

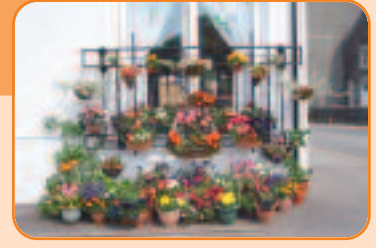
Garden Competition 2008

Congratulations to the following winners of the Garden Competition 2008. Each winner will receive a £20.00 voucher to spend on new garden equipment.

Mr & Mrs Allan Black
5 Gylen Close, Oban



Mr & Mrs Robert Duncan
4 St Valery Place, Oban



The Association would like to thank all of the competition winners for their dedication and hard work throughout the garden season and we look forward to seeing more tenants participating in this competition in 2009.

Who lives in your house?

Please remember how important it is that you inform the Association of any changes to your household composition as soon as it happens e.g getting married, new baby, someone moving in or out of the property. If the Association does not have up to date information it could affect the legal rights of those who reside with you.

If you would like to notify us of changes to those living with you please complete the enclosed form and return it to us.

Emergency Repairs

We hope that you will not be troubled with your home while our offices are closed over the festive season. However should any problems arise please remember that assistance with a genuine emergency can always be obtained by calling **0790 185 1037**

If you have a repair which is routine please call **01631 566451** and leave a message on the answer machine. The answer machine is checked periodically by staff.

WE REMIND TENANTS THAT IT IS THEIR RESPONSIBILITY TO REPORT A REPAIR



Festive opening hours

24 December 20089.00am – 12.00 noon
25 December 2008Office Closed
26 December 2008Office Closed
29 December 2008Office Closed
30 December 20089.00am – 5.00pm
31 December 20089.00am – 12.00 noon
1 January 2009Office Closed
2 January 2009Office Closed
5 January 2009Office Closed



Cold Weather



To avoid the risk of burst pipes during the winter months try to ensure that there is at the very least a low level of heating in your property as this will help keep the water in the pipes from freezing.

If you are planning to go away for a period of time please still leave a low level of heating on or else contact the Association who will give you advice on the procedures you should adopt to prevent water pipes freezing and bursting.

Party time

Please consider your neighbours over the Christmas period by keeping party noise to an acceptable level.

The committee and staff of West Highland Housing Association extend best wishes to you and your family for Christmas and wish you a prosperous New Year

MERRY CHRISTMAS



West Highland Housing Association Ltd.

Comunn Thigheadais Na Gaidhealtachd An Iar

Why does Santa Claus go down the chimney on Christmas Eve?



Because it soots him!

Crannog Lane,
Oban, Argyll,
PA34 4HB

Tel: 01631 566451

Fax: 01631 565711

Email: mail@westhighlandha.co.uk
www.westhighlandha.co.uk

Charity No. SC017357

December 2008

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Christmas 2008

Official opening of Jura Progressive Care Centre

In glorious sunshine, the Jura Progressive Care Centre was opened by Stuart Maxwell MSP Minister for Communities & Sport on Tuesday 23rd September 2008.

There was a great turn out for the occasion including representatives from the Scottish government, NHS, Argyll & Bute Council as well as WHHA and all enjoyed a wonderful day with a superb buffet and live music. The schoolchildren took great delight in taking Mr Maxwell round the building to view their artistic talents and Miss Janet McArthur proudly showed him round her cosy home.



Home Fire Safety Checks



Marion Gemmell whose home was checked said "It was really helpful. They identified things I would have never thought of, things like where my toaster is positioned and shutting doors at night"



Did you know that in Scotland you are 2 or 3 times more likely to have a fire than in England or Wales? On average Fire Fighters in Argyll and Bute attended at least one incident within the home every 48 hours last year.

To help reduce the risk of fire occurring within the home, Strathclyde Fire and Rescue Service offer free Home Fire Safety Visit to all residents within the areas that it covers. During these visits local fire fighters will provide free advice and fit free smoke alarms if required.

They said "We are delighted to be working in partnership alongside West Highland Housing Association and I would urge all residents to take up this opportunity."

Should you wish to take up this offer then please return the slip provided by West Highland Housing Association or alternatively call Strathclyde Fire & Service Rescue on 0800 0731 999

Photo courtesy of The Oban Times.

Completed Projects



Pier View, Scarnish, Isle of Tiree

MacLeod Construction Ltd, who are one of the Association's Framework Contractors, completed a design & build contract in September for the construction of four, three bedroom and four, two bedroom houses at Pier View, Scarnish, Tiree. The properties are similar in construction to the first phase of eight houses which were completed last year.

Dalavich

The Association are pleased to confirm that the project to provide 2 houses at Dalavich was completed in August. The properties are 3 bedroom x 6 person semi-detached houses. They were built on land purchased from the Forestry Commission and their design is in keeping with the surrounding properties in Dalavich.

They have an up-to-date electric radiator system which uses 'Magmatic' heating tablets as the heat source for the radiators and they benefit from solar panels to help heat the hot water. The properties are also approved Secure by Design status.



Regeneration Programme

The work to Burnside, Connel and 19 High Street is now complete apart from some minor external works at Burnside. Work has commenced at 23 High Street, including decant arrangements. Work to Keil Gardens commenced on 13 October 2008 and is due for completion in April 2009.

Painter Work for 2008/09

The painter work contracts awarded this year and due to be carried out in March 2009 are:

- Nelson Road and Campbell Crescent, Oban – External timber
- School Lane, Bowmore – External Timber
- All properties, Luing – External Timber and Roughcast
- All properties on Colonsay – 4 External Timber and Roughcast, 4 External Timbers





AGM 2008

The Annual General Meeting was held on the evening of Thursday 28 August 2008 in the Church Centre, Soroba Road, Oban. Following the formal business, refreshments were served by the WHHA staff and the night was rounded off with a play by Naomi Breeze about a young person's experience of homelessness.

There was a good attendance but we would be delighted to see an increase in numbers next year. The Association can be contacted by those who are keen to attend but do not have a means of transport.

West Highland Housing Association Ltd Management Committee Members 2008/09

Ken McColl (Chairman)
Antony Cave (Vice Chairman)
Murray Sim (Secretary)
Cllr Gordon Chalmers
Cllr Robin Currie

Cherilynn Duffield
Ian Gillies
Duncan Mackenzie
Barbara Milne
Stuart Moir

Mary Morrison
Gwyneth Neal
Elaine Robertson
Margaret Smith



Staff News

We are pleased to welcome four new members of staff to the Association since the publication of the last newsletter. Scott McCover and Pauline MacLennan have recently started as Housing Trainees, Charles Young is our new Clerk of Works Officer and Graeme Bruce will be joining us in the New Year as Operations Manager. Catriona MacDonald left us to start her University career in Edinburgh.

Macmillan Cancer Support

Worlds largest coffee morning



This year the staff of West Highland Housing Association are supporting Macmillan Cancer Support as their chosen charity for the year.

On Friday 26 September 2008 we held a coffee morning as part of Macmillan's World's Biggest Coffee Morning annual event. The staff and some of their friends and families provided home-baking and between the raffle and the actual coffee morning itself the sum of £408.00 was raised.

Tenant Consultation

The Association is keen to encourage all of our tenants to comment about proposed changes to policies and procedures. If you are interested in being part of this group please contact the office.

Rent Review 2009/2010

In order to ensure future financial viability, the Association has recently completed our Business Plan to include 30 year financial projections. A major part of our consultation work with tenants is about annual rent increases. Our proposed increase for 2009/2010 will be issued to all tenants for consultation early in the new year. We will be keen to hear your views.

