

NEWS

SPRING NEWSLETTER

St Vincent's Doon Place...



Development and Improvement Update

Angus Housing Association developments



We will shortly complete 15 new build properties for rent at Crudie Farm, Arbroath. The developer for this site is Scotia Homes who we have worked with before and the houses are up to their usual high standards. The staff who have visited them so far have commented on the layout and finishing of the houses and the garden areas. Our thanks to Scotia and to Colin our Clerk of Works and Scott, Development Officer for getting this much

needed development to completion. We are hoping to have a formal handover and

opening in a few months and welcome the tenants who are going to call this home.



After many years in development, we have also just been given the keys to some of the homes in our new development at the St Vincent's Primary School site in Dundee. This has been a labour of love for those involved as due to issues with planning and then COVID, it has taken around 6 years to get to this point. All worth it though with Champion Homes delivering us 6 houses, 8 flats and 7 supported accommodation homes for the Dundee Health and Social Care Partnership.

Brian, the Development Officer who has been working on this development since the start commented
 "This development has taken many years of work to get to the stage where we could start to build properties and I am delighted that we have finally been able to deliver a development of new homes that are built to a high standard and that will have a positive impact on people lives".



We are onsite in Whitfield Drive, Dundee which is the first phase of what we hope will become a bigger site with George Martin Builders developing for us and we are also mid-way through developing a few more properties at Brechin, again working with Scotia.

In the lovely village of Edzell, Guild Homes have handed us back 2 homes with the remaining 8 expected towards the end of the Summer . It was not a lovely sunny day in Edzell when the staff visited but the quality and finish of these homes brought a smile to their faces.



You may have read that grant funding for new build housing was slashed by the Scottish Government. Some money is now available and we are working with Angus and Dundee Councils to see what else we may be able to fund and deliver in the next few years. With a waiting list of over 4000 applicants, the funding will never be enough to deal with the housing crisis we are currently in but Angus are committed to playing an active part in delivering new build housing and to making sure that we upgrade the homes that we have so that our tenants can live happily and safely in them.

Gail & Scott with Duncan Moon, Site Manager at Edzell



Which brings us on to our Improvement programme...

Last year was a busy one with around £3m spent on programmes such as kitchen and bathroom replacements, heating and electrical upgrades, window replacements and painterwork. **One of the highlights for Lynne, Project Officer and Fraser, Clerk of Works who have managed a lot of these upgrades was the reaction to some of the work we did and the high satisfaction rates from tenants on both the final product, and the contractor who did the work for us.**



“Clerk of Works, very approachable and helpful”

“Content and happy with the job”

“Very Happy, love it”

“Fraser has been great and has helped improve AHA standards”

“Workmen were excellent in their manner”

“The fitters were great, every member of the team”



“ Very happy with the finished work”

“Workers 100% and nice”

This kind of feedback means so much to the staff and to the contractors.

This year, the Board have increased the budget for improvements and the programme for 2025/26 is already in full swing with works already planned to replace kitchens at Midmill Road, Heating, Kitchens & Bathroom improvements in Victoria St, Wharf St, Castle St, Market St and Nursery Rd in Montrose, Kitchen and Electric Heating improvements at Argyll St, Brechin, Kitchen and Bathroom replacements in the High St, Arbroath as well as other works to come later on in the year such as a new programme of gas boiler replacements, electric heating upgrades in Arbroath and Forfar, Window replacements in Montrose, further kitchen

and bathroom works in Montrose and hopefully some more Solar PV installations.

All social housing providers in Scotland are waiting to find out the impact of some changes that the Scottish Government are considering for their Net Zero commitment. This may change our approach to improvements with the focus being on heat and energy systems and reducing fuel costs within our homes but we will share this with you when we know more. The timescale for this is not clear but you will probably see it in the news.



Electrical Safety

Electricity can kill. Electricity is now the number one cause of accidental fires in UK homes. It is important that any electrical installation work is carried out only by people who are competent. If you carry out any electrical work in your property such as changing light switches or sockets, you **MUST** gain our permission first. All work must be carried out by a qualified electrician and we must be provided with an electrical certificate. For more information contact our Asset Management Department.

We carry out an EICR (Electrical Installation Condition Report) every 5 years on the fixed electrics in your home. Fixed electrics include

the wiring, sockets, light fittings and consumer unit (or fuse box) and will also include permanently connected equipment such as extractor fans, showers and storage heaters.

