



Gardeen Housing Association Ltd
Building a Better Future



Performance Report 2025-2026

Meeting the Scottish Social Housing Charter

The Management Committee's vision is that:

The Barlanark community is a safe and inclusive place where people are proud to live, with good housing, an attractive environment that is clean and well cared for, and better opportunities to help local people to achieve a good quality of life.

Chairperson's Report



This is my fifth year as Chairperson of Gardeen Housing Association. This has been another challenging year for Gardeen residents and the Association due to increased costs.

This performance report is a requirement of the Scottish Housing Regulator and is our tenth report based on the Annual Return on the Charter (ARC).

The last few years have been challenging as a result of increased costs, fewer contractors and it takes us longer to secure parts for repairs. We aim to continue to deliver an efficient housing service to tenants, owners and housing applicants.

We were pleased to successfully complete a kitchen replacement programme helping to improve the quality and standard of our homes.

Following the retirement of our long-serving Director, who provided many years of dedicated leadership and service we made some changes to the staff team. We also carried out successful recruitment exercises for the posts of Director and Property Services Assistant.

Keeping you safe remains a priority. We carry out a range of safety checks in your home to help ensure that you are safe. You can help us by providing access to our contractors when appointments are arranged.

We have introduced new procedures in relation to prevention and management of damp, mould and condensation. We also work with an independent Clerk of Works and a Maintenance Agent to ensure that we have access to specialist advice.

We also have an independent energy advice service for Gardeen tenants on a Thursday. Ronnie Munro can assist with a range of issues including the Warm Home Discount, top-up vouchers, re-payment plans for arrears and changing tariffs. This service was secured in partnership with Calvay Housing Association.

We are pleased that the tenant satisfaction levels remain high. We have very few homes that are available for let (4 in the last year) and over 1,330 applications for Gardeen housing.



We work with a range of partners and consultants to deliver the service to you and are involved in Easterhouse Housing and Regeneration Alliance, working with six other housing associations. The Management Committee will also be submitting an Assurance Statement to the Scottish Housing Regulator by 31 October 2026. This document will be published on our website and included in our winter newsletter.

You can find out more about us on our website <https://www.gardeen.org.uk/>

You can also compare our performance by visiting the Scottish Housing Regulator website www.scottishhousingregulator.gov.uk

Our aim is to continue to provide a friendly local service to tenants, owners and applicants.

If you have any comments regarding the Performance Report, then please contact the Association by emailing info@gardeen.org.uk or calling **0141 771 9590**.

I hope that you will enjoy reading this report.

Corrina Brewer | Chairperson

October 2026

Key Performance Results 2025-2026

0.59%

gross rent arrears

253

homes

9.25

days to re-let
a house

98.68%

repairs
completed right
first time

**Key
Performance
2024-2025**

97.39%

tenants satisfied with
the service Gardeen
provides
(2024 survey)

1.97

hours to complete
emergency repair

3.35

days to complete
non-emergency
repair



Governance and Regulation

The Association is a Charity and is regulated by the Office for The Scottish Charity Regulator (OSCR). As a registered Scottish landlord, the Association is also regulated by the Scottish Housing Regulator <https://www.housingregulator.gov.scot/>

The Management Committee has fifteen places and currently there are eleven committee members:

Corrina Brewer *Chairperson*

Kirsty Bavidge *Vice Chair*

Margaret Smith *Secretary*

Sarah Lack *Treasurer*

Rose O Malley

Marion Leat

Catherine Brown

Fiona Bowman

Michael McDevitt

Shona Johnston

Dawn McMaster

New Committee members are always welcome and encouraged to get involved.

Contact us on info@gardeen.org.uk

The Management Committee follow the regulatory requirements of both OSCR and the Scottish Housing Regulator.



