

# THE LOCHIL VIEW

## Tullibody & Cambus

### Whats On in **YOUR COMMUNITY**

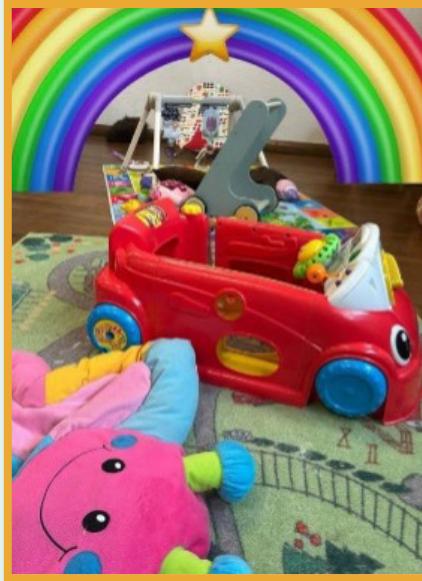


#### TULLIBODY PENSIONERS GROUP

Meet every 2nd and 4th Monday 2.00 pm to 4.00 pm at Tullibody Civic Centre for a cheery cuppa and a good blether, also a wee game of bingo. New members are always welcome.



#### TULLIBODY UNDER FIVES TODDLER GROUP



This group is free for babies up to 6 months & only £2.50 for the rest of the kids which, includes a healthy snack & a cuppa for the adults.

It meets on **Wednesdays & Fridays (term time) from 9.30 am until 11.15 am.**

### Tenancy Sustainment Support

Since April 2024 we have helped a total of 242 tenants with 373 different enquiries, ranging from benefit advice to help with energy costs.

Our tenants are better off by **£678,538.20** This includes Housing Benefit of **£77,832.77** and Universal Credit of **£270,868.85**.

In your area this included helping **109** tenants leading to overall additional income of **£279,549.38** including **£18,336.24** Housing Benefit and **£126,813.42** Universal Credit Housing Costs payments and additional UC elements and other Benefits.

This is an average annual gain of **£2,564.67** for each tenant in your area that has been helped since April 2024.

If you would like information on Benefits etc, then please contact Margaret Hall, our Tenancy Sustainment Officer.



### Estate Inspection UPDATE

**Margaret Scott, Assistant Property Services Officer** will carry out one full Estate Inspection on an annual basis, this will include picking up on communal estate issues such as gardens, dumped items and external repairs like gutters and boundary fencing etc. On a monthly basis Margaret will now closely monitor the close cleaning and landscaping maintenance contract to ensure the best service is provided for tenants, this process is in direct relation to feedback that we received through our Tenant Scrutiny Group.



**PLEASE NOTE:** Tenants can report communal repairs such as the above by calling direct on **01259 722 899** and pressing **option 2** alternatively you can email direct to **repairs@ochilviewha.co.uk**. If you would like to report any Estate issues such as dumped rubbish or dog fouling please call **01259 722 899 option 1** or alternatively email **housing@ochilviewha.co.uk**.

### STAY INFORMED

Follow us on Facebook to get more local news and info

📞 01259 722899

✉ customerservices@ochilviewha.co.uk

🌐 www.ochilviewha.co.uk

📘 ochilviewha

🐦 twitter.com/ViewOchil



## Budget UPDATE

We are aiming to deliver a significant investment programme during the year. Below is a brief update on progress.

Total Investment Cost  
**£251,400**

### Windows / Door Upgrades

**£11,400**

Tender has been awarded however start delayed to after April due to manufacturing timescales. Covers two properties in Westview Crescent and Broomieknowe.



### Thermostatic mixer valve installations

**£240,000**

Currently underway in all areas.

If you are due for any of the above upgrades, you will be contacted directly by our staff when we are ready to begin works.

If you have any questions on our investment plans, you can ask for Billy McCord or Margaret Scott.



We have seen an increase of dog fouling in Ochil View gardens & communal areas. This is unhygienic and can pose a health & safety risk.

As per your tenancy & pet permission agreement, dogs especially must be kept on a lead at all times when outside the property, dog faeces must be cleaned up immediately.

Being unaware your dog has fouled or not having a suitable bag is not a reasonable excuse.

Dog poo bags can be bought cheaply from a number of shops, we would suggest making sure you are stocked up, so you never run out!



## Bin RECYCLING

We continue to visit our Estates on a regular basis inspecting communal areas and closes. It has become an ongoing issue in areas of rubbish not being disposed of correctly and bags being dumped, these are then ripped open by animals attracting vermin to the area along with causing an unsightly mess.

If others are filling your bin, you can purchase a padlock for your bin – ensuring this is removed for uplift day.



# THISTLE

TENANT RISKS



## Contents Insurance

### Are you covered in your home?

As your landlord, Ochil View provide a buildings insurance policy. This covers the property and the fixtures and fittings in your home. We don't, however, cover your items or personal belongings. This is where you need to get contents insurance.

A contents insurance policy covers goods in your home, such as furniture, clothing and electrical items.