It is very important that you let us into your home to carry out the 5 yearly safety check and is a condition of your tenancy. Failure to allow us entry to complete the test will result in you breaching your tenancy agreement.



Home Disabled Adaptations

Aids and adaptations are alterations to make a home easier to live in, so that a resident can enjoy more independence. At Angus Housing Association, we know that housing which meets customer needs can have a positive impact on health and contribute to independence, privacy and dignity. Angus Housing Association is responsible for permanent adaptations although this is subject to the availability of resources. Responsibility for temporary aids and adaptations normally lies with Social Work or equivalent services.

For low value, minor adaptations below a threshold Angus Housing Association will meet the costs.

For other adaptations, a needs assessment needs to be completed by a local authority or NHS Occupational Therapist.



An assessment may be carried out through one or a combination of the following:

- **GP referral: A resident can be referred by their GP to an OT or the Social Work Department to have a full assessment carried out.**
- **Angus Housing Association : A member of our staff may identify a potential need for an adaptation, in consultation with the tenant. They will be able to advise the tenant how to go about requesting an OT or Social Work assessment.**

The property will be assessed for suitability for the proposals. Where proposals are prohibitively costly, or may affect the future ability to let the property, a more detailed options appraisal will be undertaken and will include consideration of alternative accommodation.

Angus Housing Association maintains a waiting list of requests for adaptations when all allocated funding has been used. Priority is assessed by the OT who allocates a category of priority based on the Local Authority standards that apply to them.



Stay safe - smoke alarm testing

Make sure your smoke alarms are working properly



Smoke alarms are a key part of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can react quickly.

It is important you make sure you have working smoke alarm(s) in your home. You can help be in control of this by carrying out a regular test, preferably once a week.

How to test your alarm

If the smoke detector is working, the alarm will sound, along with any other smoke detectors in your property that are linked to it.

To do this press and hold the test button on the smoke detector. It can take a few seconds to begin and you will hear a loud, ear-piercing siren from the smoke detector while the button is pressed.

Alternatively you may be able to test all alarms from the LED Aico Alarm wall controller if one has been fitted in your property.

Cleaning your alarm

Another helpful tip is to clean the detector(s). When you are testing the detector each month, it's a good idea to use a vacuum cleaner attachment, a cleaning brush, or a soft cloth to clean any dust, dirt, or debris that may have gathered. Don't use cleaning products on the unit as these may contaminate the sensors. Vacuuming or wiping away dust should be enough. When redecorating your home take care not to get paint on your detectors.

Remember if you are in any doubt about the condition or performance of a smoke or any other safety alarm in your home, please contact us on 03451 77 22 44. If there is no sound or the sound is weak when testing your alarm, we will arrange for one of our approved contractors to urgently visit your home to fix any problem with them.

Meet the Board

The Association would like to thank and acknowledge their sincere gratitude to Jimmy Black's service whilst he has been Chair of the Board at Angus Housing Association to our tenants and also the Housing Sector, Jimmy has been our Chair since 2023.



Jimmy was also the former Convener of Dundee City Council's Housing and Environmental Services Committee. Ten years in local government shaped his understanding of governance and during this time he worked as a researcher and constituency assistant for two MSPs and an MP.

Previously Jimmy worked in public relations for the Scottish Federation of Housing Associations, Citizens Advice Scotland, Tayside Regional Council and Shelter Scotland.

In the 1990s he had a period of self-employment as a radio broadcaster working mostly for BBC Radio Scotland.

Jimmy is stepping down as Chair of the Association to continue his dedication to the City of Dundee, serving the Strathmartine Ward.

We would like to welcome our new Chair, **Craig Irvine**, who has been Vice Chair since October 2023 and our new Vice chair appointee will be Linda McDonald.



“ I am honoured to be part of an amazing cross functional skill set of board members as well as part of team AHA. What a pleasure it is to see the regeneration of land areas creating much needed affordable homes for families. I hope that I can support the board and CEO through the future success of the Angus Housing Association.

”

New Board Member

Sean has worked in Banking since leaving school. He started in the Bank of Scotland branch at Brothock Bridge, Arbroath in June 1987 and has worked his way up through the Bank starting as Office Junior undertaking various duties in Branches before joining the Business Banking then Commercial teams across various offices in Tayside and Fife. Sean moved to the Royal Bank of Scotland in January 2008 to join the expanding Commercial Banking Team as a Relationship Manager. Sean's current role is based in Dundee as one of 6 Commercial Relationship Managers with a portfolio of SME customers with current mix of 60% Agricultural customers with some Leisure, Manufacturing and other businesses included.