**Scottish Housing
Regulator**

More information on our performance can be found here:

www.housingregulator.gov.scot/landlord-performance/landlords/gardeen-housing-association-ltd

Housing Services

Allocations and Voids 2025-2026

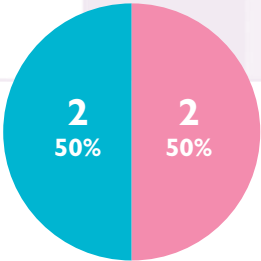
During the year the Association relet 4 properties.
The breakdown of lets was as follows:

There were 0 mutual exchanges during the year.

The Association remains a popular choice for people seeking rehousing.

Of the 4 properties let, 4 were accepted on the first offer.

Transfers	2
Section 5	2
Housing Register	0
Nomination	0
Total	4



The Association had 37 days rent loss due to voids. This meant that the majority of our properties were relet very quickly after they became empty, equating to 0.04% of our rental income. Additional health and safety checks are now required when a property is void.

Relet Performance:		
Void Loss Period	Number of Properties	Average time to re-let
37 days void	4	9.25 days

During the year the Association received 3 Section 5 Homeless Referrals from Glasgow City Council Homelessness Service. Of these referrals 2 were able to take up housing with the Association on a Scottish Secure Tenancy. No referral cases required to go to arbitration.





Housing Register

As can be seen from the figures on page 6, the Association remains a popular choice for people seeking rehousing. Gardeen is no longer part of the EHRA Common Housing Register (CHR). This ended by mutual agreement due to the volume of applications, low turnover at Gardeen, and the housing emergency in Glasgow.

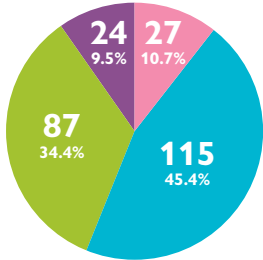
During the year, we processed 165 applications for rehousing. 100.00% were processed within the target timescale of 28 working days to fully process and letter.

The Association continues to receive more applications than we have stock, which unfortunately always means that only a small proportion will ever be able to get rehousing.

Below gives a breakdown of our stock:

Gardeen Homes

2 apt	27
3 apt	115
4 apt	87
5+ apt	24
Total	253



Rent Arrears

The Association continued to work hard to try and keep rent arrears low and to assist tenants in dealing with rent arrear problems. As a result, at the 31 March 2026, non-technical current tenant rent arrears stood at 0.53%.

Rent Arrears Performance:	Sum (nearest £)	% of rental income
Total Current Tenant Arrears	£13,573.77	1.10%
Technical Arrears	£7,078.62	0.58%
Non-Technical Arrears	£6,495.15	0.52%
Total Former Tenant Arrears	£1,034.86	0.08%



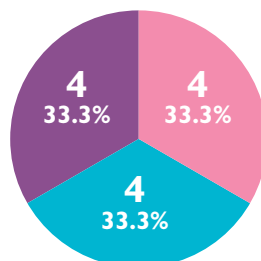
Estate Management

The Association continued to regularly inspect the area and carried out work to try to maintain the area to a high standard. We carry out landscaping to communal areas with regular litter picking to try and keep the area tidy for residents.

The Association are keen to keep tenants satisfied and we wish to deal with any concerns as quickly and effectively as we can.

During the year we received a total of 12 complaints. Of the 12 anti-social behaviour/nuisance complaints we received during the year, the breakdown was as follows:

Neighbour Nuisance	4
Neighbour Noise	4
Pet Nuisance	4



Legal Action

The Association would rather try and resolve any matters with tenants without recourse to legal action, however, we will pursue legal action when required.

A summary of legal action taken during the year is as follows:

Type of Action	No. of cases
Notices Served	7
Court Actions Initiated	3
Court Callings	5
Eviction Decrees Awarded to Gardeen	1
Eviction Decrees Implemented	0



Maintenance and Repairs

It was another busy year for repair work. The Association completed 35 emergency repairs. The average time taken to carry out an emergency repair was 1.97 hours.