For example: Your toilet leaks onto your vinyl flooring and through to your kitchen below, causing damage to appliances, like your toaster. We would repair the leak and any ceiling damage, but not for the flooring or toaster. This is where your contents insurance would help.

We can recommend the Thistle Tenants Risks Home Contents Insurance Scheme. It is specifically designed for social housing tenants, has minimum requirements and flexible payment options. Visit their website at: <https://www.thistletenants-scotland.co.uk/> for more information.

## MEET, HEAT & EAT EVENTS

The Association held their annual Meet, Heat & Eat events in January 2025 with a total of over 80 households attending across all events.

The events were held in Alloa, Tullibody and Fife. Tenants enjoyed soup, teas, coffees and biscuits with presentations being heard from Clackmannanshire Home Energy Advice Team and Fife's Cosy Kingdom. We also had Citizens Advice telling us the help they could offer and Ochil View staff helping tenants with income maximisation, My Home and the Housing Perks App.

All those that came along left with a free mug full of goodies and all were entered into a prize draw with three households from each event winning a shopping voucher.

Here is a photo from our Tullibody event.

Congratulations to our prize draw winners

Mr Gosczc  
£50 Morrisons Voucher  
Mr Lumsden  
£25 Morrisons Voucher  
Ms Barr  
£25 Morrisons Voucher





## Have you heard of House Exchange?

House Exchange is an online mutual exchange system that is a free service available to all Ochil View Housing Association tenants who are considering looking for a swap.

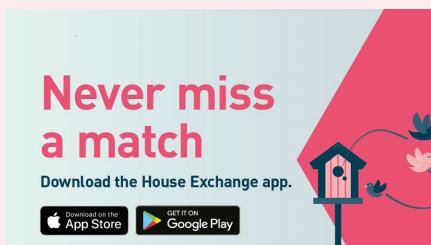
You can advertise your property and search for other tenants online who are looking to do a swap either within Clackmannanshire or further afield within the UK.

Registration is straightforward and can be done online at <https://www.houseexchange.org.uk> or more information can be found on our website at [www.ochilviewha.co.uk](http://www.ochilviewha.co.uk)

House Exchange also has an App to make it easier to search for properties on the move. You can download the App from the Apple or Google Play Store.

When creating your property advert don't forget to add photographs and a description about your home. The better the advert looks, the more attractive it is to other would-be-swappers.

If you require any advice or assistance about setting up your advert on House Exchange, please do not hesitate to contact Donna Phillips, Housing Services Assistant (Housing Options).



## SPRING into Wellbeing

The days are getting longer and there is a sense of renewal in the air. Spring has sprung, and it's the perfect time to refresh not just our homes, but also our health and wellbeing. After the winter months, our bodies and minds are ready for a boost. Here are a few tips to help you.

### BOOST YOUR MIND

**GET OUTDOORS:** Soak up the sunshine and fresh air. A short walk in the park can improve your mood and reduce stress.

**MINDFULNESS:** Take a few minutes each day to practice mindfulness. More information can be found by visiting <https://www.nhsinform.scot/healthy-living/mental-wellbeing/mindfulness-for-mental-wellbeing/>

**SOCIALISE AND CONNECT:** Reach out to friends and family. Social interaction is vital for our wellbeing.

### GET ACTIVE

**TRY SOMETHING NEW:** Clackmannanshire Council Sports Development have a range of classes and activities from Line Dancing to Yoga. More information can be found at <https://www.clacks.gov.uk/learning/weeklyclasses/> or by calling 01259 452334.

**MAKE EXERCISE PART OF YOUR DAILY ROUTINE:** Set aside time to exercise and set realistic goals. If you are struggling to stay motivated exercise with friends or family.

## CHOCOLATE cornflake cakes

Children will enjoy helping to make these ever-popular treats; ask them to stir in the cornflakes, but remind them to go gently so the cornflakes don't get crushed to a powder. Top them with sprinkles, mini marshmallows or mini eggs, if you wish.

### INGREDIENTS

200g/7oz milk or dark chocolate, broken into small pieces

70g/2½oz smooth peanut butter

2 tbsp golden syrup

175g/6oz cornflakes

### METHOD

Line a 12-hole muffin tin with paper cases.

Place the chocolate and peanut butter in a heatproof bowl. Set this over a pan of gently simmering water (do not let the base of the bowl touch the water) and leave to melt, stirring occasionally, until completely smooth. Stir in the golden syrup and then remove from the heat.

Add the cornflakes a handful at a time, stirring well between additions to ensure they're all coated.

Spoon the mixture into the paper cases, piling it up. Chill for 40–60 minutes, or until set.

### RECIPE TIPS

This recipe is suitable for vegans if you use vegan cornflakes and chocolate, which are widely available. Some cornflakes are fortified with an animal derived product making them unsuitable for vegans.

## BULK UPLIFTS

Ochil View HA continue to offer a reduced cost uplift service in conjunction with Clackmannanshire Council. **Ochil View HA subsidise the cost of 2 uplifts per year for our tenants.** Bulk uplifts can be arranged by contacting Clackmannanshire Council. This service is for oversized items that will not fit in a standard wheelie bin, and it is limited to collection of up to 5 items in a single uplift. Uplifts can be arranged by contacting Clackmannanshire Council on **01259 450000**.

