



ABRONHILL HOUSING ASSOCIATION NEWSLETTER

Welcome to our Newsletter



We don't accept rent payments at our office.
Please continue to make payments
by phone **01236 457948** Or online **www.allpay.net**

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Out of Hours Repairs

If you need to report an emergency during this time
please contact the following contractors:

All emergency repairs (non gas central heating
related)
RODGERS AND JOHNSTON
0800 999 2520

Gas central heating breakdown
GasSure (James Frew Ltd) 01294 468113.
Please contact our office on 01236 457948
during normal working hours to report any faults.

Gas escapes should be reported **IMMEDIATELY** TO 0800 111 999
Our answer machine also details the above numbers. Please keep them handy.





Notice of Annual General Meeting

Come along, have a cuppa,
and hear what is happening at
Abronhill Housing Association.

Date: Thursday 10 September 2026

Time: 6pm – 6.30pm

Venue: Abronhill Church

All tenants and members are warmly
invited to attend our Annual General
Meeting.

The AGM provides an opportunity to:

- Hear about the Association's performance over the past year.
- Hear about our Future Plans from Our Chair
- Review our financial position and future plans.
- Meet Board Members and staff.
- Ask questions and provide feedback on our services.

Your views matter, and we encourage as many tenants and members as possible to attend. Agenda papers will be issued 14 days prior to the meeting date to shareholders.



IMPORTANT ANNOUNCEMENT!

Help Shape the Future of Abronhill Housing Association

Board and Volunteer Opportunities

Abronhill Housing Association is entering an exciting new phase as we focus on our strategic direction of growth, sustainability and consolidation.

To support this journey, we are seeking enthusiastic individuals who share our commitment to delivering excellent homes and services for our tenants.

We're Particularly Interested In:

- Individuals with accountancy or financial qualifications and experience.
- Those with experience in risk management, governance or compliance.
- Professionals from housing, business, legal or community development backgrounds.

Tenant Volunteers Welcome

You don't need professional qualifications to get involved.

We are also keen to hear from:

- Tenants who are passionate about their community.
- Individuals who want to influence housing services.
- Residents interested in helping shape the future of the Association.

Why Get Involved?

- Make a real difference in your community.
- Help influence key decisions.
- Gain valuable experience and develop new skills.
- Contribute to the long-term success of Abronhill Housing Association.

If you are interested in becoming a Committee or Board Member, or would simply like to volunteer and find out more, please contact the Association for an informal discussion.

Your experience, ideas and local knowledge can help us build a stronger future together.

Abronhill's Permanent Director

We're delighted to announce that Audrey Murphy has been appointed as a Permanent Director of Abronhill Housing Association, following the Management Committee's approval of our new long term Strategy, which you can read about on Page 3.

Audrey has been providing Interim Director Services and leading the Association since January 2024. During that time, Audrey has guided the Association through the Strategic Partnership Prospectus process while continuing to focus on delivering services to tenants and residents. Although the partnership process did not lead to any formal proposals, it allowed the Association to explore all available options and carefully consider the best route forward.



Moving forward, we will continue to build on our strengths as a community-based housing association, while focusing on:

- Delivering high-quality homes and services.
- Investing in our existing housing stock and neighbourhoods.
- Addressing the opportunities and challenges within our mixed-tenure communities.
- Strengthening the long-term sustainability of the Association.
- Exploring opportunities for future growth that benefit tenants and residents.

Audrey said:

"Having led the Association since January 2024, I am proud to be appointed as Permanent Director. I look forward to continuing to work with tenants, residents, staff, the Management Committee and our partners as we develop our new long-term strategy. Our commitment remains the same – providing high-quality homes, excellent services and a positive future for the Abronhill community."

The Management Committee looks forward to working with Audrey as Abronhill Housing Association begins this exciting new chapter.



Happy 60th Birthday

July saw our Director Audrey reach a milestone birthday, Happy Birthday from all at AHA.



Our Challenges, Our Future & Our Choices

Many tenants will remember reading in our last newsletter and a recent tenant letter that Abronhill Housing Association (AHA) was exploring a Strategic Partnership as part of our plans for the future.