Sean was interested in joining the Board as he has lived in Arbroath since the age of 6 and as such keen to give something back to the community and support the area where possible.



Benefits Update



If you are in receipt of welfare benefits such as Universal Credit, Personal Independence Payment, Carers Support Payment, (formerly Carers Allowance), Housing Benefit or Employment and Support Allowance, your payments will rise by **1.7%** from the **7th April**. The State Pension will also be uprated by **4.1%**, rising from **£221.20 to £230.25** per week. Statutory Sick Pay (SSP) has also increased to **£118.75** per week.

Tax Credits officially ended on the **5th April** and all accounts have now been closed. All tenants should've received a letter from the Department of Work and Pension (DWP) asking you to apply for Universal Credit or Pension Credit. If for any reason you haven't received a letter and haven't checked to see if you are eligible, please get in touch with our Financial Inclusion

Team.

Carers Support Payment income limits have increased from the 6th of April. You can now have a take home pay of up to **£196** per week and still receive the payment. Your take home pay also known as Net pay, is what's left after you've paid tax and national insurance. This may mean that some unpaid carers previously unable to receive the payment could now be eligible.

Applications to the new Pension Age Disability Payment are now open to Dundee and Angus residents.

What is Pension Age Disability Payment?

Pension Age Disability Payment is replacing Attendance Allowance for people in Scotland. Attendance Allowance is a disability benefit that supports people over state pension age that have a disability or long-term health condition that impacts on their ability to care and look after themselves.

Do I need to apply if already getting Attendance Allowance?

No you do not need to make a new claim if already in receipt of Attendance Allowance, the award will be automatically transferred over up until the end of 2025. If you have a change in health condition prior to being transferred over please still contact the DWP.

If you require further information or support to make a claim for the Pension Age Disability Payment please get in touch.

If you would like to receive a benefit check to see if you now qualify for any of the above benefits, please contact our Financial Inclusion Team who will be happy to check your entitlement and deal with any other money related queries.

Phone number :
0345 177 2244

Email :
referrals@aha.org.uk



OFF

IMPORTANT ANNOUNCEMENT FOR TENANTS THAT HAVE ALL ELECTRIC HEATING

THE RADIO SIGNAL THAT CONTROLS RTS
(RADIO TELESWITCH SERVICE) METERS IS
BEING SWITCHED OFF ON THE **30TH JUNE**



Please contact our
Energy Advisor **Casey** on:

0345 177 2244

or email

**energyadvice@
aha.org.uk**

If you would like advice on what tariff options will now be available to switch to, or if you need support in getting an appointment arranged with your energy supplier.



Exciting News !!

Designed to make your life as an AHA tenant easier by being an online, one-stop place to organise and access all your tenancy services.

Where you can:-

- ✓ **Manage all aspects of your tenancy**
- ✓ **Check your rent account and manage payments**
- ✓ **Send us letters, photos, comments and complaints**
- ✓ **Report Repairs**
- ✓ **Access all your tenancy letters and documents**
- ✓ **View and update your family details**
- ✓ **Check the status of your enquiries**
- ✓ **Get involved with our Tenant Participation Groups**
- ✓ **Go paper-free and get a faster, greener and more cost effective service**

The Association will soon be launching it's **NEW Tenants Portal 'My Home'**

The new My Home version will be available later this year. If you are an existing portal user it should be easy to switch over to the new My Home portal, you should still be able to click on the existing tenants portal link on our website.

We will be keeping tenants updated on the new portal on our Website and Facebook Page, so please keep an eye out for more details.



Garden Responsibilities – Grass cutting time of year

As we move into Spring & Summer and see the return of (hopefully) warmer weather, our gardens will start to need more attention. Tenants with their own garden and/or driveway are responsible for maintaining these in line with the conditions of their tenancy agreement.

“2.10 Exclusive Garden Ground. If you have exclusive use of a garden, (including driveways and paths) attached to the house, you must take reasonable care to keep it

from becoming overgrown, untidy or causing a nuisance.”

