



hebridean housing
partnership newsletter

home ward



Summer 2019

Customer Services: 0300 123 0773



L to R – Kenny John Macleod, Chair of Western Isles Integration Joint Board; Kevin Stewart, MSP; Norman A Macdonald, Convenor CnES; Norman M Macleod, HHP Chair

Goathill Farm Development

Kevin Stewart MSP, Minister for Local Government, Housing and Planning, marked the start of the Goathill Farm Care and Housing Development, with a turf cutting ceremony on site in July.

Mr Stewart commented, "I am delighted to mark the start of this development, supported by over £15 million of Scottish Government funding. This project has been realised thanks to close partnership working with the Integration Joint Board, Hebridean Housing Partnership and Comhairle nan Eilean Siar."

The Goathill Development will include a 52-bed care home, 50 extra-care units,

and 74 houses. There will be 58 rental homes that will help to reduce the pressure on HHP's housing list. There will also be 16 homes available to buy through the New Supply Shared Equity Scheme, giving opportunities for those wanting to get on the housing ladder. Completion is due by autumn 2022.

HHP's Chair, Norman M MacLeod, said, "This is a landmark for our communities and it gives me immense pleasure to see all the hard work of the past couple of years finally come to fruition especially knowing that it will provide many good quality homes for those who want to rent as well as for first time buyers."

NOTICE OF ANNUAL GENERAL MEETING (AGM)

Notice is hereby given that the thirteenth Annual General Meeting of the Hebridean Housing Partnership Ltd will be held in The County Hotel, Stornoway, on Thursday, 29 August 2019, commencing at 12:15pm

Following close of the formal AGM business, Jamie McGowan, Managing Director, Essence of Harris, will give a talk.

Refreshments will be served.



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YOUR VIEW MATTERS

What do you want to see in this newsletter?

We want to hear your ideas
0300 123 0773

CustomerServices@hebrideanhousing.co.uk

Development News

Pairc Niseabost, Isle of Harris



Construction of the 4 New Supply Shared Equity properties is well underway with completion due early November 2019.

Sgeir Ghlas, Breasclete, Isle of Lewis

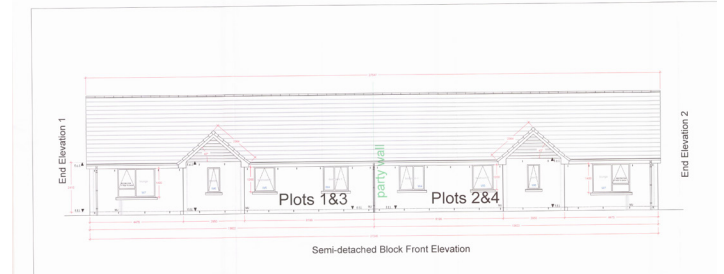


Following community consultation and Board approval the new development at Breasclete has been named Sgeir Ghlas. Calmax are continuing to make good progress on the 6 rented and 4 Shared Equity properties which are due for completion in March 2020.

Rural Uist Sites

Calmax Construction are now on site at Garrynamonie, Isle of South Uist. Torlum and Winfield Close will follow towards the end of 2019. All 3 sites are due for completion early in 2020.

Rural Lewis Sites



Alex Murray Construction are underway with 3 bedroom family housing at 3 Rural Lewis sites. Two at Edgemoor Square, Ness and An Glib, Point and four at Cnoc a Runaire, Tolsta.

Mackenzie Avenue, Isle of Lewis



Work continues on the final phase of Mackenzie Avenue. Both the rented and Shared Equity properties are expected to be complete in December 2019.

James Place (Former Police Station, Tarbert)

Douglas & Stewart continue work on the foundations at the site of the Former Police Station, Tarbert. The 8 flats are programmed for completion during 2019/20.

SHARED EQUITY SCHEME

We are expanding our highly successful Shared Equity Scheme to rural sites across the Outer Hebrides with the support of the Scottish Government. New developments at Breasclete, Isle of Lewis and Horgabost, Isle of Harris both include 4 new Shared Equity properties. Previous new developments at Manor Drive, Ardanmhor Court, Mackenzie Park and Memorial View have helped over 50 households purchase a new home.