We promoted our Strategic Partnership Prospectus widely across the housing sector. While there was no formal partnership proposals received to work alongside us to address our challenges from other housing associations, the process itself has been extremely valuable. It confirmed that the detailed work we have undertaken over recent years has given us a much clearer understanding of our homes, future investment requirements and the challenges we face as a landlord in Abronhill.

Our Challenge

One of the biggest issues facing AHA is that many of our homes are located within mixed-tenure blocks, where properties may be owned by AHA, North Lanarkshire Council, owner-occupiers and private landlords.

In many of these buildings, AHA is currently the minority landlord. This can make it more challenging to plan and deliver major improvement works, as decisions often require agreement from multiple owners and organisations.

Our recent stock condition surveys and investment planning have reinforced the need for a long-term strategy that gives AHA greater influence over the buildings where our tenants live.

A Positive Step Forward

We are delighted to announce that AHA has recently been successful in securing a Scottish Government grant of £450,000 to support the purchase of additional properties within mixed-tenure blocks across Abronhill.

This funding represents a significant investment in our community and will help AHA increase its ownership of properties in key locations. By acquiring more homes within these blocks, we can strengthen our position as the majority landlord, allowing us to play a greater role in shaping future investment decisions and driving improvements for tenants.

Our New Strategy – Growth and Consolidation

As a result, AHA is developing a strategy focused on growth and consolidation.

In simple terms, this means increasing the number of homes we own in buildings where we currently have a smaller share of ownership. Our aim is to become the majority landlord in more blocks across Abronhill.

Achieving this will place us in a stronger position to:

- Invest in tenants' homes.
- Improve the condition and appearance of buildings.
- Deliver major repair and improvement programmes more effectively.
- Enhance the long-term sustainability of our housing stock.
- Make decisions more quickly and efficiently for the benefit of residents.

This strategy is about creating a stronger, more resilient housing association that can continue to invest in Abronhill and serve our community for many years to come.

Open Market Purchase Scheme

One of the key ways we will achieve this is through the Open Market Purchase Scheme. The Scottish Government funding will enable AHA to purchase properties that become available for sale in priority locations where increasing our ownership can help us achieve majority landlord status. We will also be displaying advertising in priority closes.

Taking advantage of opportunities on the open market and targeted acquisitions, will allow us to strengthen our position gradually, improve our ability to manage and maintain buildings, and create greater opportunities for investment that benefit tenants and the wider community.

Working with North Lanarkshire Council

We recognise that many of the challenges facing mixed-tenure blocks affect both AHA tenants and North Lanarkshire Council tenants.

For that reason, we continue to work closely with North Lanarkshire Council to explore practical solutions that support residents across Abornhill. Both organisations share the same goal: ensuring people have safe, high-quality homes and neighbourhoods they can be proud of.

These discussions remain ongoing, and we will continue to seek opportunities to work together to deliver better outcomes for everyone living in the area.

Keeping You Updated

While our approach has evolved, our commitment to tenants remains exactly the same. We continue to be a local, community-based housing association focused on delivering high-quality services, investing in homes and supporting our tenants.

As our plans progress, we will keep you informed and provide opportunities for you to ask questions and share your views. We also hope to host an information event in the near future, so please look out for further details and your invitation.

Thank you for your continued support as we work towards a stronger future for Abornhill Housing Association, our tenants and the wider community.



DOLLY PARTON'S IMAGINATION LIBRARY

- A FREE GIFT FOR YOUR CHILD -

Did you know that children under five living in Scotland can receive a free book every month through Dolly Parton's Imagination Library?

The programme helps develop a love of reading from an early age and supports children's language, literacy and learning skills.

How It Works

- Available to children from birth until their fifth birthday.
- One age-appropriate book is delivered directly to your home every month.
- There is absolutely no cost to families.

Reading together for just a few minutes each day can make a significant difference to a child's development and confidence.

If your child is not already registered, we encourage you to sign up and take advantage of this fantastic opportunity.

Remember – it is completely FREE.

For more information or to register please contact the Association on 01236 457948.