The Association does not provide landscaping services for individual properties and tenants are responsible for taking pride in this extension of their home. Should any tenant feel physically unable to undertake this work they should discuss this with the other residents in their household to assist in the garden work, should no-one in the property be physically capable they should first clarify with relatives if they can assist before contacting a contractor as appropriate.



New Team Member

We would like to welcome **Rebecca Penman** as the new Housing Assistant based in the Dundee Office. Rebecca joins us from Hillcrest Homes where she had a wealth of experience in Housing Management as well as Asset Management. Rebecca's main duties with us involve being responsible for dealing

with Estate Management issues and complaints and Anti-Social complaints covering the Dundee, Forfar, Kirriemuir, Letham and Dykehead areas. Rebecca took up her post in January and is looking forward to the challenges of dealing with new areas and tenants.

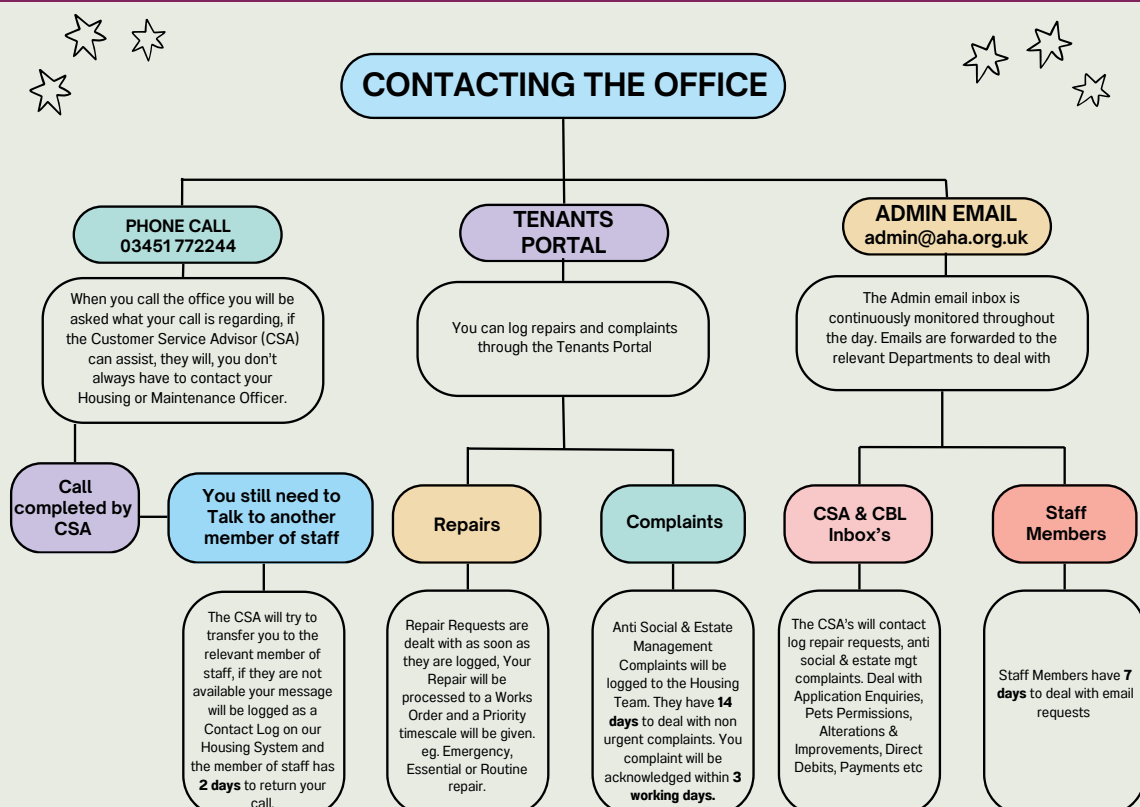


Contacting the Office

Housing Officers and Maintenance Officers are supported by other staff including our Customer Service Team and our Housing/Maintenance Assistants. When you contact the Association, your initial query will be dealt with by the Customer Service Team please ensure you provide the Customer Service Advisors with all relevant information for your call or query to be dealt with appropriately. The Customer Service Team can deal with most queries and will provide you with information and advice.

It is often not necessary or possible to speak to a Housing Officer or Maintenance Officer when you call as they are often out of the office on visits or inspections.

