

KCHA News

Summer 2026 Edition

HELLO

SUMMER





New Plans for Ladyloan Place



The aesthetics of the community are close to our hearts, and we really want to see the neighbourhood looking its best. Following our recent tidy of the lane at Ladyloan Gardens, we are now looking to improve the central area at Ladyloan Place.

Since it was first constructed, we have seen this area begin to look tired, and many of the trees have outgrown their sponsors and started to disrupt the concrete.

We are working with Ogilvie's, our main contractor, and Glasgow City Council to see how we can revitalise this area. All tenants residing next to this area on Ladyloan place have been written to, and we will look to work with tenants and the council to plan how we can get this area back up to scratch and can deliver on the expectations of local people.

If you wish to know more or to discuss this, please contact us at admin@kc-ha.com.

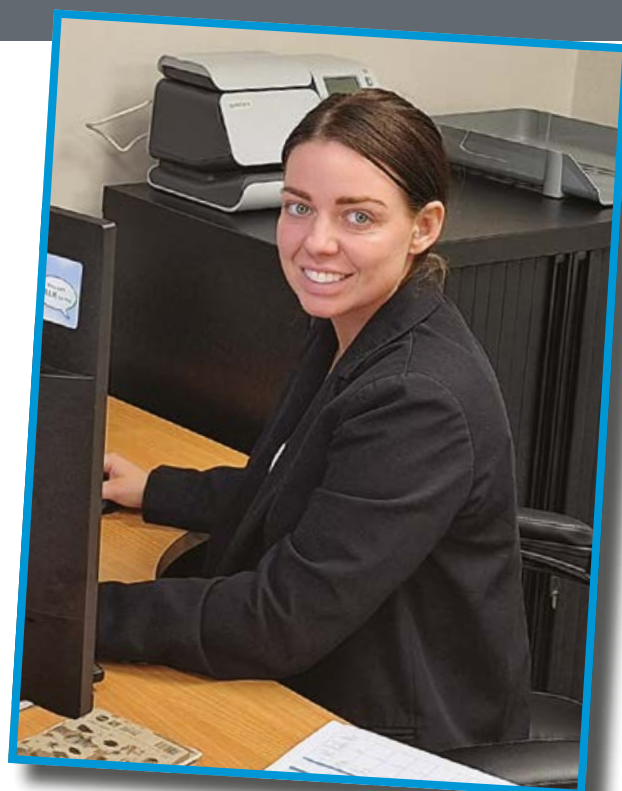
All Change at KCHA

Jillian Fearnside will be leaving us to take up a senior position in another Housing Association. Jillian has been with us since 2015 and is well-established and popular amongst our tenants. We are sure she will prove difficult boots to fill, but we wish her every success as she continues to develop her career.

We are also delighted to advise that our temporary Administrative Assistant, Lauren McKinlay, has secured the next step in her housing career and left the Association at the end

of May. Lauren joined us initially in February 2025, and since then has greatly increased her knowledge of frontline social housing. She has recently been helping to cover maternity leave and has been working closely with tenants to help deliver on our kitchen investment project. She will definitely be missed, and we wish her every success as her career develops.

Lavanya Jayaprabu has now joined the team, and we hope all tenants will join us in welcoming her to KCHA.



Annual General Meeting

We will again be hosting our Annual General Meeting in September.

This is always held on the 2nd last Tuesday of September, so this year this will be on Tuesday 22nd at 6pm. We will write to all members in advance of this.

Each year, the AGM, allows members of the Association to hear about our plans for the coming year and our performance in the subsequent one. Following this, we have a raffle and play cash bingo.

Last year we handed out £100s of pounds in prizes, as well as two wide screen TVs.

It's free to attend and to play in the bingo, but we require that attendees are members.

To become a member, it only costs tenants £1, for a lifetime membership.

If you are unsure if you are a member or not, please give the Association a call on **0141 944 3881**.

More Investment Happening Across Kingsridge Cleddans



The Management Committee of the Association have continued to look to invest in improving our properties.

In 2025/26 they rolled out our kitchen replacement contract to Lochgoin Avenue and continued our window and door replacement program into Ladyloan Avenue and Lochgoin Gardens.

Next on the horizon are more window replacements and we will soon look to begin bathroom replacements as well.

We are delighted with the progress we have made in replacing windows and doors, and we look to help reduce heating costs through these modernisation

works. Sidey has been our partner in these works, and the majority of tenants have found that the works have gone smoothly with limited disruption.

We have also looked to listen to our tenants' feedback from these projects, and have worked with tenants to ensure that they have a say in the styles that we provide, and they have also helped us to decide which contractors to retain and where to seek improvements elsewhere.

In the coming years, we will look to continue our ambitious plans to improve windows, kitchens and bathrooms across our properties.