How it Works

The New Supply Shared Equity scheme is designed to help people who, without assistance from the scheme, would be

unable to buy a new build house that suits their needs. It is available to first time buyers and priority will be given to:

- social renters (people who rent from the council or a housing association)
- disabled people
- members of the armed forces
- veterans who have left the armed forces within the past two years
- widows, widowers and other partners of service personnel for up to two years after their partner lost their life while serving
- people aged over 60

The NSSE scheme is also available to people who have previously owned a home and have experienced a significant change in circumstances – for example, a marital breakdown.

If you are interested in Shared Equity at Breasclete, Isle of Lewis please contact Christina Macleod at Tighean Innse Gall on 01851 706121 or email christina@tighean.co.uk

For all enquiries relating to Pairc Niseabost please contact the Shared Equity Team at HHP on 0300 123 0773 or sharedequity@hebrideanhousing.co.uk



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Message from the Chair

I am pleased to present the Annual Report for the financial year 2018/19.

We have completed 30 new homes available for social rent and 5 Shared Equity homes this year. Continued investment in our tenants homes resulted



in over £4.2 million being spent in 2018/19 on improvements including new bathrooms, heating systems and kitchens. Alleviating fuel poverty continues to be a key priority and this is demonstrated by our investment in new heating systems with 172 new heating systems being installed this year and external wall insulation works completed at Dunmore Crescent. We, in conjunction with other Highland Housing Associations and Councils continue to lobby MSPs, the Government, OFGEM and SSE on energy prices within the Highlands & Islands, which are the highest in the UK.

2018/19 saw a large allocation of development grant being awarded to the Outer Hebrides and at 31 March 2019 there were 50 houses under construction across a number of sites with a further 171 either due to start on site or at the tendering stage.

Universal Credit full service commenced in the Outer Hebrides in September 2018 and this has resulted in arrears rising following a steady reduction over the last 8 years. Whilst operational performance has provided much to be optimistic about for the future, the population forecasts & weakening demand for housing across the most rural areas of our islands is a continuing concern and one which the Board is monitoring closely.

Finally, I would like to thank my fellow Board Members and our staff for all their endeavours during 2018/19 and acknowledge the support of our key partners the Scottish Government and Comhairle nan Eilean Siar.

Norman MacLeod
HHP Chair

Annual Return on the Charter (ARC)

We submitted our sixth Annual Return on the Charter (ARC) in May 2019. How we have performed in relation to the indicators will be published later in the year in a special report for our tenants. A summary of some of the key indicators is detailed below with a comparison to our 2016/17 and 2017/18 ARC data.

DETAIL	ARC 2018/19	ARC 2017/18	ARC 2016/17
REPAIRS			
Emergency repairs completed	809	1952	1983
Non-emergency repairs completed	4675	3381	3029
ARREARS			
Total arrear as a % of rent due	3.46%	3.15%	3.46%
Former tenant arrear written off	£40,790	£18,908	£28,222
VOIDS			
Void at year end	15	22	20
Void for more than six months	0	7	3
Void loss	0.66%	1.17%	0.85%
LETTINGS			
General needs	231	220	225
New applicants added to housing list	424	442	453
Number of applicants on list	561	583	586
DEVELOPMENT			
New build	24	12	22
GENERAL			
Rent increase	3.2%	3.9%	3.2%



Financial Overview

Statement of Comprehensive Income for the year ended 31 March 2019

	31 March 2019 £	31 March 2018 Non-accountant's guide £
Turnover	11,269,972	11,194,205 Income from rents and other activities
Operating Expenditure	<u>(8,355,818)</u>	<u>(8,590,346)</u> Cost of maintenance and management of properties and other activities
Operating Surplus	2,914,154	2,603,859
Loss on disposal of property, plant & equipment	(242,482)	(173,603)
Interest receivable	23,290	15,571 Bank interest on deposit accounts
Interest payable and financing costs	(335,576)	(367,925) Interest on money borrowed
Surplus before tax	<u>2,359,386</u>	<u>2,077,902</u>
Actuarial (loss)/gain in respect of pension scheme	(633,000)	2,425,000
Total comprehensive income for the year	<u>1,726,386</u>	<u>4,502,902</u>