If the CSA's are unable to assist you in the first instance, your call/email will be directed as per the info graph below :-



Check if your Housing & Maintenance Officers have changed

You may have noticed a change to your Housing Officer and Maintenance Officer recently. With the addition of a new part time Housing Officer post, we have restructured the areas. Please see below to see who now looks after your area. In Dundee there is one larger area covered by 2 Housing Officers, Theresa Leiper who works full time and Sharon Tkaczyk who works 3 days a week.

Area	Housing Officer	Maintenance Officer
Arbroath: 50 High Street, Abbot Street, East & West Abbey Street, Bakers Wynd, Barbers Croft, Academy Street, Sidney St, Stanley Street, Leonard Street, Barngreen, Lordburn, Palmer Street, Hill Place	Fiona McFarlane	Robin Bell
Arbroath: All Clifftown areas Russell Square, Russell Street, Fergus Square, Elliot Street, James Street	Gill McWalter	Robin Bell
Arbroath: Mount Zion Brae	Gill McWalter	Rod Ferrier
Arbroath: Ladybridge Street, East Grimsby Marketgate, Brechin Rd, Chalmers St/ West Grimsby, Hamilton Green, Railton Crescent, The Steading/ Steading Place, Keptie Street/ Lochland Street, Sheriff Stein/Montrose Rd, Millgate Loan, Timbergreens, Westnewgate, 77-79 High Street, Provost Chapel Road, Patricia Millar Mains, Alex King Way, Ralph Coutts Mews, Railton Crescent	Gemma Wyllie	Rod Ferrier
Arbroath: Westhaven Gardens & Grant Road	Fiona McFarlane	Robin Bell
Brechin: All Areas	Gill McWalter	Jim McIntosh
Montrose, Ferryden & Hillside: All Areas	Gemma Wyllie	Rod Ferrier
Inverkeilor: All Areas	Gemma Wyllie	Rod Ferrier
Auchmithie: All Areas	Gill McWalter	Rod Ferrier
Friockheim: All Areas	Gill McWalter	Jim McIntosh
Edzell: Red Kite Rd	Gill McWalter	Jim McIntosh
Carnoustie: All Areas	Fiona McFarlane	Lyall Clark

Area	Housing Officer	Maintenance Officer
Monifieth: All Areas	Fiona McFarlane	Lyall Clark
Dundee: Whitfield – All areas	Marc Docherty	Steve Falconer
Dundee: Mid Craigie – All Areas Doon Place	Sharon Tkaczyk & Theresa Leiper	Lyall Clark
Dundee: Kirkton Rd	Sharon Tkaczyk & Theresa Leiper	Steve Falconer
Barnhill: All Areas	Sharon Tkaczyk & Theresa Leiper	Lyall Clark
Airlie & Dykehead: All Areas	Sharon Tkaczyk & Theresa Leiper	Steve Falconer
Letham: All Areas	Sharon Tkaczyk & Theresa Leiper	Jim McIntosh
Kirriemuir: All Areas	Sharon Tkaczyk & Theresa Leiper	Steve Falconer
Forfar: All Areas	Sharon Tkaczyk & Theresa Leiper	Jim McIntosh