Close Painting

We have recently contacted our tenants in Lochgoin Avenue advising that we will be carrying out our painting work in our closes. This will help keep the area looking fresh.

It is important to us that tenants play a role in deciding on the improvements to their neighbourhood, and we have asked all tenants to have a say in the colours that we will be using as part of this contract.



Estate Management

We are fortunate in that our community is on the edge of the countryside. Whilst this gives us great views, and lovely areas for walking, it also means that we have to be careful not to attract rats and vermin.

Our big challenge in doing so, is in avoiding dumped rubbish.

This year we have seen a significant increase in dumped rubbish within G15. The Association has been working with Glasgow City Council to address this, but there is a role for all our tenants to play in helping to address this as well.

If you have bulk items to be disposed of, either take them to the recycling centre or call the Council to arrange an uplift. If you are awaiting an uplift, please

call us on **0141 944 3881** so that we are aware this is scheduled. Please do not leave bulk items in gardens without organising an uplift as this is a breach of your tenancy agreement, will make the area look bad, and will attract rats.

If you see somebody dumping rubbish, take action. This is your community they are ruining. Call the Association and let us know and we will address this.



Rats within the garden areas

We have been receiving reports about sighting of rats in garden areas, and the following tips have been highlighted to help humanely deter rats from gardens:

Keep the garden tidy

Tidy gardens are less likely to attract rats as they provide less cover. Keep grass short, clear cluttered storage areas, remove rubbish and reduce overgrown areas, especially near fences or garden sheds.

Remove sources of food

All household refuse should be placed in refuse bags and deposited in the refuse bin, ensuring that the bin lid is securely closed.

Stop feeding wild birds and animals as rats are attracted by fallen food from bird feeders and food left out in the garden.

Block access to decking and garden sheds

The space beneath decking is perfect for rats, it's sheltered, hard to reach and food scraps can fall between the planks. Sweep up any fallen food after alfresco meals and block off any gaps in the decking.

Be sure to block any holes in the walls, floors and door of garden sheds and consider adding a metal kick plate to the shed door to minimise the risk of entry

Remove water sources

Rats cannot survive without water. If possible, remove water sources from your garden, including dripping taps. Remove any buckets, empty flowerpots or any other container that could hold water.

Glasgow City Council can help remove rats from outdoors – **0141 287 1059 option 4**

If rats are in the property, then call us at the office **0141 944 3881.**



Garden Competition

This summer we are again delighted to run the KCHA Garden Competition.

There will be a first prize of £100 gift voucher, prizes for second and third place of £50 and £25.

Our Housing Management Team will be carrying out their regular estate

inspections throughout the summer and will be keeping an eye out for the most picturesque and well-maintained gardens.

If you wish to nominate a neighbours garden, you can also do so by e-mailing us at admin@kc-ha.com.

WIN UP TO £100

Will YOU be our winner this year?



E-mail is the Best Contact

Did you know that each year we spend £100s of pounds in postal charges?



This is money we would rather invest in improving your home and in keeping our rents low.

Where we need to contact tenants, we would rather use e-mails, and our team have been in contact with many of our tenants to update their details. This allows us to instantly keep tenants up to date with any works going on in their community and any developments from the Association.

We now have e-mail details for almost half of our tenants.

If you are unsure if we have the correct contact details or if you would require assistance with setting up an e-mail, please contact us on **0141 944 3881**.



A confidential, information/advice service for young people aged 12-25 in Drumchapel.

Streetwork

Our friendly streetwork team are out at various times during the week for you to talk to, so don't be shy and come say hi.

Individual Support

Need help, advice or information then pop into our office, give us a call, email or drop us a message on our socials - Facebook, Instagram or Twitter.

Activities

We provide a wide range of outdoor and indoor activities such as Gaming nights, Sporting activities, DJ Lessons, Creative arts, Issue based workshops and much more.

Membership

Membership and all activities are free with no cost to you. Simply contact us for a membership form.

Units 20/21 Ladyloan Place, Drumchapel
Glasgow G15 8LB, Email: mail@g15yp.co.uk
Facebook G15 Youth Project

