



North View is a registered Scottish charity; registration number SC032963

NEWSLETTER



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NORTH VIEWHousing Association

OFFICE HOURS



MONDAY

8.30am to 12noon - 1pm to 4.30pm

TUESDAY

8.30am to 12noon - 1pm to 4.30pm

WEDNESDAY

8.30am to 12noon

THURSDAY

8.30am to 12noon - 1pm to 4.30pm

FRIDAY

8.30am to 12noon - 1pm to 4pm

29A Stravanan Road Castlemilk GLASGOW G45 9LY

tel: 0141 634 0555

email: enquiries@nvha.org.uk

web: www.nvha.org.uk

ANNUAL REPORT 2024 /2025



Look out for our Annual Report which will be with you by the end of October 2025. This provides you with information on our performance during 2024/2025, and how we are meeting the outcomes and standards set out in the Scottish Social Housing Charter.

We will email this it to residents where possible, similar to our newsletters. If you are happy to have it emailed to you, but have not provided us with your email address already, then please contact Noirin at the office with this information. If you would prefer to continue to receive a paper copy that's no problem, please let Noirin know too.







find us on instagram

THIS NEWSLETTER CAN BE MADE AVAILABLE ON CD/DATA-TO-VOICE, BRAILLE, LARGE PRINT AND COMMUNITY LANGUAGES. FOR FURTHER DETAILS, PLEASE CONTACT US ON 0141 634 0555 OR EMAIL US ON ENQUIRIES@NVHA.ORG.UK

ANNUAL GENERAL MEETING



The AGM took place on Wednesday 17th September 2025 at the Birgidale Complex. Afterwards, members were invited to stay for a game of Bingo.

We are always seeking new members. Membership is open to our tenants, our service users, and those who have an interest in our work. Those applying must also be 16 years of age and over. Membership entitles you to attend and vote at the AGM and any Special General Meetings we have, nominate others for election to the Management Committee, and to participate generally in the work of the Association.

If you would like to become a member you must submit a completed application form with your £1 share to our office. Application forms can be obtained by contacting the office on **0141 634 0555** or by emailing **enquiries@nvha.org.uk**.

Your application will then be considered by the Management Committee as soon as reasonably practical once it is received by the Association.



TPAS AWARD

The Castlemilk Housing and Human Rights Lived Experience Board picked up the accolade for 'Good practice in involving tenants in a current issue', at the Tenant Participation Advisory Service Scotland Awards held on 20th June 2025. They were delighted to receive recognition for their work in raising awareness with the United Nations around food poverty issues within their community. Picture shows: The Board collecting their award from event host, comedian, Fred MacAulay (middle).

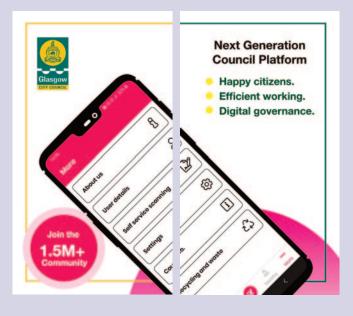
2025 AREA MEETINGS

We have just completed a series of Area Meetings after inviting all North View residents to come along to the office to speak to the Housing Manager (Yvonne) and the Maintenance Manager (Ady).

The purpose of the meetings was to give residents the opportunity to meet with their neighbours and raise some of the issues and concerns they have about their area or the wider community.

In addition to some general repair issues, many of the issues raised involved the following:

- bulk and rubbish being discarded (fly tipping) across the estate (an issue raised in every meeting held)
- problems with wheelie bins, including bins not being emptied or discarded and not returned to the correct bin shelter or garden





- street lighting not working
- issues with the quality of the landscaping contract, including overgrown trees and hedges
- issues with front entrance security doors
- the quality of the close cleaning contract

Whilst the Association oversees the close cleaning and landscaping contracts in addition to close entrance doors and repairs (and has responded to the issues raised at the meetings), a lot of the other issues raised related to services provided by Glasgow City Council. For this reason, we are encouraging all residents to sign up to the Glasgow City Council MyGlasgow app.

To download the app, search for "MyGlasgow" on the Apple App Store or Google Play and download the free app. To use it, open the app and choose the option to make a report.

You can attach photos and videos, and use the app's map feature to pinpoint the exact location of the problem.