Statement of Changes in Reserves for the year ended 31 March 2019

	31 March 2019 £	31 March 2018 £
Unrestricted Fund Opening Balance	30,630,193	26,127,291
Surplus from statement of comprehensive income	<u>1,726,386</u>	<u>4,502,902</u>
Unrestricted Fund Closing Balance	32,356,579	30,630,193

Statement of Financial Position as at 31 March 2019

	31 March 2019 £	31 March 2018 Non-accountant's guide £	
Tangible Fixed Assets			
Tangible Assets-Social Housing	83,824,774	77,108,646	Houses we own
Tangible Assets-Property, plant & equipment	2,285,271	1,514,469	Offices and equipment
Investments	2	2	Share in Subsidiary & ESCO
	<u>86,110,047</u>	<u>78,623,117</u>	
Current Assets			
Stock	672,649	241,633	
Trade and other debtors	2,198,587	1,106,305	Money owed to us
Investments	5,681,883	6,164,763	Short term deposits
Cash at bank and in hand	620,447	4,044,434	
	<u>9,173,566</u>	<u>11,557,135</u>	
Creditors: amounts falling due within one year	<u>(2,663,407)</u>	<u>(3,849,683)</u>	Money we owe others
Net current assets	<u>6,510,159</u>	<u>7,707,452</u>	
Total assets less current liabilities	<u>92,620,206</u>	<u>86,330,569</u>	
Creditors: amounts falling due after more than one year	(10,877,254)	(10,529,203)	What we owe on loans for building our houses & money due to Scottish Government
Deferred Capital Grants	(47,331,167)	(44,034,970)	Housing Grants received
Pension Liability	(2,055,000)	(1,136,000)	
Provisions for liabilities	-	-	
Net Assets	<u>32,356,785</u>	<u>30,630,396</u>	
Capital and Reserves			
Share Capital	206	203	Number of members £1 shares
Income and Expenditure reserve	<u>32,356,579</u>	<u>30,630,193</u>	
	<u>32,356,785</u>	<u>30,630,396</u>	



HHP is a registered society under the Co-operative and Community Benefit Societies Act 2014, Registered Number: 2644R(S), Registered Office: Creed Court, Gleann Seileach Business Park, Willowglen Road, STORNOWAY, Isle of Lewis HS1 2QP. It is a charity registered in Scotland, Charity Number: SC035767, registered as Registered Social Landlord with the Scottish Housing Regulator, Registration Number: 359 and registered as a Property Factor, Registration Number PF000183

Email: info@hebrideanhousing.co.uk

Web: www.hebrideanhousing.co.uk

Phone: 0300 123 0773

TENANT PARTICIPATION

Tenant participation comes in many forms. Some people love to read documents; some like to bring people together in their local community to focus on a community project; others like to come to meetings and listen to what is happening with and for HHP tenants.

The bottom line is ... it is whatever makes a difference to you and your neighbours.

It is well known that being outside in open spaces, enjoying our changeable weather, is good for our health and well-being. Currently, there are several gardening, growing and communal space projects and plans. These range from community gardens, planting trees and plans to improve communal areas. If you want to get involved with one of these projects, get in touch.

The HHP Community Grant Fund has supported projects and given them a hand to get started. These projects will continue

to be supported by HHP and myself. You will find further details about some of these projects in both the Homeward and Forum newsletters.

Next year it will be time to look at our plan of how we empower and involve you and other members of your community with HHP. This plan is The Tenant Participation Strategy, an action plan to develop a tenant centred organisation.

What would you like to see change, done differently, stay the same or improve over the next 5 years? Over the past five years, together we have achieved a lot with better information and communication, and our support for groups and community projects. We want to build on this and improve our approach, support and make sure the way we do things works for you and feels right. Please get in touch to let me know how we are doing.



For more information about Tenant Participation and getting involved in how services are delivered contact Jane
Email jane.ballantyne@tpasscotland.org.uk
Telephone 01851 700811,
Mobile 07487 891 242 **Facebook**
Jane generally works Monday – Thursday 8am -12.30pm. She is also available to meet with people in the evening or on a Saturday.