Telephone: 0141 944 8868

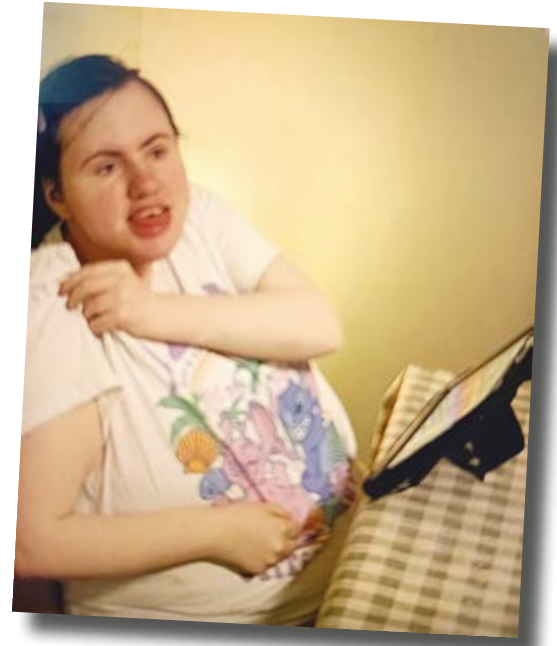
Community Benefit

Every time KCHA undertakes a large project, we also include, as part of the contract, a requirement that the contractor provides a community benefit. This means that our tenants benefit twice, first from our improvement to their homes, and secondly from a benefit to the community in which we are based.

Last year, we worked with Sidey to provide new windows and doors to many of our houses, and from this contract we also supplied tablets to our supported accommodation. This meant that some of our more vulnerable customers were able to benefit and are now enjoying

the use of these new computer devices.

On completion of our more recent project with Sidey, we worked with the G15 group, who provide support to children within our community, to provide musical equipment and laptops.



Free Books for Children

Kingsridge Cleddans Housing Association continue to work with the Dolly Parton's Imagination Library to provide free books monthly to children up to their 5th birthday.

We have now sent out 260 books to almost 60 children.

If you have a child under five, residing within G15, why not sign up for this scheme, it's totally free.

To find out more, contact the Association on **0141 944 3881**.



Race for Life



Clare, our Housing Assistant recently took part in Cancer Research's Race for Life based at Glasgow Green. Clare undertook the 5k with support from her walking pals.

Clare says, 'It was important for me to make an effort and raise as much money as possible in memory of friends and family members that I have lost through Cancer.'

Clare finished the walk in 1 hour and 10 minutes and raised an amazing £517!



Tenant Participation

We are looking for new ways for tenants to play a role and help shape the services that we are delivering.

We have involved tenants in making key decisions on the design and styles of our investment programs, including kitchens and window and door replacements.

We also ensure that tenants have a voice in any improvement or investment work that we are undertaking in their neighbourhood.

We are now looking to set up a register of interested tenants who would like to play a role in reviewing our core services.

This would include getting a better understanding of the key services that we provide and scrutinising the frontline services that we offer.

If you would like to play your part or find out more, please e-mail us at admin@kc-ha.com or give us a call on **0141 944 3881**.

KCHA exists to provide services to our tenants, and it is essential that these are delivered to a style and quality that suits you, so please have your say in shaping our work.

Changes to the Scottish Secure Tenancy Agreement (SST)

The Housing (Scotland) Act 2025 received royal assent on 6th November 2025, with provisions being introduced over the course of 2026 that mean there will be some changes to your tenancy agreement.

Succession rights

From 1st April 2026, the rules around succession (taking over the tenancy of a property that you live in after the tenant has

passed away) have changed. You may now qualify to succeed to a Scottish Secure Tenancy if:

- you were living in the property at the time of the tenant's death; and
- you have been living there for at least 6 months (the qualifying period) with KCHA's permission.

Previously the qualifying period

was 12 months. There is also a notification requirement, with the tenant required to notify us in writing (or ask permission) when somebody is moving into the property. The 6-month period begins when the landlord is notified, so it is important that this is adhered to as failure to do so may mean that residents of a property are not able to qualify for succession on the death of the tenant.

Domestic Abuse (Protection) (Scotland) Act 2021 – Part 2

Termination of Scottish Secure Tenancies in Cases Involving Abusive Behaviour.

New provisions are being introduced that are designed to better support and protect survivors of domestic abuse. These changes will allow registered social landlords, in certain circumstances, to apply to the court to remove the perpetrator from their property while allowing the survivor to remain if they wish to do so.

These provisions come into force on 1st August 2026 and make abusive behaviour a specific ground for eviction:

- where the perpetrator is the sole tenant, an application can be made to the court to end their tenancy, recover the property and offer the tenancy to the survivor.
- where both parties are joint tenants, an application can be made to the court to end the perpetrators interest in the tenancy allowing the survivor to return or remain as the sole tenant.

If you or someone you know is experiencing domestic abuse support is available from:

- Police Scotland – 101 or in the case of an emergency 999
- Scotland's Domestic Abuse & Forced Marriage Helpline – 0800 027 1234 (24 hrs)
- Glasgow Women's Aid – 0141 553 2022
- Hemat Gryffe Women's Aid (for minority ethnic women) – 0141 353 0859
- Men's Advice Line (for men suffering from domestic abuse) – 0808 8010327



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