The kind of things you can report on the MyGlasgow app are:

 Fly tipping (this is rubbish and furniture discarded anywhere in the estate apart from the designated areas for your property)

- Street lighting faults
- · Issues with wheelie bins and recycling
- Report a missed bin collection: If your regular bin wasn't emptied, you can use the app to report it.
- · Roads, pavements, and lighting
- Report a pothole: You can report potholes on public roads and footways.
- Report a lighting fault: This includes problems with streetlights, as well as traffic and pedestrian crossing lights.
- Report a road flood or blocked drain.
- Report missing or damaged drains and manhole covers.
- Report dog fouling.
- Report a dead animal needing uplift.

Following the issues raised at the meetings, the Housing Manager has contacted Glasgow City Council to set up a meeting with a Council representative. This is for the residents who attended the meetings but please contact Yvonne, the Housing Manager, if you would also like to attend.

Please also contact Yvonne at the office if you would like to take part in regular resident meetings.

You can also contact the office at any time to report any issues you have with Housing Management or Maintenance staff and/or if you need help with setting up the app. Thanks to everyone who came along!

SUCCESSFUL SKIP WEEKEND!

The skip weekend, between 25th to 28th July 2025, was again a great success with 19 skips being filled.



Whatever you're facing We're here to listen SAMARITANS

Call free day or night on 116 123

samaritans.org

A registered charity



SUMMER FAMILY TRIP

M&Ds - FRIDAY 8TH AUGUST 2025

Some photos from the trip - a great day was had!









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COUNCILLORS

Councilors can assist you if you have an issue with the delivery of services in your area such as:



- public transport and road maintenance;
- planning decisions and licensing;
- running of schools, libraries, museums and galleries;
- social work services;
- refuse collection;
- housing benefit and council tax reductions.

Councillors for your local area – the Linn Ward - are:

COUNCILLOR JOHN CARSON tel: 0141 287 3937

tel: 0141 287 0224

BAILIE PAUL MCCABE tel: 0141 287 4663

COUNCILLOR CATHERINE VALLIS tel: 0141 287 7031

CRIMESTOPPERS

Crimestoppers is an independent charity that gives you the power to speak up to stop crime, 100% anonymously - by phone and online, 24/7, 365 days a year.

CrimeStoppers.

Speak up. Stay safe.

0800 555 111

100% anonymous. Always.

101 IS THE NUMBER TO CONTACT THE POLICE WHEN IT'S LESS URGENT THAN 999.



The 101 non-emergency number will make it quicker and easier for you to contact the police when you don't need an emergency response.

For example to:

- Speak to your local police officer
- Report a crime that's already happened, such as a theft or damage to property
- Get crime prevention advice
- Make us aware of any policing issues in your area.

101 provides an easy-to-remember number to contact the police. It can be used wherever you are in Scotland or in the UK.

The 101 non-emergency number is available 24 hours a day, 7 days a week.

When you dial 101, the system will determine your location.

By having one easy to remember number, 101 should make the police more accessible. It will also reduce pressure on the 999 system.

In an emergency always dial 999 - when a life is in danger, a crime is in progress or a suspect is nearby.

PAYING YOUR RENT

It is important that you keep up with your rent payments! If you are finding it hard to meet your rent, contact your Housing Officer immediately on **0141 634 0555**. We will do what we can to help, but it is important that you let us know about any problem as soon as possible.

There are lots of different ways to pay your rent:



ONLINE BANK PAYMENT

You can make payment by making an online transfer of your rent money from your bank account to our bank account. Our bank details are:-

ACCOUNT NUMBER: 00575108

SORTCODE: 80-09-51

The transfer should include a note of your unique four digit tenancy reference number so that we can identify that it was you who has paid.

ALLPAY CARD

You can make rent payments using your Allpay card at Post Offices and shops where the PayPoint sign is displayed.

ALLPAY INTERNET PAYMENTS

You can make secure online payments at any time at **www.allpayments.net**. You will need your Payment Reference Number (PRN) from your Allpay card and also your bank card handy.

CALLING ALLPAY

You can phone Allpay on **0844 557 8320**. This is a straightforward automated telephone system that takes you through every step of the payment process. You will need your Payment Reference Number (PRN) from your Allpay card and also your bank card to make this payment.

ALLPAY MOBILE APP

The Allpay Mobile App is available on both Apple and Android devices. This secure app can easily be set up with your bank card to make payments on a regular basis after a simple registration process. You will also need your Allpay card number to hand for your Payment Reference Number (PRN).

Please contact the Office immediately if you do not have an Allpay card and we will get one ordered for you.