Community Clean-up

HHP facilitated a community clean up in March. A local tenant contacted Housing Officer, Fiona MacDonald regarding overgrown trees to the back of their home. Fiona visited and assessed the area. Trees were impacting fences and encroaching the play court; there was also a lot of litter around the area. Fiona approached Storas, who own the land and agreed a plan.

Tenants and residents were contacted with a clean-up date. Waste Transfer provided a free community skip and free bin liners.

We were delighted to see tenants and residents of Kenneth Drive & Kenneth Terrace in Lochboisdale work alongside Storas Uibhist, CNES Zero Waste and Lochboisdale Amenity Trust (LAT).

Everyone worked hard to cut back the trees and clear up bags of litter along with discarded household goods and appliances. The skip was full. Storas also kindly provided a trailer to take away excess cuttings that wouldn't fit into the skip.

The play area looks so much better for the clean up.



Back left: Seonaidh Steele, Storas; Graham Martindale, Lochboisdale Amenity Trust; Amanda MacMillan, Storas; Dominique Dehu, Storas. Front left: Jennifer Macleod, Storas; Fiona Macdonald, HHP; Hannah Bissett, Kenneth Drive Tenant





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Annual General Meeting

Our 13th AGM will be held in The County Hotel, Francis Street, Stornoway, Isle of Lewis on Thursday 29 August 2019 beginning at 12.15pm.

Following close of the formal AGM business, Mr Jamie McGowan of Essence of Harris will give a talk. Essence of Harris, formally known as Buth Beag Candle Company, is a family run business, based in Tarbert, producing a large range of soy wax candles, wax melts, reed diffusers and more recently, a range of luxury bath and body products. Mr McGowan, who is originally from Glasgow, and his wife Deenie, originally from Harris, founded the company in 2015 and was awarded the Director of the Year, Small Medium Business at the Institute of Directors Awards in May 2019.

Have You a Child Starting School?

The Scottish Government has launched the Best Start Grant School Age Payment for low-income families. The £250 payment is to help with school costs eg. school bags, shoes, coat, books etc. It is paid around the time a child starts Primary 1. The payment is not a loan so does not have to be paid back.

The School Age Payment is part of the Best Start Grant, a group of three payments that gives extra money to parents and carers on certain benefits or tax credits during the early years of a child's life.

Other payments include the Pregnancy and Baby Payment - £600 for your first child and £300 for all other children, and the Early Learning Payment - £250 when a child would normally start nursery.

You should apply for a payment if your child was born between 1 March 2014 and 28 Feb 2015. This also applies to parents who have deferred entry for their children who should still apply in the 3 June to 29 February window. If you wait until next year it will be too late and you will miss out on your payment. You do not need to take up a school place to get this payment.

If you have a child starting primary in August and are in receipt of a qualifying benefit eg. Universal Credit, Child Tax Credit and Working Tax Credit you may qualify.

To find out if you are eligible or to apply contact Social Security Scotland on freephone 0800 182 2222 or online at www.mygov.scot/schoolpayment

If your child was
born between
1 Mar 2014 - 28 Feb
2015 apply for Best
Start School Age
Payment now.*

* You need to get certain benefits or tax credits to be eligible.



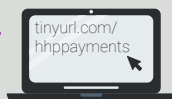
Social Security Scotland
Tearainteachd Shòisealta Alba



Ways to pay your rent



Did you know that you can now pay your rent online?



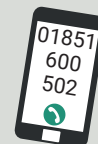
To access this method of rent payment go to:

tinyurl.com/hhpayments

This takes you to the Comhairle's 24 hour secure internet payments service. Select HHP Housing Rents and you can make your rent payment using this secure site with most major credit or debit cards.

You can also pay by the following options:

- // By rent payment card at any Post Office or Paypoint/Payzone
- // At your local HHP office
- // By Direct Debit mandate on a weekly or monthly basis
- // By Bank Standing Order
- // By telephone using your debit or credit card – phone 01851 600502
- // At your local Comhairle office



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