The Association completed 760 non-emergency repairs. The average time taken to carry out non-emergency repairs was 3.35 days.

The Association instructed 760 'Right First Time' jobs. A job is considered to be complete 'Right First Time' if:

- It is not subject to recall during the reporting year.

750 out of 760 Right First Time category jobs were completed Right First Time.

This means 98.68% of jobs were completed Right First Time.

Cyclical and Planned Maintenance

Some of the cyclical and planned maintenance works carried out during the year included:

- Gas service checks to all properties (as legally required);
- Periodic electrical inspections to all voids and those due a cyclical check;
- Smoke detector, heat alarm and carbon monoxide detector replacements;
- Roof anchor checks;
- Phase 1 (22-44 Garlieston Road (evens)) kitchen replacements;
- Phase 1 (22-44 Garlieston Road (evens)) communal painterwork
- Landscaping works

The Association is committed to providing timely cyclical and planned maintenance in order to keep tenants homes safe and to a good standard. A stock condition survey was carried out in 2024 by Brown & Wallace. This survey confirmed that all of the Association's stock meets the Energy Efficiency Standard for Social Housing. This Standard aims to improve the energy efficiency of the social housing stock in Scotland. The next stock condition survey is programmed for 2027.



Repair Satisfaction

The Association continues to monitor satisfaction level with the repairs service. During 2025/26 130 surveys were returned. A summary of responses:

Of the tenants who had repairs carried out in the last year, how many answered the question *“Thinking about the LAST time you had repairs carried out, how satisfied or dissatisfied were you with the repairs service provided by your landlord?”*

130

Of the tenants who answered, how many said that they were:

Very satisfied	123
Fairly satisfied	4
Neither satisfied nor dissatisfied	3
Fairly dissatisfied	0
Very dissatisfied	0

Adaptations

During the year the Association received £28,156 grant from Glasgow City Council to carry out 10 adaptations to properties, being a mixture of bathroom works and safety rails.

Property Inspections

Staff continue to progress the Association’s property inspections programme. Where possible, we will time this to coincide with planned maintenance programmes. Tenants can still contact staff to advise if their contact details, emergency details or household composition have changed.

Staff continued to carry out repair inspections and weekly estate management inspections.

Acquisitions

There were no acquisitions during the year.

Financial Report

The financial figures for 2025-2026 highlight the completion of another successful year for the Association. We continue to monitor costs closely to ensure value for money and long-term viability. We will continue to invest in homes by updating bathrooms, kitchens, windows and heating systems.

Net assets now stand at **£2,988,559**.

Income

Rental Income	£1,237,377
Factoring	£1,123
Amortisation	£264,135
Other Grants & Income	£28,156
Interest Income	£15,244
Total	£1,546,035

Expenditure

Management	£527,064
Day to Day Repairs	£140,244
Planned Maintenance	£135,623
Estate Services	£87,109
Tenant Participation	£0
Factoring	£1,123
Loan Interest & Other Finance Charges	£34,655
Wider Role	£2,551
Rechargeable Repairs	£1,145
Bad debts	£171
Depreciation	£440,862
Total	£1,370,547

