

Our Estate Newsletter

Winter 2024



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"Turns out Santa's beard is real. We checked! ... Twice!"
Lennox & Ethol

A centenary year full of events!

2024 has been a celebration of the 100th anniversary of the completion of the first Gannochy Trust homes.

We created a Community Orchard and wildflower garden, ran Centenary Youth Nights on the Green, celebrated the community opening of the Curly Play Area, enjoyed a summer of Fun Challenges, and buried Time Capsules to be opened in 2124. The Gannochy Events Group ran a Centenary Cream Tea event in May and delivered events throughout the year. It's amazing what a handful of good people can achieve for our community. Sandra from the Events Group tells us more:

"Recent events have included a very well attended Christmas Craft Fayre which showcased the incredible skills and talents of local residents. The ever-popular Christmas Wreaths, made from foliage harvested from around the Gannochy Estate, sold out immediately. The age of our crafters ranged from young teenagers to over 80s. The atmosphere was terrific and it was great to see the hall so lively with happy people. In December, Santa came to Gannochy. He set up his grotto along with his elves and helpers. This event was free and welcomed 40 children to meet Santa, receive a goodie bag and party snacks from the Events Group, and enjoy some festive fun activities."

In addition to the Christmas events, the Events Group delivers sell out Friday Quiz Nights, Bingo Teas, Chair Exercise classes, and special celebration events. Thanks to a community minded local resident, Marianne, the Hall also offers a Beginners Knitting class, Crochet Class, and a Knit and Natter group. Gannochy Community Hall is available to local residents without charge for community events, and is available for private events at a small charge. Contact the office to make a booking.

Wishing you all the very best over the festive period.
Andy Duncan, Chief Executive



Gannochy Christmas Craft Fayre

Staff Spotlight

New Staff member : Ronald Watson



Ronnie joined The Estates Team in October of this year.

Ronnie previously worked at House of Bruar as head gardener and prior to that at JD Minto landscape gardeners where he worked for 21 years.

He has gained experience in all aspects of ground maintenance and landscaping. Now a month into the job he admits he has struggled getting to grips with all the street names and numbers.

He is however enjoying being part of a team. Ronnie relaxes after work watching television and listening to music. He also enjoys a football match and playing a game of bowls. We wish him well in the job and hope he masters those street names and numbers soon.

Winter Fire Safety Top Tips

A leaflet is enclosed with this Newsletter with top tips on keeping fire safe this winter.



Tenancy Spotlight

Housing (Scotland) Bill

When this new Bill becomes an Act, it will make changes in law in relation to housing.

These changes include protections for tenants, preventing homelessness, and other housing matters. The Bill was introduced on the 26th March 2024 and is at stage 1. There are a further 2 stages before being passed as an Act of Parliament. It might be some time yet before being put in place, but it is good practice to get prepared as much as we can now for such changes.

Two elements I would like to highlight from the Bill are in regard to a) joint tenancies and b) tenancy agreements.

a) An individual will be able to end a joint tenancy. Currently if you have a Private Residential Tenancy in joint names, you both have to terminate it and the remaining tenant can request to sign a new one. This change would make it a much easier and less painful an exercise especially in relationship breakdowns.

b) The second element is giving Scottish Ministers the power to convert assured tenancies into Private Residential Tenancies (PRT). This would mean that all our tenants would be on a PRT. All new tenants from 2017 were given a PRT, but many remain on short assured or assured tenancy agreements. Full detail about how this will be implemented are expected to come when the Act is passed and we will understand the implications including in relation to deposits. It does again highlight how important it is that we are made aware of any tenancy changes or people over the age of sixteen living in our properties.

If you have had a tenancy change with someone named on the tenancy agreement moving in or out of the property please contact the Tenancy Officer, Carol Annand. Telephone on **01738 623653** or Email at admin@gannochytrust.org.uk.

Coding for rent payments

The preferred method for paying your rent is by Standing Order to reduce errors. To ensure your rent payment is allocated to your property, please ensure to use the reference code that is in your Rent Review letter and takes the format of "Surname" - "Property Code". Property codes are 4 letters to represent your street name and 3 numbers to represent your house number. E.g. Mrs Oliphant of 36 Pedwarden Road would be "Oliphant - PERO 036". Mr Warthog of 62 Camilla Bell Crescent would be "Warthog - CBCR 062". Please contact the office if you are unsure of your reference code.

GANNOCHY COMMUNITY HALL EVENTS

GANNOCHY EVENTS GROUP - Book with Helen on 07808 087708

CHAIR EXERCISE CLASS Restarts Wed. 15 Jan. 2 pm Free (£2 for a brew)

COMMUNITY NEW YEAR PARTY Saturday 18 Jan. 1 to 5 pm. £3

COMMUNITY QUIZ NIGHT Friday 7 Feb. 7 to 10pm. £3.50

KNIT AND CROCHET - Book with Marianne on 07754 837187

KNIT & NATTER GROUP Mon 2 to 4pm Dates to be advised. £3

CROCHET CLASS Sat 10 am to 4 pm Dates to be advised. £10

SHELTERED HOUSING - Book with Shirley on 07950 752284

SHELTERED HOUSING COFFEE MORNING - Restarts 7 Jan. Mondays 10 am

Meet the neighbours

In 2022, The Gannochy Trust offered two homes to displaced Ukrainian families through the Scottish Government Super Sponsor scheme. A third displaced Ukrainian family was homed in Gannochy when we opened our Housing List in June 2023. They provided an account of their journey to Perth which was included in the Centenary Time Capsule. In the season of good will, we have shared some excerpts from their story.