Housing Officers



Fiona McFarlane



Gill McWalter



Gemma Wyllie



Sharon Tkaczyk



Theresa Leiper



Marc Docherty

Maintenance Officers



Robin Bell



Rod Ferrier



Jim McIntosh



Steve Falconer



Lyall Clark

Estate Walkabouts

**Housing & Maintenance Staff will be in your area.
Come along to let us know what you think.**

Date	Area	Time	Meeting Point
Carnoustie & Monifieth			
Wed 14th May	Carnoustie	10am	Anderson Street
Wed 14th May	Carnoustie	10:15am	McBride Drive
Wed 14th May	Carnoustie	10.45am	Lochend Rd/ Woodside Terrace
Wed 14th May	Carnoustie	11am	Thistle Street
Wed 14th May	Carnoustie	11.20am	Lingard Street Block
Wed 14th May	Carnoustie	11.35am	Kinloch Square
Wed 14th May	Carnoustie	11.45am	Ferrier St/ Dundee Street
Wed 14th May	Carnoustie	12 noon	St Stephens Court
Thur 19th June	Monifieth	3pm	Meet at Watt Terrace
Montrose			
Thur 12th June	Wharf Street	10:30am	Under the pend
Thur 12th June	Hill Place	10:45am	Car park
Thur 12th June	90A-D Castle Street	11am	Communal entry
Thur 12th June	27-31 Victoria Street	11.10am	Drying Area
Thur 12th June	2-12 Victoria Street	11.20am	Drying Area
Thur 12th June	Borrowfield - area 1	11:30am	Parking Area on Provost Mitchell Road
Thur 12th June	Borrowfield - area 2	11:55am	Mearns Drive
Thur 12th June	Charleton/Condor	12:20pm	Playpark carpark
Forfar/Letham			
Thur 29th May	Letham - Jubilee Park	10.30am	Meet at Communal drying area
Thur 29th May	Letham - Idvies View	10.45am	Idvies View
Wed 11th June	Forfar - John Street	10.30am	Car Park at Rear
Wed 11th June	Forfar - Merlin Gardens & Merlin Grove	11.30am	Entrance of Merlin Gardens
Thur 12th June	Forfar - Pitreuchie	10.30am	Meet at Car park turning space at Pitreuchie Place
Thur 12th June	Forfar - Gowanbank	11.30am	Start of Dunnichen Avenue
Tues 17th June	Forfar - The Glens	11am	Meet at cul de sac at
Arbroath			
Fri 23rd May	James Street	2.30pm	Back Garden Area
Wed 21st May	The Steading/Steading Place	10.30am	Car Park at Entrance
Wed 21st May	Arbroath - Railton Crescent	10:50am	Car park at front of scheme adjacent to East Muirlands

Date	Area	Time	Meeting Point
Arbroath			
Thur 22nd May	Arbroath - East Grimsby/ Marketgate	10.30am	Communal drying area
Thur 22nd May	Arbroath - Chalmers Street	10.50am	Car Park
Thur 22nd May	Arbroath - Brechin Road	11.10am	Block 48 - 52 Brechin Road
Thur 22nd May	Arbroath - Clifftown	2.30pm	Play park on Ness Drive
Thur 22nd May	Arbroath - Russell Square	3.30pm	Outside lounge
Fri 30th May	Arbroath - Sidney Street	10.30am	Communal drying area
Fri 30th May	Arbroath - Leonard Street	11.15am	Communal drying area
Fri 20th June	Arbroath - Westhaven Gardens/Grant Rd	11am	Start at 1 - 12 Westhaven
Fri 22nd August	Arbroath - 50 High Street	10.30am	Back Garden Area
Fri 22nd August	Arbroath - 7-15 Lordburn	10.50am	Back garden
Fri 22nd August	Abbot Street & Surrounding Areas	11am	Meet at Barbers Croft Lounge
Fri 22nd August	Hill Place	11.30	Hill Place
Auchmithie/Friockheim			
Thur 15th May	Auchmithie - Kirkbank	2.30pm	Car park next No 15
Fri 13 June	Westgate Friockheim	2.30pm	Car park
Dundee			
Thur 15th May	Dundee - Barnhill	11am	Strathcathro Terrace/ Fettercairn Drive
Tues 20th May	Dundee - Midcraigie	10am	Mauchline Place West/ Mauchline Ave/Mauchline Place East/Mauchline Terrace
Wed 21st May	Dundee - Midcraigie	10am	Drumlanrig Drive/Longcroft Road Bellise Drive/Place
Thur 22nd May	Dundee - Kirkton	10.30am	Kirkton Road
Tues 3 June	Dundee - Longfield	10am	Entrance to Longfield Crescent
Thur 5th June	Dundee - Ormiston/ Inveresk/Saltong/ Whitecraig	10am	Office
Brechin/Kirriemuir			
Tues 10th June	Brechin - Middleton Park	10.30am	Carpark at flats
Tues 10th June	Brechin - The Park	10.50am	Parking bays at Ferguson Avenue
Tues 10th June	Brechin - Cookston	11.15am	Top of road where Provost Millar and Provost Buchan meet
Thur 19th June	Kirriemuir - Tannage Brae	10.30am	Tannage Brae

Join the AHA Scrutiny Group: Your Voice Matters!



At Angus Housing Association (AHA), we believe that working in partnership with our tenants is key to improving our services. That's why we've established the AHA Scrutiny Group—a platform for tenants to work alongside us, providing valuable feedback and recommendations to help us shape and improve our services.

Groups

We have organised two groups tailored to different localities—one in Dundee and one in Angus—as each area have their own interests and needs and it is relevant to what matters to them.

What to Expect

Our sessions are designed to be friendly and relaxed, with plenty of tea, coffee, and biscuits to keep the conversation flowing! We also cover travelling expenses for participants. Each session is facilitated by our Tenant Participation (TP) Team, and we can invite guest speakers to provide insights on specific topics.