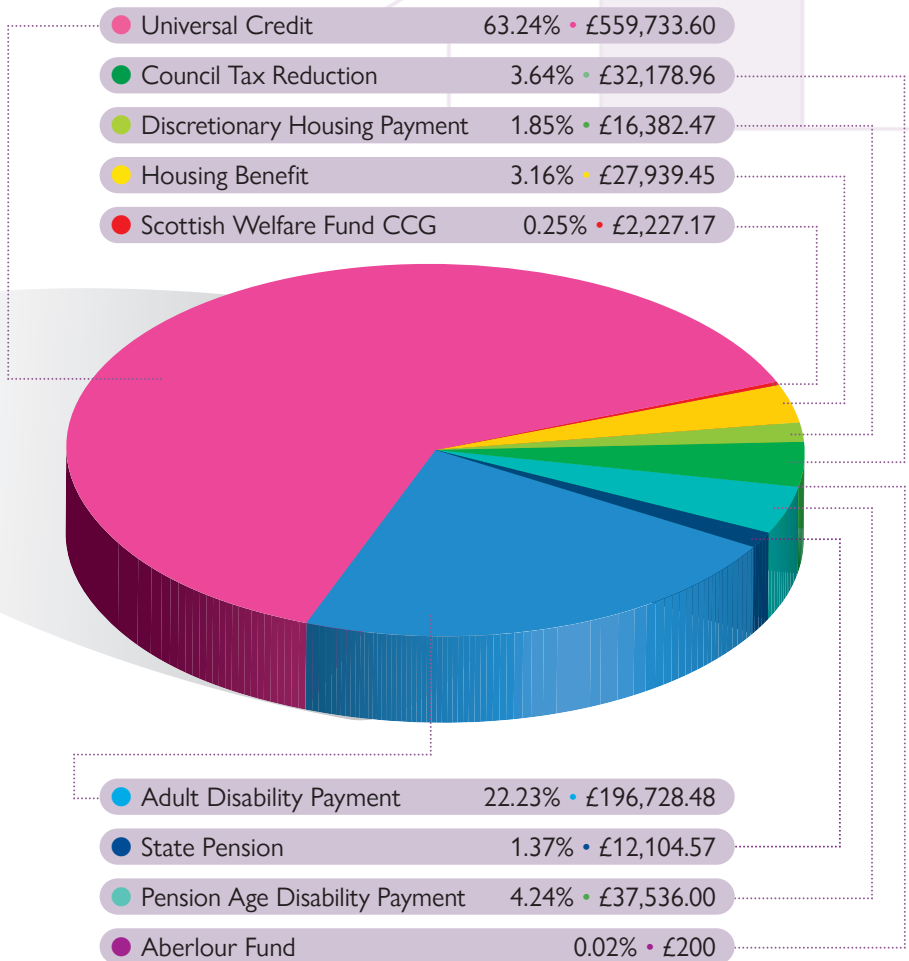


Surplus (before pension adjustments) for the year: £175,488

Gardeen Housing Association is a not-for-profit charity and any surplus is set aside for future investment.

