

Tenants Today



E-Newsletter – Spring 2018

Happy Spring and welcome to the third edition of Midlothian Council's Tenant e- newsletter.

This edition includes:

- Results of our recent Rent Consultation
- Updates from Midlothian Council's Tenant and Resident Groups
- Our Estate Walkabout schedule for 2018
- Midlothian Tenant Panel
- Housing Scotland Act (2014) Assignment, Subletting, Joint Tenancies and Succession
- Tenant news and events
- Useful contact numbers

Rent Consultation Report – January 2018

Throughout December and January we asked all our tenants and waiting list applicants what they thought about our future rent levels and how this would affect our housing investment and new build programme.

Everyone's responses have now been assessed and the resulting report has been agreed by the Council. The rent increase for 2019/2020 – 2021/2022 will be 3% per year which will allow the council to build 1,000 new homes and maintain existing ones (please note that the rent increase for 2018/2019 is 5% following our previous consultation exercise in 2015).

To read the report in full, please click on the link below:-

[Midlothian Council Rent Consultation Report](#)



Update from Midlothian Council's Tenant and Resident Groups

Bonnyrigg North Residents Forum

Last meeting was held on 28 March 2018 at the Pitcairn Centre, Bonnyrigg High Street.

Issues discussed – Traffic restrictions at Lasswade Primary School, parking in Bonnyrigg and road/traffic issues

Agreed actions – Liaise with Planning Department regarding traffic issues.

Next meeting scheduled for Wednesday 30th May 2018 at 6.30pm in Pitcairn Centre. Tenants of Eldindean, Pendreich, Viewbank and Rae's Gardens areas invited to attend.

Cowan Court Tenants Group – meeting for tenants of Cowan Court only.

Last meeting held on Tuesday 8 May 2018 in Cowan Court.

Issues discussed – consultation on Community Safety and Justice Partnership, and local issues.

Next meeting – Tuesday 10th July at 11am in Cowan Court.

Esk Place Tenants Association – meeting for tenants of Esk Place only

Last meeting held on Tuesday 6 March 2018 in Esk Place.

Issues discussed – building maintenance, Midlothian Council rent consultation and tenancy issues.

Next meeting – Tuesday 5th June at 6pm in Esk Place

Loanhead Tenants Group

Last meeting held on Monday 19 March 2018 in the Loanhead Centre.

Issues discussed – Midlothian Council rent consultation, estate walkabout and tenancy issues.

Next meeting on Monday 14 May 2018 at 2pm in the Loanhead Centre. All tenants in the Loanhead area invited to attend.

Penicuik East Residents Group

Last meeting held on 19 April 2018 in the Ladywood Leisure Centre.

Issues discussed - environmental issues, traffic issues and proposed community litter pick in area.

Next meeting – date to be confirmed. Tenants from the Wyvis, Teviot, Yarrow, Vorlich and Ladywood area are invited to attend.

Poltonhall Residents Group

Last meeting held on 11th April in Lasswade Rugby Club.

Issues discussed – Community Asset Transfer Scheme, Poltonhall resident led estate walkabout, creating a community garden and environmental issues.

Next meeting – Wednesday 6th June at 2pm in Lasswade Rugby Club.

Woodburn Tenants Group

Last meeting held on 22nd March in the Dalkeith Miners Club.

Issues discussed - antisocial behaviour, and Midlothian Council rent consultation

Next meeting – Thursday 24nd May 2018 at 2pm in the Dalkeith Miners Club. All tenants in the Woodburn area are invited.

No group in your area?

If you would like to start a tenant group in your area please phone Lesley or Greig at Tenant Participation on 0131 271 3611 or 0131 271 3629.



Estate Walkabouts 2018

Why not take part in an estate walkabout in your neighbourhood and help resolve the issues such as dog fouling, fly tipping and messy gardens? Join council officers on the day or report any issues in advance by phoning 0131 271 3611 or 0131 271 3629.

Our meeting points are always in the local area and are confirmed about two weeks beforehand.

We will be in the following areas on the following dates:

Area	Date
Rosewell	23/05/18
Mayfield	27/06/18
Penicuik	25/07/18
Woodburn	22/08/18
Loanhead	19/09/18
Bonnyrigg	24/10/18
Dalkeith	21/11/18
Penicuik	19/12/18

For more information on or to confirm a meeting point, contact Lesley or Greig on 0131 271 3611 or 0131 271 3629 or email tenantparticipation@midlothian.gov.uk

You can see the reports from previous walkabouts by clicking here:

https://www.midlothian.gov.uk/info/200277/tenancy/224/tenant_participation/2



CALLING ALL COUNCIL TENANTS!



HAVE YOUR SAY ON HOUSING MATTERS

- Are you a council tenant who wants more of a say on housing matters?
- Do you want to improve your housing service?
- Then why not join the Midlothian Tenants' Panel?

By joining the Panel you can provide us with important feedback and ideas on a range of housing matters.

Panel members can keep in touch with us by **post**, **phone**, **email** or **social media** from the comfort of their own homes – no need to attend meetings.

Also it's completely up to you how little or how much you take part. We need people of all ages and backgrounds.



For more information on how the panel works phone:
0131 271 3611 / 3629 or email: tenantparticipation@midlothian.gov.uk
Facebook: **Midlothian Council Housing Information**

Tenant news and events

News

The introduction of decriminalised parking

Decriminalised parking enforcement has started in Midlothian.