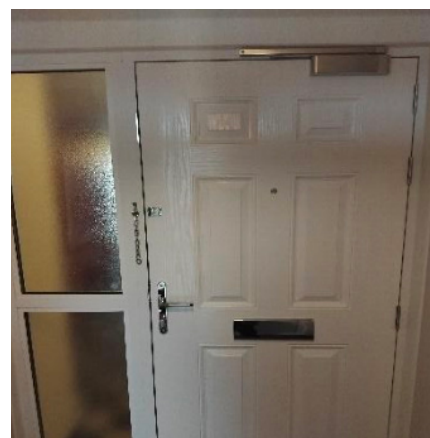
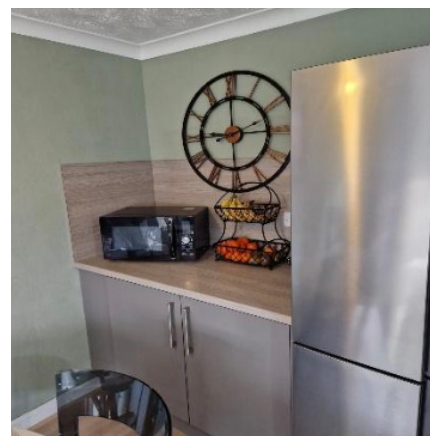
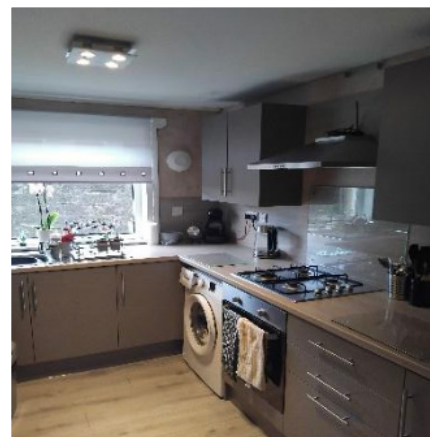
Tenants Praise Latest Kitchen Project

As part of our wider investment during 2025/2026, where we have spent over £182,000 in improving your homes, our latest Kitchen Project, delivered by Timetra, has had excellent feedback from tenants.

The total of works undertaken last financial year has been as follows:-

- New kitchens - 16
- New front entrance doors - 7
- New gas boilers - 7
- Bathroom suites - 2
- New windows - 1

Please see some pictures of the works undertaken.



Managing Planned Works for 2027 to 2031

We are changing the way we manage our assets at Abbrhill, now that we are committed to a long term vision and stability for our tenants.

We will be looking at multiyear procurement, so you, our tenants, know what works are being done and in what year.

At the moment we are working through our stock condition surveys and looking at what the priorities will be for the next 3 /4 years. We will be informing all of our tenants about our plans when they have been organised.

Your Views Matter

– Tenant Satisfaction Survey 2025/26 Results

Thank you to everyone who took part in our recent Tenant Satisfaction Survey. A fantastic 180 tenants completed the survey, representing over 72% of our tenant population. This gives us a very strong understanding of what is important to our tenants and where we should focus our efforts in the future.

We are delighted to report that overall satisfaction with Abronhill Housing Association remains extremely high, with 95.6% of tenants satisfied with the overall service we provide. Not only has this improved slightly since our last survey, but it is also significantly higher than the current Scottish social housing average of 88.1%.

Some of the Key Headlines

- ✓ 95.6% are satisfied with the overall service provided by AHA.
- ✓ 96.1% are satisfied with how well we keep tenants informed about services and decisions.
- ✓ 92.8% are satisfied with the quality of their home, an improvement from our previous survey.
- ✓ 92.9% of tenants who had a repair carried out in the last year were satisfied with the repairs service they received.
- ✓ 91.1% are satisfied with opportunities to participate and have their say in decisions affecting the Association.
- ✓ 91.1% are satisfied with AHA's contribution to neighbourhood management.
- ✓ 85.6% believe their rent represents good value for money.

The survey also found that AHA performs better than the Scottish social housing average across all of the main satisfaction measures that were assessed.

What You Told Us

While the results are very positive, tenants also highlighted areas where they would like to see further improvements.

The most common requests were:

- Continued investment in kitchens.
- Bathroom upgrades.
- Window improvements.
- Improvements to common areas and building fabric.
- Ongoing action to tackle damp and mould issues where they occur.

We have already started to address many of these priorities through our planned investment programme and our developing Growth and Consolidation Strategy.

Thank You

We are extremely grateful for the support shown by tenants and for the honest feedback provided. The results reflect the hard work of our staff, contractors and Management Committee, but they also help us identify where we can do better.