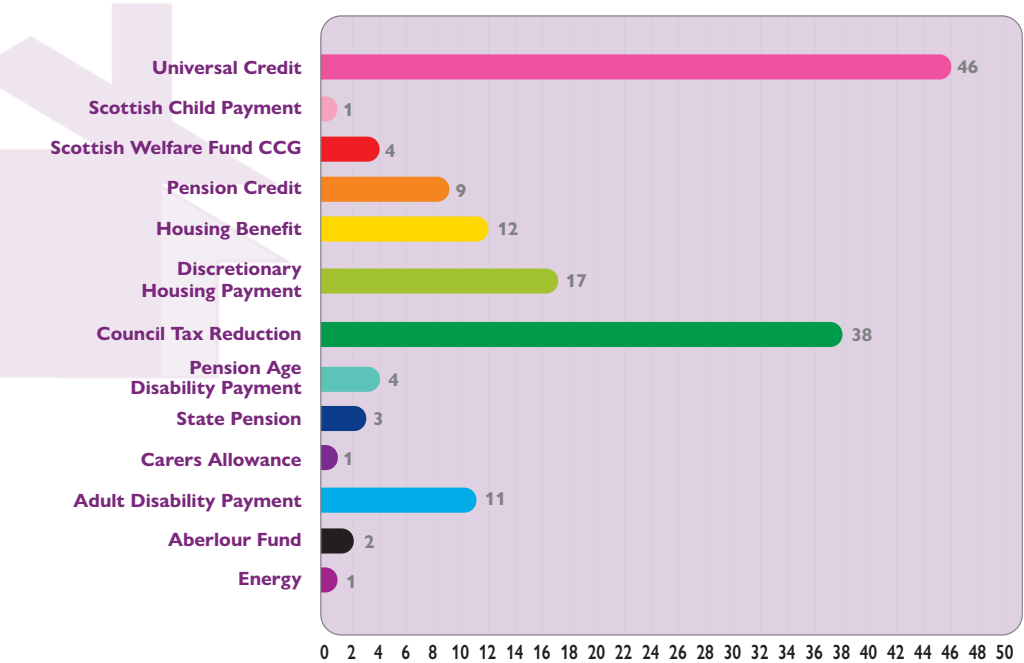
Income Advice Support 2025-2026

Total Financial Gains for Gardeen HA 2025/26: **£924,474.49**



Welfare Right Issues

New Cases • Total 149



Complaints Report

We aim to ensure that we provide a good service to tenants, applicants and owners but sometimes we might get it wrong. We also want to know if someone is unhappy with our services so we can investigate and put things right.

We follow the Complaints Handling Procedure produced by the Scottish Public Services Ombudsman (SPSO). During 2025-2026, we received two Stage

1 complaints and no Stage 2 Complaints. We upheld one complaint in part, and the other complaint was not upheld. We continue to work to improve our service and reviewed our procedures.



Freedom of Information

We received 8 Freedom of Information requests. The FOI requests received were in relation to housing waiting lists; ICT contract information; violence at work; the number of evictions in relation to anti-social behaviour carried out by the Association; pest control services and mould, dampness and condensation.

Health and Safety for Tenants

We have continued to focus on health and safety for tenants during 2025-2026 and have worked on:

- Annual Gas service checks to all properties
- Electrical safety inspections
- Smoke detector, heat alarm and carbon monoxide detector programme
- Roof anchor checks
- Fire safety checks
- Asbestos checks
- Legionella checks
- Mould, damp and condensation checks
- The Association has a Lift Safety Policy



Energy Standards

We have worked to ensure that all homes meet the current government energy standards. We have developed an energy database for all our properties in partnership with Alembic Research.

We shall be looking at ways to fund future energy improvements to make sure that your home is affordable to heat and rent. We also have an independent energy advice service for Gardeen tenants. This service was secured in partnership with Calvay Housing Association. Guidance is awaited on the Social Housing Net Zero Standard.

Financial Support for Tenants

We continue to provide financial support to tenants with grants and energy vouchers.

Tenant Participation and Involvement

We ask your views on the service that we provide and your priorities at the Annual General Meeting that is held in September each year. We organise an independent tenant survey every three years (2024 results are available on our website). We consult on rent increases and policy updates. We monitor repair satisfaction levels and welcome informal feedback.

Improving Performance 2025-2026

Our aim is to provide a local and personal service to Gardeen residents.