WELFARE RIGHTS UPDATE

Pension Age Winter Heating Payments

Pension Age Winter Heating Payment replaces Winter Fuel Payment in Scotland and will be delivered by Social Security Scotland. Subject to Parliamentary approval, payments will start from November 2025 and continue throughout the winter.

Eligible people of State Pension age will get a payment between £101.70 and £305.10 depending on their circumstances. Most people will receive their payment automatically – no action is needed. Social Security Scotland will send a letter to everyone who will receive a payment.

For pensioners with a taxable income of over £35,000, the payment will be taken back through the tax system during 2026/27. See: www.mygov.scot/pension-age-winter-heating-payment

People can choose to opt out of receiving the payment by completing the online form. The online form to opt out of the payment will be available until Friday 10 October 2025. See: www.mygov.scot/pension-age-winter-heating-payment/opt-out-of-the-payment

An online eligibility checker has also been created to help people find out how much they are likely to receive. See:

www.mygov.scot/pension-age-winterheating-payment



Pensioners set to receive the payment will have been born on, or before, 21 September 1959 and living in Scotland during the qualifying week which is Monday 15 September to Sunday 21 September 2025.

How much people will get paid will depend on:

- their age
- the age of anyone they live with who is also eligible for Pension Age Winter Heating Payment
- if they receive certain benefits from the Department for Work and Pensions (DWP) as a joint award
- · if they live in residential care

Social Security Scotland will send the payment to the same account as an individual's State Pension, or any Social Security Scotland benefit received.

A small number of people will need to apply, these include people who have deferred their state pension or are a couple with a joint award for Pension Credit, Income-based Jobseeker's Allowance (JSA), Income-related Employment and Support Allowance (ESA), Income Support or Universal Credit and the main person getting that benefit is under State Pension age. Find out more on this at

www.mygov.scot/pension-age-winterheating-payment

The public should beware of scams around winter heating payments. Social Security Scotland will not request any personal information to be shared via email or text message. If you receive a scam email or text report it to **0300 123 2040**.

UNIVERSAL CREDIT - MIGRATION - 100,000S HAVEN'T CLAIMED

Legacy benefits e.g. JSA, IS, ESA are ending. All managed migration notices are expected to be sent by the end of September 2025, and all legacy benefits will end on 31 March 2026.

It's important that you apply for Universal Credit by the date on your migration letter. If you don't claim, your benefits e.g. Housing

Benefit, Employment Support Allowance and Council Tax Reduction will stop. If your benefits stop and you then make a new claim, you will not be entitled to the transitional protection that keeps you on the same amount you were receiving and you could lose a lot of money.

All legacy benefits will end on 31 March 2026. No more payments will be made.

SCOTTISH CHILDREN BENEFITS

Social Security Scotland have mentioned that a lot of people haven't claimed all the child benefits they could be entitled to.
Below is a list of them. If you think you might be entitled you can make a claim or contact Isabel at the office for assistance.

1. Scottish Child Payment:

This is a weekly payment for eligible children under 16, designed to help families with the costs of raising a child.

2. Best Start Grant Pregnancy and Baby Payment:

A one-off payment available from 24 weeks pregnant until a baby is 6 months old to help with the costs of pregnancy and having a new baby.

3. Best Start Grant Early Learning Payment:

A one-off payment for families when their child is between two and three and a half years old, to help with the costs of early learning.

4. Best Start Grant School Age Payment:

A one-off payment made when a child is starting Primary 1 to help cover the costs of starting school.

5. Best Start Foods:

This is a pre-paid card provided to eligible families from pregnancy up to when a child turns three to help them buy healthy food.

WARM HOME DISCOUNT

The Warm Home Discount gives you £150 towards your electricity bill. Unless you are in the Core Group you will need to make an application via your energy supplier, even if you received a payment last year. You are classed as being part of the Core Group if you receive the guaranteed element of Pension Credit. Everyone else is in the Broader Group.

Different suppliers have different rules about who can be included in the Broader Group for Warm Home Discount. As a general rule, you either need to be on a low income or in receipt of certain benefits.

You can check here:

www.changeworks.org.uk/energy-advice/financial-support/warm-home-discount/#winterwhd to find out if your supplier have opened their application process.



The Castlemilk Pantry is open Tuesdays and Wednesdays, 10am to 3pm at the Birgidale Complex, 10 Stravanan Street, Castlemilk, Glasgow, G45. Access to the building is from 9am where tea and coffee and hot rolls are available at an affordable cost from the Café.

