training

The average age of the Gardeen Committee is **52 years**

Gender Split

91%
Female



9%
Male

Intend to stand for re-election

100%

Attendance at Management Committee meetings

71%

Do you want to take on more responsibility?

3 Yes, in the future

4 Currently an Office Bearer

4 No

Length of Service



4 members have served for more than 9 years



4 members have served between 3-9 years



3 members have served for 0-3 years

The average length of service for Committee members is

10 years

Internal Audit – Mould, Damp and Condensation

We have asked Wbg, independent auditors to review our processes on mould, damp and condensation at Gardeen Housing Association. We will provide an update in our next newsletter.

Staffing News

Following the retiral of the current Director, Roslyn Crawford, we are pleased to advise that Lyndsay Moffat, Depute Director has been appointed as the new Director of Gardeen Housing Association.

This follows an independent recruitment exercise, undertaken by Employers in Voluntary Housing. www.evvh.org.uk

Lyndsay will continue to work with the Management Committee and Gardeen staff to deliver a local housing management and maintenance service to tenants and residents of Gardeen Housing Association. Lyndsay takes up her new post in October 2025.



Repair Satisfaction Surveys

The Association monitors tenant satisfaction levels with our repairs and maintenance service. You can complete the survey on the Gardeen App and on our website:

<https://gardeen.org.uk/repairs-satisfaction-survey>

We also telephone tenants to complete the survey. Each survey return is entered into our monthly prize draw to win £15.00.

Please contact the office if you would like to discuss a repair.



Annual General Meeting 2025

Thanks to the 22 members who came along to the 36th Annual General Meeting on 17 September 2024.

A report on the event is available on our website:

<https://www.gardeen.org.uk/>

An update on staffing changes, our performance and support for tenants were all discussed at the meeting. The Annual accounts were presented by an auditor from CT Auditors. Look out for the performance report in October for more information. Ask us for a paper copy if you are not online.



Pendeen Place Main Door Flats – Front Door Replacements

The Phase 2 (4 – 32 Pendeen Place (evens)) main door flats front door replacements have been completed by our contractor, MSi Scotland Ltd.

We are pleased to have carried out this upgrade which will help keep our homes energy efficient!

Painterwork

The Clerk of Works has completed inspections of the painterwork in the communal closes.

A needs-based programme has been drawn up and carried out on a rolling programme.

During 2025/26 the closes in Phase 1 (22 – 44 Garlieston Road (evens)) will be completed.

Please contact a member of staff if you would like more information.

Tenant Safety Checks

To keep you safe in your home, the Association must carry out a variety of checks. Please help us by allowing access when requested and letting us know if your contact details have changed.

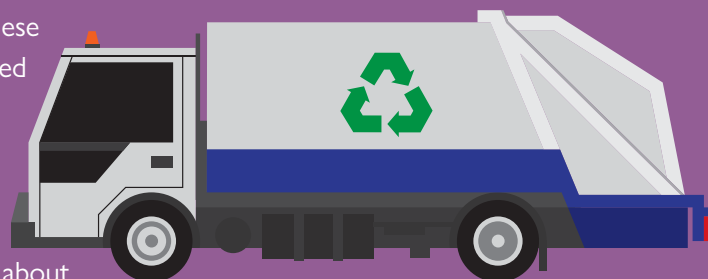
Below are some of the checks we must carry out and how often we do this.

Item	Frequency
Gas Service	Annual
Full Periodic Electrical Safety Check	Five Yearly
Smoke, Heat and Carbon Monoxide Alarm Check	Annual – part of your gas service
Communal Fire Safety Risk Assessment	Every 2 years for communal closes
Legionella	Annual for 3 electric properties and rolling programme for % gas properties
Asbestos	Rolling programme for % of properties
Mould Damp and Condensation	All reports inspected by Clerk of Works/staff member
Lift Safety	No communal lifts

You Said, We Did

Since our last newsletter was published, there have been issues with the uplift of bins. This is a council service, and you pay for it through your council tax.

To help resolve these issues, we organised a meeting with Councillor Kieran Turner. If you would like to discuss any issues about the cleansing service, please contact Glasgow City Council or your local councillor.



<https://www.glasgow.gov.uk/article/4486/Household-Bins>

<https://www.glasgow.gov.uk/article/1221/Councillors-Listed-by-Ward>



Garden Competition 2025

Thanks to all the Gardeen gardeners who made such a difference to the Gardeen community.

The winners of the 2025 Gardeen garden competition are:

Isa Hunt Gardening Prize: Best Garden

- 1st 27A Garlieston Road
- 2nd 27B Garlieston Road
- 3rd 5 Garlieston Road

Best Improved Garden

- 1st 0/2, 4 Pendeen Place
- 2nd 0/2, 44 Garlieston Road

Best Communal Garden

- 1st 34 Garlieston Road
- 2nd 89 Garlieston Road

Best Communal Close

- Joint 1st & 2nd
46/48 Pendeen Road



Council Tax Enquiries

If you would like to arrange an appointment for a member of staff from Glasgow City Council to telephone you to discuss your council tax billing, the Association can book this online for you. Please contact John or Louise to arrange this.

If you have a more detailed query that you would like assistance with, please contact our office to make an appointment with Elaine McIntyre, welfare rights adviser.

Support for Tenants



Ronnie Munro provides independent energy advice to Gardeen tenants on a Thursday morning and afternoon. Appointments take place by home visit.

If you would like any help and assistance, please contact the office to make an appointment.



Find all of the creatures & objects in the Autumn woodland...

For your chance to win £10, find all the creatures and objects in the Autumn woodland picture.

Fill in your name, date of birth, address and phone number. Return this page (or email us a photo!) to the Association's office by Friday 24th October 2025.

FIND FOREST DWELLERS



FIND 10 HIDDEN OBJECTS

These are tricky! The objects below are in the picture, but their colours have been changed, so they are hiding!



Name:

Telephone:

Address:

Date of Birth:

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Gardeen Housing Association



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Gardeen Housing Association Ltd
Building a Better Future

Open weekdays 9.30 am to 4.30pm • Closed for lunch 12.30pm to 1.30pm and for training throughout Thursday morning

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