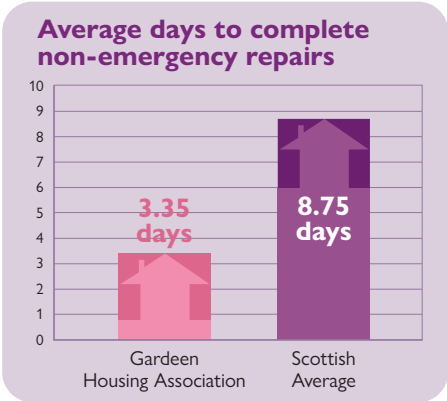
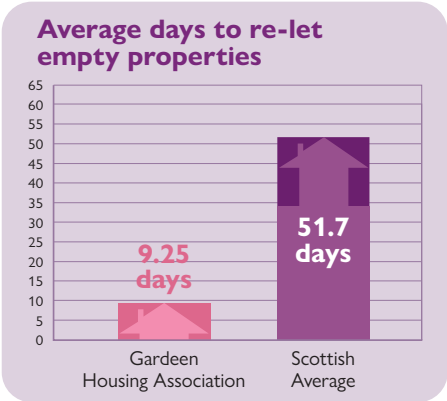
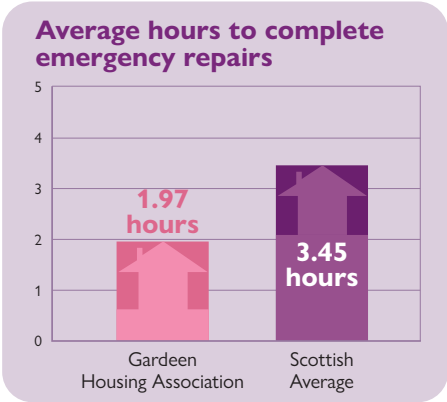
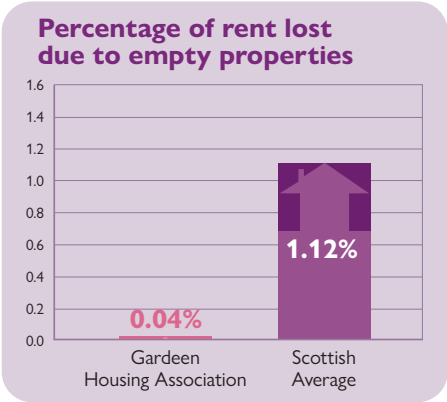


ARC return:	2023-2024	2024-2025	2025-2026
Hours to complete emergency repairs	1.94 hours	1.74 hours	1.97 hours
Average Working Days to complete non-emergency repairs	3.87 days	3.89 days	3.35 days
% of repairs completed Right First Time	98.67%	98.54%	98.68%

Easterhouse Groups: Benchmarking 2025-2026

Landlord:	% Satisfied with landlord	Average hours to complete emergency repairs	Average days to complete non-emergency repairs	Gross rent arrears	Average days to re-let properties
Blairtummock	90.51%	3.27 hours	3.96 days	3.04%	20.59 days
Calvay	92.53%	2.44 hours	5.06 days	1.92%	29.97 days
Easthall	91.64%	2.50 hours	4.25 days	1.95%	18.48 days
Gardeen	97.39%	1.97 hours	3.35 days	0.59%	9.25 days
Lochfield	88.01%	2.05 hours	4.88 days	2.03%	15.04 days
Provanhall	94.34%	2.28 hours	4.55 days	3.37%	25.87 days
Wellhouse	93.69%	1.88 hours	6.50 days	6.67%	14.08 days

Comparing Our Performance





Staffing

The Management Committee employ five staff:

Lyndsay Moffat	Director
John Seggie	Senior Property Services Officer
Anna Morton	Maintenance Officer
Louise Hosie	Property Services Officer
Toni Lee	Property Services Assistant

Income Advisor

Elaine McIntyre	Income Advisor
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Energy Advisor

Ronnie Munro	Energy Advisor
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Consultants

David McDonald	Finance Services (FMD)
Fettes McDonald	Finance Services (FMD)
Tom Atkinson	Procurement Consultant
Joe Connor	DA Gilmour, Clerk of Works

Equalities and Human Rights

The Management Committee place equalities at the heart of the work that they do and collect information to help develop our action plan and updated policy.

Areas for Improvement

Gardeen Housing Association will continue to monitor performance and provide a friendly local service. We will keep up to date with legislation and best practice. Our performance remains high, when compared with the Scottish Average.

Feedback



We hope that you have enjoyed reading this report.

We would welcome your suggestions on how our report can be improved.

Please email your views to info@gardeen.org.uk or text us on **07418 341619**.

You can also call the office on **0141 771 9590** and give us your views.

Did you like the design of the report?

Did you get the information you needed from the report?

Is there anything else that you would like to see in the report?

If you would like to get involved, please contact Lyndsay at the office on **0141 771 9590** or email info@gardeen.org.uk



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