So far, we've held four engaging sessions where we've tackled various subjects, including:

- ✓ **Setting Rent Levels:** A discussion led by Arlene Grant, our Director of Finance.
- ✓ **Maintenance Processes:** An informative session with our Maintenance Officer, explaining what happens when a property becomes vacant and how we prepare it for new tenants.

At the end of each session, we compile a report summarising the discussions and feedback, which is shared with all participants and relevant staff. You can also find these reports on our website under the "Ways to Get Involved" section which can be found on the Tenant Participation page.



UPCOMING SESSIONS DUNDEE GROUP

Location: **Dundee Office, Ormiston Crescent, Dundee**

Time: **1:00 PM to 2:30 PM**

Dates:

- **Tuesday, 22nd April**
- **Tuesday, 20th May**
- **Tuesday, 17th June**
- **Tuesday, 22nd July**
- **Tuesday, 19th August**
- **Tuesday, 16th September**
- **Tuesday, 21st October**
- **Tuesday, 18th November**

ANGUS GROUP

Location: **Russell Square Community Lounge, Russell Square, Arbroath**

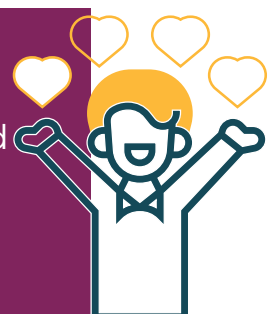
Time: **2:00pm to 3:30pm**

Dates:

- **Thursday, 24th April**
- **Thursday, 22nd May**
- **Thursday, 19th June**
- **Thursday, 24th July**
- **Thursday, 21st August**
- **Thursday, 18th September**
- **Thursday, 23rd October**
- **Thursday, 20th November**

Get Involved!

We welcome you to attend as many sessions as you wish, and the topics for discussion are determined by the group. If you're interested in participating or would like more information, please contact **Diana Finnie** in the TP team at **tp@aha.org.uk** or call us at **03451 772244**. **Your voice is important to us, and together, we can make a difference! Join the AHA Scrutiny Group today!**



Calling all budding photographers!

We are inviting tenants to send us some recent snaps that you have taken around Dundee and Angus. It could be a local landmark, beach, a view that is special to you, an interesting building, garden or street. Please note don't send in any pictures of people.

This is open to all tenants you don't need to have a fancy camera, mobile phone photographs are just as good to us.

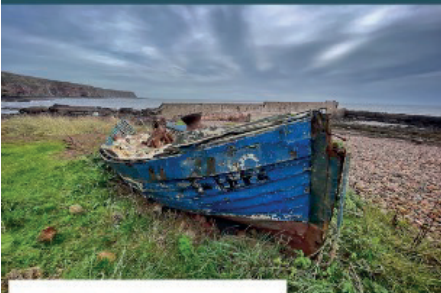
Let's showcase your creativity and submit your best shots to the photography competition.

Winners will be announced end of August 2025 and will have their pictures displayed on our website and in the next newsletter. The overall winner will also be given a £20 voucher.



LANDSCAPE PHOTOGRAPHY CONTEST

Tenants are invited to enter pictures of our local Dundee and Angus landscapes. This could be anything from a local landmark, beach, interesting building or street.



**SUBMIT YOUR BEST SHOTS TO :
TP@AHA.ORG.UK**

Important Update: Rent Increase for 2025/26



Choosing what level of rent increase to set each year is a challenging decision for the Board of Management to make. The Board is always looking to maintain and improve the level of service we provide but is very aware of the financial challenges faced by tenants. However these challenges are also felt by AHA as a business and the Board has the responsibility to make sure we can continue to operate as a business providing and maintaining homes at a high standard for our tenants.

Staff issued consultation documents and consulted with tenants. All feedback was recorded. The majority of tenants chose the lower increase of 5.5%. However many tenants opted for the higher increase if this would benefit services.

After careful consideration by our Board of Management, we would like to inform you that a 5.50% rent increase has been agreed for the 2025/26 period. We sincerely thank everyone who participated in this year's survey; your feedback has been invaluable in guiding our decision-making process.

This adjustment will result in an average weekly rent increase of £5.76, bringing the average weekly rent to £110.41. We understand that any increase can be challenging, and we want to assure you that

this decision was made with careful thought and consideration of the current economic landscape.