On the 16th April the council started issuing penalty charge notices to help reduce illegal parking in Midlothian, ensuring people can safely access important amenities such as schools, health centres and shops.

Decriminalised parking, which makes parking offences a civil matter rather than a criminal one has seen the introduction of parking attendants to manage parking restrictions, for example, yellow lines, bus stops, disabled bays etc.

More information about the introduction of decriminalised parking in Midlothian can be found on Midlothian Council's website.

Congratulations!!

The winner of the £50 shopping voucher for the prize draw of the rent consultation is Mr Miller from Bonnyrigg. Mr Miller plans on using the voucher to buy some treats for his family. We hope you all enjoy it!



Upcoming events

2 May 2018 - Resident led estate walkabout in Gorebridge. Meeting at 11am at the gates of St Andrew's Primary school.

10 May 2018 – First meeting for Gorebridge new build tenants at 4pm in Gorebridge library.

14 May 2018 – Loanhead Tenant Group meeting at 2pm in the Loanhead Leisure Centre.

23 May 2018 – Resident led estate walkabout in Rosewell. Meeting at 11am outside the Rosewell Miner's Club.

24 May 2018 – Woodburn Tenant Group meeting at 2pm in the Dalkeith Miner's Club

30 May 2018 – Bonnyrigg North Residents meeting at 6.30pm in the Pitcairn Centre, Bonnyrigg High Street.

6 June 2018 – Poltonhall Resident Group meeting at 2pm in the Lasswade Rugby Club.

Details coming soon.....Tenant Garden Competition 2018!



The common stair is your only means of escape in the event of a fire.



Have you ever thought what you would do if fire were to break out in your stair? It may not necessarily be in your flat! A fire started in a common stair could kill you and your family. Even a small bag of rubbish can create enough smoke to fill a whole stair. Items left in a common stair are often deliberately set on fire.

Keep it clear

- Get rubbish, old furniture, etc out of the building
- Make sure storage areas are kept locked
- For advice on uplifting items contact your local Council

If fire does start

- Keep doors closed to prevent smoke filling your house
- Dial 999 and ask for the Fire and Rescue Service, giving as much information as you can



For free home fire safety advice

CALL 0800 0731 999

or visit our website at

www.firescotland.gov.uk



SCOTTISH
FIRE AND RESCUE SERVICE

Working together for a safer Scotland

Did you know?

The Housing Scotland Act (2014)

Assignment, Subletting, Joint Tenancies and Succession

The Act specifies that any person seeking assignment, subletting or joint tenancy of a social rented home, must have been living in that home as their main residence for a period of at least 12 months prior to the application.

Previously, a minimum period of six months applied to applications for assignment. No qualifying period applied to applications for subletting or joint tenancy.

The qualifying period for succession by a co-habiting partner (where there is no marriage or civil partnership) has been increased from six months to 12 months. The minimum 12 month qualifying period will also be applied to carers and family members.

The 12 month qualifying period only begins when the person in question, or a tenant of the home, notifies the landlord that they have moved in.

The Act specifies that assignment may be refused where the applicant would not be given reasonable preference under the landlord's allocations policy or where assignment would result in the home being under occupied.

If you have someone living in your tenancy with you please phone your Housing Officer and ask for a Qualifying Occupiers Form which once completed you should return to : Buccleuch House, 1 White Hart Street, Dalkeith, Midlothian, EH22 1AE.

For queries on this or any other tenancy issues please contact your Housing Officer:

Area	Housing Officer(s)
Pathhead Gorebridge Mayfield	Kayleigh Gautschi Natasia Lewis 0131 271 3699 or 3621
Dalkeith	Alan Rice Louise Anderson 0131 271 3634 or 3627
Bonnyrigg Poltonhall Rosewell Danderhall Newtongrange	Lesley Gillan Gail Paterson 0131 271 3551 or 3623
Penicuik	Nicola O'Connor 0131 271 3569
Loanhead Bilston Roslin	Louise Smith 0131 271 6687

Useful council numbers

Housing	0131 270 7500
Housing repairs	0131 662 7211
Rents and payments	0131 271 3201
Rent arrears	0131 271 3499
Antisocial behaviour	0131 271 6677
Mediation	0131 271 3617
Housing Benefit	0131 271 3201
Council Tax	0131 271 3201
Welfare rights	0131 271 3781 or 0131 270 8922
Scottish Welfare Fund	0131 270 5600
Rubbish and recycling	0131 561 5284
Dog fouling	0131 561 5284
Animal welfare and pest control	0131 561 5284
Environmental health	0131 271 3345
Roads and pavements	0131 663 1103
Adult and Social Care	0131 271 3900
Children and Families	0131 271 3860 or 0800 731 6969
Homelessness	0131 271 3397 or 0131 663 7211

Other useful contact numbers

Police Scotland	999 or 101 (non-emergencies)
Scottish Water emergencies	0845 600 8855
Scottish Water enquiries	0845 601 8855
Gas emergencies	0800 111 999
Scottish Power	0800 092 9290 (for powercuts)
Citizens Advice Bureau	Penicuik – 01968 675259 Dalkeith – 0131 660 1636
Home Energy Advice Scotland	0808 808 2282

More Information

If you would like information on our tenant groups, or on any of our tenant participation activities please contact us on the details below:

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Housing Information'