It's open to anyone living in the G45 post code. Membership costs £2 per year, and each shop costs £3.50. For that £3.50, you get approximately £15 worth of food so it's a great way to access affordable food which includes fresh, tinned and frozen goods. Contact The Pantry by email on community@ardenglen.org.uk or by popping in when it's open. Please remember to bring your ID and proof of address which is required in order to join.

OPENING HOURS

The Castlemilk Pantry

Monday Closed
Tuesday 10am - 3pm
Wednesday 10am - 3pm
Thursday Closed
Friday Closed
Saturday Closed
Sunday Closed







WINDOW & KITCHEN REPLACEMENTS

The window and kitchen replacement programmes are in progress and going well. Windows are getting replaced at 2-8 Stravanan Road and 210-214 Castlemilk Drive, and the kitchens at 33-49 Dunagoil Road.



Health and Social Care Partnership South Locality Health Improvement Team



What's on?

Information for Asylum Seekers and Refugees

In this leaflet you will find a list of Glasgow-based organisations providing support and FREE activities, groups, events, workshops and much more!





(Farsi) فارسی



(Arabic) العربية



کوردی سۆرانی (Kurdish Sorani)



廣東話 (Cantonese)



普通话 (Mandarin)



ਪੰਜਾਬੀ (Punjabi)



Tiếng Việt (Vietnamese)



Polski (Polish



(Urdu) اردو





CONDENSATION

We are into Autumn, and a lot of people will be switching their heating back on if they haven't done so already. This is about the time of year when condensation begins to bite too!

There is always moisture in the air but the problem is, as the weather gets colder, your windows will get colder so more moisture condenses on them. The situation is made worse if you hang clothes over radiators to dry, because as your clothes dry, you just pump a load more water into the air in your house, which in turn hits the cold window and condenses! Basically, if you dry your clothes over radiators, you are making things worse!

The best thing to do is dry your clothes outside, but that is not always practical! Failing that, to help keep condensation down, dry your clothes on an airer or clothes horse, set up over the bath or shower tray in your bathroom. If you turn on the fan and keep the door shut, that'll help keep down condensation.

It is a good idea to open your windows a wee bit too. That helps improve ventilation which in turn, keeps down condensation! It might seem crazy to open your windows and let heat out – especially when it is freezing outside!

You don't need to open your windows wide nor do you need to keep them open all day, but opening your windows a wee bit for a wee while helps!

Another tip is, when cooking, keep the door closed to contain the water vapour in the kitchen. If you open the window and turn on the fan, that'll help remove the water vapour from your house, and help reduce the condensation! Better still put a lid over pots when you boil water in them; that way you're reducing how much moisture gets into the air.

The trick to controlling condensation is not to generate more water than you have to, and to properly ventilate your home. If you do that, you should see a difference.

REPAIRS – SATISFACTION SURVEYS

Every month, we aim to do follow up satisfaction surveys on 30 reactive repairs completed in that month. Below are the results of the 90 surveys carried out between 1st April 2025 and 30th June 2025:

Thinking about the LAST time you had repairs carried out, how satisfied or dissatisfied were you with the repairs service provided by North View?:

Very satisfied	74.4%
Fairly satisfied	25.6%
Neither satisfied nor dissatisfied	0%
Fairly dissatisfied	0%
Very dissatisfied	0%



If you are not happy with a repair that has been done or if you are wondering what is happening with a repair that you have reported, please get in touch with our Maintenance Manager, Ady Tester at the Office on 0141 634 0555 and tell him about your concerns. You can also email him directly at ady@nvha.org.uk

KEY PERFORMANCE TARGETS

Our Key Performance Targets that we have set for the year 2025/26 are set out below – performance to the end of June 2025 has been very good:

KEY PERFORMANCE TARGET	ACTUAL OUTTURN TO 30TH JUNE 2025
That at least 96% of Emergency Repairs be made safe within 4 hours of being reported, and made good within 24 hours	100%
That at least 95% of Urgent Repairs be completed within 3 working days of being reported	100%
That at least 95% of Routine Repairs be completed within 10 working days of being reported	99%
That the average time taken to address an Emergency Repair be no more than 4 hours.	1 hr 28 mins
That the average time taken to address a Non-Emergency Repair be no more than 4 working days.	3.8 days
That at least 87% of our repairs be 'right first time'.	100%