The rent increase will help us address several cost pressures, including:

- Borrowing costs due to rising interest rates
- Energy costs, property insurance for our stock, and increased national insurance staffing costs
- Materials and labour costs
- New investments in existing homes to meet the rising standards for energy efficiency and to align with climate change targets set by the Scottish Government

Importantly, this increase will also enable us to maintain essential services for our tenants, such as our Financial Inclusion and Tenant Participation Services. These services play a crucial role in supporting tenancy sustainment, alleviating fuel poverty, and fostering the development of vibrant, inclusive communities.

We appreciate your understanding and continued support as we navigate these changes together. If you have any questions or concerns, please do not hesitate to reach out.

Register of Interested Tenants

Join our Register of Interested Tenants to share your views and help improve our services!

Your feedback is valuable and we offer various ways to get involved, from completing surveys to participating in focus groups, based on your availability.

If you're interested in making a difference and connecting with others, please contact us at tp@aha.org.uk or call us at 03451 772244.



Angus Housing Association Annual Garden Competition 2025

It is that time of year where we celebrate the vibrant green spaces of Dundee and Angus. Enter our garden competition for a chance to win amazing prizes and be featured in our local media. Whether you or your neighbour has a stunning garden we want to see it!

You can email your pictures to **CSA@aha.org.uk** or telephone the office on **03451 772244**. Closing date for entries is **Friday 18th July** The Association will judge the nominated gardens in early **August 2025**.

Last year the competition produced even more gardens of a very high standard and we look forward to seeing all your great efforts again this year.



Join Us for Bingo Blether!

Looking for a delightful way to spend your afternoon? Look no further! Bingo Blether is back, offering a fun-filled experience for tenants and the community alike. Join us for an afternoon of laughter, friendly chatter, and exciting games!

When: Last Wednesday of the month (see list of dates below)

Time: 2pm for a cuppa, followed by eyes down at 2:30 pm

Where: Russell Square Community Lounge, Russell Square, Arbroath

This event is open to everyone, so feel free to pop along and bring a friend! Enjoy a warm drink, catch up with old pals, and try your luck at some prize bingo. It's the perfect way to relax and connect with your community. We can't wait to see you there for an afternoon of fun and friendship!



ANGUS HOUSING ASSOCIATION

ON THE LAST WEDNESDAY OF EVERY MONTH

BINGO & BLETHER

Come along for a cuppa at 2pm before eyes down at 2.30pm

GREAT PRIZES TO BE WON

For more details contact the Tenant Participation Team on 0345 177 2244 or email tp@aha.org.uk

Date: Wednesday 26th February

Time: 2pm to 4pm

Location: Russell Square Community Lounge, Russell Square, Arbroath

Upcoming Dates for your diary:



Wednesday, 30th April

Wednesday, 28th May

Wednesday, 25th June

Wednesday, 30th July

Wednesday, 27th August

Wednesday, 24th September

Wednesday, 29th October

Wednesday, 26th November

Angus Housing Association: Connecting with New Tenants



The Tenant Participation Team at Angus Housing Association have been making phone calls to our new tenants. We're excited to share more about how we engage with tenants and respond to what's important to you.

During these calls, we'll chat about opportunities for you to get involved in Scrutiny work and volunteering. Your participation is key to improving our services and building a strong community. Plus, we'd love to hear your suggestions for community groups and activities in your area. Your ideas help us deliver a service that reflects the needs of our tenants in specific communities.

We'll also ask if you've tried out the Housing Perks App. It's a great tool to save money on shopping and other expenses, helping you manage your finances better.

We look forward to these conversations and working together to make Angus Housing Association a place where everyone feels heard and valued. Your feedback and involvement are what shape our service.

What activities or interests would you like the Tenant Engagement Team to focus on this year?

Last year, we delivered two cooking groups in Dundee, our Greet, Eat and Meet group, and organised various community events and activities.

In Arbroath, we hosted regular bingo sessions, a trip to The George Hotel in Montrose, and delivered gardening events, and much more.

To deliver a better service that represents your needs, we need to hear from you.

Get in touch with us by emailing **tp@aha.org.uk** or call the office and ask for the Tenant Engagement Team if you would like to get involved.

Here's a look at some of the pictures from our most recent cooking group, we've had some interest in Arbroath, if you'd like to take part in future activities, please get in touch.