## Legionella safety in your property

Is your property going to be vacant for a period of a week or more? If it is, we strongly recommend on your return you flush the water system.

This means:-

- Running all taps and showers for a minimum of two minutes once a week.
- Flushing all the toilets on your return.
- It is also recommended that you clean and descale your shower head too!



## BIRD FEEDING

We understand that feeding birds and encouraging wildlife can bring enjoyment, however when feeding birds you must be mindful that rats and mice are also present in most areas and are attracted to food sources.

This has been an increasing problem where food waste and scraps are being put out on the ground in gardens and communal areas which is attracting vermin and larger birds such as seagulls and pigeons.

**Tenants/residents should bear this in mind and refrain from putting out any food waste.**



**Adele Rae**  
Housing Services Officer



**Joanne Reid**  
Housing Services Officer



**Donald Beaton**  
Housing Services Officer



**Grahame Phillips**  
Property Services Officer (Reactive/Voids)



**Billy McCord**  
Property Officer (Compliance/Planned)



**Andy Walls**  
Property Officer (Reactive/Voids)



**Margaret Hall**  
Tenancy Sustainment Officer



**Jade Murray**  
Tenant Engagement & Communications Officer



**Katie McPhait**  
Assistant Housing Services Officer



**Kirsten Kirkwood**  
Assistant Housing Services Officer



**Holly Brember**  
Assistant Housing Services Officer



**David Bishop**  
Assistant Housing Services Officer (Arrears/Admin)



**Tara Hamilton**  
Assistant Property Services Officer (Reactive/Voids)



**Margaret Scott**  
Assistant Property Services Officer (Compliance/planned)

## STAFF OUT AND ABOUT

**Tullibody Adele Rae:** Alloa Road, Blackmuir Place, Banchory Place, Muirside Road, Broomieknowe, Craigeith View, The Braes, Wallace View, Newlands Place

**Joanne Reid:** Paterson Place, Talisker, Baingle Crescent, Newmills, Old School Court, Chestnut Lane, Acorn Drive

**Donald Beaton:** Delphwood Crescent, Firs Road, Northwood Road, Westview Crescent, Crofts Road, Dovecot Road, Knowefaulds Road, Ladywell Drive, Ladywell Place, Redlands Road, St Serf's Road, Stirling Road

**Cambus Donald Beaton:** Main Street

## Fire Safety in Communal Closes

It is really important that your communal close is kept cleared of any items for fire safety reasons as it may obstruct the fire escape route.

- Do not prop open fire doors in communal areas
- Do not clutter the stairs, corridors and landings with personal items or things that can set fire easily
- Do not store prams, bicycles or mobility scooters in communal areas
- Do not store flammable materials in cupboards that have electrical circuits
- Do not smoke in communal areas



Please tell us you see anything in the communal areas that does not belong there and put any rubbish in bins provided.

**Please remember that Ochil View also subsidises the cost for bulk uplifts in both Fife and Clackmannanshire.**

**Call us if you require further information!**



## Contractors should be showing ID

Please remember that any of the Association's contractors that attend your home should be able to show you photographic ID.

**If you are unsure, please contact us on 01259 722899 and we can verify if they have been instructed on behalf of the Association.**

## Repairs you are responsible for as a tenant

We will carry out nearly all repairs within your property, however there are a few things we are not responsible for.

These include things such as:-

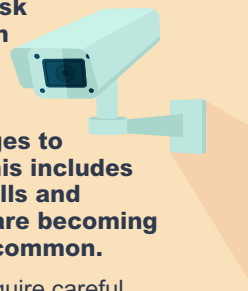
- Changing light bulbs
- Changing toilet seats if they are broken
- Divisional fencing (fences between you and a neighbour)

**More information can be found in your tenant's handbook!**



## Alterations and Improvements

**You need to ask for permission should you be considering certain changes to your home; this includes video door bells and CCTV which are becoming increasingly common.**



These items require careful consideration as they can capture images and sounds of your neighbours and members of the public meaning they come under Data Protection legislation. If you plan installing one of these systems, you must speak with us first and obtain approval to do so.

You should always seek advice on any changes you plan to make to your home. Staff are available to provide advice and guidance on what you can and cannot do and to help you through the permissions process.

**You can also find useful information in our Tenants Handbook on Alterations, is available on our website.**

## Landscaping UPDATE

We are now in our Spring/ Summer phase of landscaping within our developments. You should have now noticed that the Landscape contractors have been starting to prepare our communal gardens for the summer months. If you have any issues that you would like to bring to our attention, please do not hesitate to contact us.

### SUMMER MONTHS (APRIL TO OCTOBER)

- **Grass Cutting** - Every 10 working days, except in very inclement weather conditions.
- **Grass Edging** - Every 10 working days plus annual edge reforming (not including naturalised areas).
- **Shrub Pruning** - Once or twice per year, depending on species.
- **Weed Control** - As required.
- **Hedge Trimming** - 2 times per year
- **Litter Picking** - Every 10 working days