HOUSING MANAGEMENT PERFORMANCE

The Key Performance Targets in relation the Housing Management are set out below – we are continuing to work hard to reduce rent arrears and re-let empty properties more quickly:

KEY PERFORMANCE TARGET	ACTUAL OUTTURN TO 30TH JUNE 2025
That rent arrears not exceed 6.5% of the amount of rent chargeable for the year.	4.52%
That the average re-let time for empty properties does not exceed 25 days.	20.7 days
That rental income lost through empty properties does not exceed 1.0% of the rent due.	0.63%
That the average time for placing applicants on our Housing List be within seven days of the Association receiving his/her/their application.	1 day

COMPLAINTS

Complaints about our service fall into two categories – a Frontline complaint (also referred to as a Stage 1 complaint) and an Investigatory complaint (known as a Stage 2 complaint). Frontline complaints are the more common, and they are about things that can be attended to quickly – like a complaint about someone not turning up when they said they would – while Investigatory complaints are generally about more serious issues, although they do include Stage 1 complaints that have been stepped up to Stage 2 because they haven't been resolved.

Our target is to resolve Stage 1 complaints within five working days of receiving the complaint and Stage 2 complaints within 20 working days.

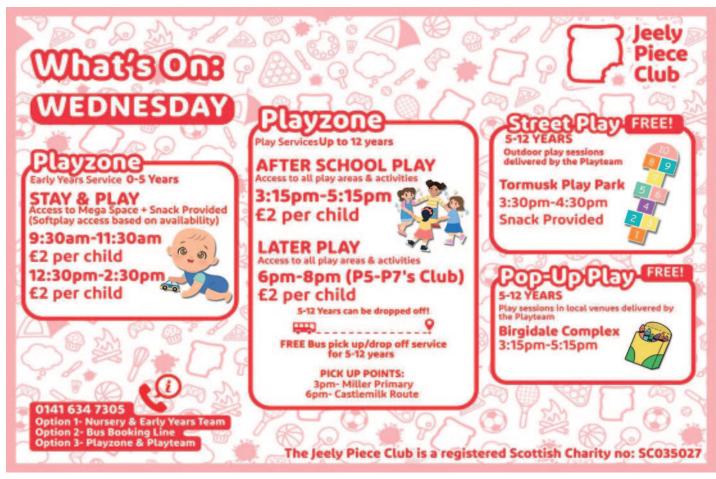
Information about the complaints that we received between 1st April 2025 and 30th June 2025 is set out in following table:

1st April 2025 to 30th June 2025:	
Number of complaints received	9
Number of complaints resolved	9
The average number of working days that it took to address the complaints	2.7 DAYS
Investigatory complaints received 1st April 2025 to 30th June 2025:	d between
Number of complaints received	1
Number of complaints resolved	1
The average number of working days that it took to address the complaints	9 DAYS

WHAT'S ON







WHAT'S ON

The Birgidale Complex hosts lots of events and activities. Contact the Birgidale Complex for more information, or even better you can follow them on Facebook.



BIRGIDALE COMPLEX

The Birgidale Complex at 10 Stravanan Street is the local community centre and is available to book for events and functions. Bookings can be made by calling 0141 631 1161.

It also hosts the following activities every week:

Yoga

 every Tuesday and Thursday from 5.30pm to 7.30pm



Bingo

 every Sunday from 7.30pm, Tuesday from 7.00pm and Wednesday from 1.30pm







RECIPES

SLOW COOKER BEEF STEW

Ingredients: Serves 6

- · 500g stewing mince
- 3 onions
- · 4 medium carrots
- 6 medium potatoes
- · 2 beef stock cubes
- 3 cups of boiling water



Method:

- **STEP 1** Preheat slow cooker to HIGH.
- **STEP 2** Add the minced beef to slow cooker.
- **STEP 3** Peel and chop the carrots and potatoes. Cut the onions finely.
- **STEP 4** Add the vegetables to the slow cooker along with the stock cubes and the water.
- STEP 5 Stir. Place the lid on the slow cooker and leave to cook for 4-6 hours.

AIR-FRYER CAJUN CHICKEN WINGS

Ingredients:

- 1kg chicken wings
- · Cajun seasoning mix
- oil



Method:

- **STEP 1** Pre-heat the air fryer to 400 degrees.
- STEP 2 Sprinkle the seasoning mix over the chicken wings, tossing to coat.
- **STEP 3** Place the wings in the basket, adding a little bit of oil.
- **STEP 4** Bake for 30 minutes until the wings are crispy and browned.





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