This article provides only a snapshot of the findings. A much more detailed analysis of the survey results, including what tenants told us and the actions we will take as a result, will be included in our forthcoming Annual Tenant Report.

Thank you for taking the time to share your views and helping us continue to improve our services. Your feedback helps shape the future of Abronhill Housing Association.

Community Day – WATCH OUT FOR THE INVITE

In June, our Director met with the Abronhill Regeneration Forum to discuss how we can work more closely together to engage with both Abronhill Housing Association tenants and the wider community. With AHA now having a clear long term vision for the future, we are keen to create opportunities for residents to share their views and help shape local priorities. Audrey is also speaking to the community development team at NLC, who can help local voluntary organisations engage with the wider community.

During the meeting, the Forum kindly shared the results of their community mapping exercise. This was an excellent piece of work that highlighted local strengths, challenges, and opportunities, and we would like to thank everyone involved for their efforts. Building on this work, AHA is exploring the development of a residents' survey to gather views from people living throughout Abronhill.

We are particularly interested in hearing residents' thoughts on the condition of properties, shared green spaces and open areas, local services, and the key priorities for the community in the years ahead. We look forward to working alongside Key Partners, and the Abronhill Regeneration Forum and local residents as we develop our plans and ensure community voices are at the heart of future decision-making. Some photos from last years Community Event, organised by AFTAR, attended by some of our key partners.



Bonus Summer Riddle

I come out when the sun shines, I can be colourful in the sky, and I appear after rain.

What am I?

Keeping Your Household Information Up to Date Matters



Many tenants are unaware of how important it is to keep us informed about who is living in their home. While it may seem like a small administrative detail, failing to tell us when someone moves in or out could have significant consequences for you and your family in the future.

Why We Need to Know Who Lives in Your Home

Our tenancy records should accurately reflect the people living at your address. When household members move in or out, it is important that you let us know as soon as possible. One reason this is particularly important is that, in certain circumstances, a family member living in the property may be entitled to take over the tenancy if the tenant passes away. This is known as succession. However, eligibility can depend on factors such as the person's relationship to the tenant and how long they have been living in the property. If we are not aware that someone has been living with you, it could make it more difficult for them to demonstrate their entitlement should a succession claim arise. Keeping us informed helps ensure our records are accurate and can help protect the rights of those living in your home.

Changes Can Affect Benefits and Council Tax

Recently, we have dealt with several cases where tenants did not tell us that their adult children had moved out of the property. As a result, some tenants missed out on financial support and discounts they may have been entitled to receive. For example, if you become the only adult living in your home, you may qualify for a Single Person Discount on your Council Tax. Changes in household members can also affect benefits and other forms of financial assistance. By informing us promptly when someone moves out, we can help ensure that our records are correct and signpost you to organisations that may be able to provide advice about any support available to you.

What Changes Should You Tell Us About?

Please contact us if:

- An adult moves into your home.
- An adult moves out of your home.
- A family member joins your household permanently.
- Someone who was living with you is no longer resident at the property.
- There are any other significant changes to the people living at your address.

DAMP AND MOULD

Working Together to Keep Homes Healthy

Upcoming Damp and Mould Legislation

New Scottish Government legislation, often referred to as Scotland's version of Awaab's Law, will introduce stronger requirements for both Registered Social Landlords and private landlords to respond more quickly to reports of damp and mould.

From October 2026, landlords will be required to investigate reported cases within set timescales and begin any necessary repairs promptly, helping to ensure that all tenants can live in safe, healthy homes free from damp and mould. This important change will strengthen tenant protections and reinforce the responsibility of landlords to tackle damp and mould issues quickly and effectively

Damp and mould can affect any home and should never be ignored. It can damage property and may affect health, particularly for young children, older people and anyone with respiratory conditions.

What Causes Damp and Mould?

The most common cause is condensation. Everyday activities such as:

- Cooking
- Bathing or showering
- Drying clothes indoors
- Using tumble dryers without proper ventilation

all release moisture into the air.

Simple Steps to Reduce Condensation

- ✓ Open windows regularly to allow fresh air to circulate.
- ✓ Use extractor fans when cooking or bathing.
- ✓ Keep lids on pans when cooking.
- ✓ Dry clothes outdoors whenever possible or use a well-ventilated area.
- ✓ Keep a consistent level of heating throughout colder months.
- ✓ Move furniture slightly away from external walls to improve air circulation.