"We grew grapes in south Ukraine and lived in a small but cozy resort town. On February 24, 2022, at 4 am, we woke to explosions and the sound of an air raid siren. My name is Sergey, my wife Lilia is pregnant, we have a son, Peter, and a daughter, Sofia. On this day, a new page in our life began. We were lucky, we were unharmed and had each other, but had to flee our home with what we could carry. Hundreds of thousands of others were not so lucky. Two families took us in on our journey and made us part of their family and we turned over a new page in our lives on a beautiful and foggy island. How little we knew about Scotland before, but seeing these magical hills and snow-white sheep on their slopes, we fell in love with this land without the slightest hesitation. However, the main wealth of this land turned out to be its inhabitants. These are people with a big heart and a kind soul."

The first year we learned to live in a new country and in new conditions, when everything we had remained in the past. But God did not leave us and we were able to find our narrow path to our new future. We had a wonderful son, David, and now there is one native Scotsman in our family. We learned the language and culture. We began to build our new life in a new country. In December 2023, our family was again very lucky to become a family of the Gannochy community and now we live under the roof of a century-old magical house. Our son studies at the RDM school in Scone and takes online piano lessons from New York from a teacher from Ukraine, whose fate is similar to ours, but her new home is now in the USA. Daughter Sofia has just started kindergarten and the youngest, David, is learning to ride a pedicab."

Gardener's Corner

As we are heading towards the final leg of the annual hedge cutting task, I would like to thank everyone for their efforts.

Tree management The Trust commissioned a survey of our trees across the whole estate which identified a number of trees that were dangerous or diseased and these are now being felled in phases for safety or to manage the spread of disease.

Dog Fouling With earlier sunsets, there's an increase in dog fouling on the estate creating both a health hazard and is unsightly. Dog faeces can include parasites that are harmful to young children as their immune systems are not fully developed. This is why dogs are not permitted in the Curly.

Winter Conditions Please take care in the winter conditions. The salting and gritting of unadopted roads and paths are the responsibility of the Trust and will be attended to on week days (excluding Christmas and New Year holidays). All other areas are the responsibility of the Council.

Christmas Lights The Estate looks magical at this time of year with all the Christmas trees and lights around the houses and gardens. Please remember to take them down from the rhones and hedges by mid January so the grounds team can proceed with their cyclical cleaning and maintenance of hedges.

Thank you and Merry Christmas.



Housing Centenary Time Capsules

A grateful thanks to the 14 Gannochy children who cut the ribbons to open the new play equipment in the Curly in October. A special thanks to Blaze for her speech and expert burying of the Time Capsules! - "Thank you all for coming to watch the Time Capsules being buried. I wish we could see how people react when they open our treasures!"



Winter procedures

Frozen pipes To avoid discomfort to you and your family, and to avoid damage to your house:

If you have an external boiler house, please ensure that the door is always kept closed in the winter months to protect your cold water supply, heating and hot water.

Find the location of the main supply stopcock so that you know where to switch the water off if there is a problem. They tend to be located under the kitchen sink or under the bathroom window.

Outside Tap To avoid burst pipes to your outside tap, switch off the gate valve that feeds the pipe and open the outside tap to drain the water from the pipe.

Office Opening Hours over Festive Season

Tuesday 24 December '24	9 am to 3 pm
Wednesday 25 December '24	Closed
Thursday 26 December '24	Closed
Friday 27 December '24	9 am to 1 pm
Monday 30 December '24	9 am to 1 pm
Tuesday 31 December '24	9 am to 1 pm
Wednesday 1 January '24	Closed
Thursday 2 January '24	Closed

Gas leaks and carbon monoxide alarms

In the event of a gas leak or suspected gas leak, or if your carbon monoxide detector activates with a continuous alarm, please contact National Grid Gas Emergencies on 0800 111 999 immediately and please take the following steps;

- Turn off gas at meter (Quarter turn the handle on pipe at the side of the meter).
- Turn off all gas appliances.
- Don't use electrical appliances or light switches.
- Open all doors and windows.
- Don't smoke or use naked flames.

Don't turn supply back on until remedial action is taken and authorised by a competent person.



Winter Emergency repair contact numbers for “out of office hours”

Trade/Issue	Contractor	Tel. No.
Gas and Heating Systems <ul style="list-style-type: none">• Boiler/heating not working• Radiator leak which cannot be controlled• No hot water• Carbon monoxide detector activating/faulty	Thermal Comfort Frank McDonald	07703 107364
Plumbing and Drainage <ul style="list-style-type: none">• Blocked drains which are preventing the use of toilet or sink• Leak to cold water supply pipes	Thermal Comfort Frank McDonald	07703 107364
Electrical and Smoke Alarm Systems <ul style="list-style-type: none">• Electrical faults which will not re-set• Faulty smoke or heat alarms	Dave Peebles	07709 365071
Joinery <ul style="list-style-type: none">• Jammed or faulty door/lock or window which compromise security	Graham Davidson	07493 233844
Roof leaks <ul style="list-style-type: none">• Missing or broken slates causing water ingress	Alan Robertson & Sons	01738 551424
Sheltered Housing Aid-Call System <ul style="list-style-type: none">• Faulty control unit• Faulty smoke or heat alarms	PPP Taking Care Aid Call	0800 0851587