What to Do If You Notice Damp or Mould

Please report any signs of damp or mould to us as soon as possible.

This includes:

- Black mould spots on walls or ceilings.
- Persistent condensation on windows.
- Musty smells.
- Damp patches or staining.

Early reporting helps us investigate promptly and take the appropriate action.

We're here to Help

Abrons Hill Housing Association is committed to ensuring tenants live in safe, warm and healthy homes. If you have concerns about damp, mould or condensation, please contact our office for advice and assistance.

World Cup Flag Quiz



Although Scotland are sadly no longer in the World Cup, we can't deny football fever has been part of the summer nights (well, early mornings mostly) Here is a fun quiz to see if you can identify the country from its flag?

Quiz Questions

Which countries does the flags below belong to?

1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



Summer Fun Quiz



1. What season comes after summer?
A. Winter B. Autumn C. Spring
2. What vitamin do we get from sunshine?
A. Vitamin A B. Vitamin C C. Vitamin D
3. Which treat is most popular on a hot summer day?
A. Ice Cream B. Soup C. Porridge
4. How many sides does a beach bucket usually have?
A. 1 B. 4 C. 5
5. Which insect is often found buzzing around summer flowers?
A. Bee B. Spider C. Worm
6. What do you need to protect your skin from the sun?
A. Toothpaste B. Sunscreen C. Shampoo
7. Which fruit is famous for picnics and has a green outer skin?
A. Banana B. Apple C. Watermelon
8. What sport is often associated with Wimbledon?
A. Tennis B. Football C. Rugby
9. Which sea creature can pinch you on the beach?
A. Crab B. Dolphin C. Whale
10. What colour flag is commonly used by lifeguards to indicate danger in the sea?
A. Green B. Yellow C. Red
11. What is the longest day of the year called?
A. Summer Solstice B. Summer Sunrise C. Summer Holiday
12. Which bird is often seen flying near the seaside?
A. Seagull B. Penguin C. Ostrich
13. What do you call melted ice cream?
A. Splash B. Shake C. Mess
14. What is a baby frog called?
A. Tadpole B. Cub C. Calf
15. What activity involves flying a colourful object on a windy day?
A. Skipping B. Kite Flying C. Cycling



Pepperoni Pizza Pasta Salad

Tender pasta, zesty pepperoni and Italian dressing come together to create this Pepperoni Pizza Pasta Salad.

Prep Time: 10 minutes Cook Time: 12 minutes

Servings: 8

Ingredients

- 1 pound Fusilli pasta
- 2 Tablespoons basil pesto
- 1/2 cup Italian dressing
- 20 pepperoni slices quartered
- 1 cup shredded Mozzarella cheese
- 1/4 cup shredded cheddar cheese
- 1/4 cup grated Parmesan cheese
- 1/2 cup cherry tomatoes; quartered optional

Instructions

1. Cook pasta according to the package directions. Drain and rinse with cold water to cool.
2. In a large bowl, mix together the cooled pasta, pesto and 1/4 cup of the Italian dressing. Mix until the pasta is evenly coated.
3. Add the remaining ingredients plus the rest of the dressing. Cover and refrigerate until you are ready to serve. This can be refrigerated up to 2 days before serving. Enjoy!

Nutrition Info:

1 serving = 356 calories / 13 fat / 47 carbs / 16 protein

World Cup Flag Quiz Answers

1. Argentina
2. Brazil
3. France
4. Germany
5. Spain
6. Italy
7. Japan
8. Mexico
9. United States
10. Netherlands



Summer Fun Quiz Answers

- B – Autumn
- C – Vitamin D
- A – Ice Cream
- C – 5
- A – Bee
- B – Sunscreen
- C – Watermelon
- A – Tennis
- A – Crab
- C – Red
- A – Summer Solstice
- A – Seagull
- C – Mess
- A – Tadpole
- B – Kite Flying



Bonus Summer Riddle

Answer: A Rainbow



*Thank you for being part of the Abronhill Housing Association community.
We wish all our tenants and their families a safe, happy and enjoyable summer.*

Working Together for Stronger Communities.



Contact Us

Tel: 01236 457948 | Email: admin@abronhillha.org.uk | Web: www.abronhillha.org.uk

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