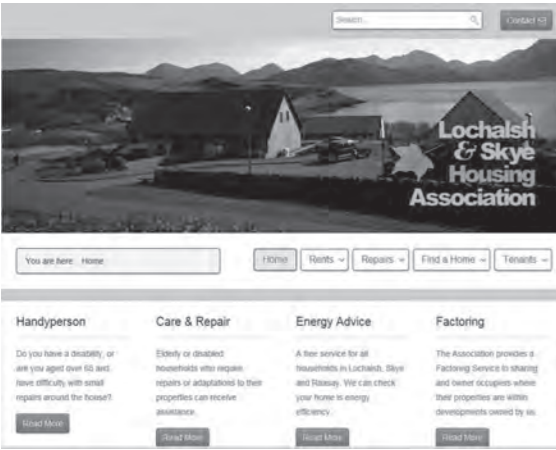


# homefront



## RE-DESIGNED LSHA WEBSITE

The LSHA website has been re-designed and we would appreciate your feedback to let us know what you think of the new layout.

There is an online Contact Form that you can fill in with your comments.

## RENT CONSULTATION

In the previous edition of Homefront, we invited all our tenants to comment on our proposals for rent and service charge levels for 2016/2017. Following the conclusion of the consultation exercise, our Management Committee agreed that the proposed 1% increase should be applied from 1 April 2016.

Please remember that if you are on a low income, your income drops (perhaps because of seasonal work) or a member of your household leaves, you may be eligible to claim housing benefit to pay all or part of your rent. **If you think that you may be eligible to claim housing benefit, don't delay** – it's as simple as filling in an application form.

For further information, please contact Janet Masson or Linda Shaw on 01478 612035.

## RIGHT TO BUY ENDS

Some tenants have contacted us to clarify the Scottish Government's announcement that the Right to Buy ends for all tenants of Social Housing in Scotland on 1 August 2016.

This announcement did not change the position for our tenants, as Lochalsh and Skye Housing Association tenants were already exempt from the Right to Buy due to the Highland Area being classified by the Scottish Government as "a Pressured Area" some years ago. If you are still unclear, please do not hesitate to contact our Housing Services staff.



## NEW COMMITTEE MEMBERS

The Association is delighted to welcome six new Members to the Management Committee. Janet Anderson, John Cayley, Roger Liley, David Owen, Steven Proudfoot and Ian Young have all attended Committee Meetings and are already making a valuable contribution to the governance of the Association.

If you would like to receive this document in another format or language, please contact us on 01478 612035 or e-mail: [info@LSHA.co.uk](mailto:info@LSHA.co.uk) and we will forward a copy to you.



Morrison House, Bayfield, Portree,  
Isle of Skye, IV51 9EW  
Tel: 01478 612035 Fax: 01478 613377  
e-mail: [info@LSHA.co.uk](mailto:info@LSHA.co.uk)  
web: <http://www.LSHA.co.uk>

## DEVELOPMENT NEWS

At Harrapool, Broadford, the Association is providing Clerk of Works services to The Highland Council for their 12 flats for affordable rent. This development is due for completion in mid July 2016.



Harrapool, Broadford



Dunvegan Road, Portree

In addition, The Highland Council has appointed the Association as Development Agents for an 8-flat affordable housing development at Dunvegan Road, Portree, which is scheduled for completion on 31 October 2016.

The Association will also be acting as Development Agents for the demolition of the former Broadford House and rebuilding of "Strath House" comprising 11 flats for affordable rent which are due for completion in Summer 2017.

Also, in Portree, the Association has started enabling works at Home Farm, Phase 7, which will lead to the construction of 11 affordable rented homes. Works are due for completion in Spring 2017.

At Main Street, Kyle, the Association propose to build 12 flats for affordable rent above commercial units on the ground floor. It is anticipated that works will start on site in Autumn 2016 with completion scheduled for a year later.



Artist's Impression, Main Street, Kyle

You are invited to join us at our  
Annual General Meeting

**Monday 27 June 2016 at 7.00 pm in Morrison House, Bayfield, Portree**

A light buffet and refreshments will be available  
at the end of the meeting

## IMPORTANT ADVICE ON LEGIONNAIRES' DISEASE

Landlords, tenants and sharing owners have responsibilities for combating **Legionnaires' Disease** and this is a brief guide to assist our tenants and sharing owners.

### What is Legionnaires' Disease?

Legionnaires' Disease is a pneumonia-like illness caused by the Legionella bacteria and can be fatal.



The infection is caused by breathing in small droplets of water contaminated by the bacteria. The disease cannot be passed from one person to another.

Legionella bacteria are found in the natural environment and may contaminate and grow in water systems, including domestic hot and cold water systems. They survive low temperatures and thrive at temperatures between 20° - 45° if the conditions are right. They are killed by high temperatures at 60°C or above. Provided that control measures are put in place, the risk of infection in domestic properties will be low.

### Control Measures

Simple control measures will help manage the risk from Legionella and these should be maintained including:

- Flushing out the water system by running all outlets for at least 2 minutes where the premises have not been used or if the property has stood empty for a time
- Avoiding debris getting into the system (eg making sure cold water tanks, if installed, have a tight fitting lid)

- Setting controls so that the hot water is heated to and stored at 60°C
- The removal of any redundant pipe work

### Advice for Tenants

Tenants will need to play their part in ensuring control measures are maintained:-

- Tenants should inform the Association if the hot water system is not heating properly or if there are any other problems with the system
- Tell the Association if the cold water system is not running cold
- Keep the water turned over by **flushing the systems**
- Tenants should regularly clean, descale and disinfect shower heads



### Unoccupied Properties

The risk from Legionella may increase if the property is unoccupied even for a short period. It is important that water is not left to stand in the hot or cold water systems. As a general rule, all outlets on hot and cold water systems should be used at least once a week for at least 2 minutes to maintain a degree of water flow and to minimise the chances of stagnation. For long periods, consider draining the system. Make sure that the system is flushed through when it is re-occupied by running all outlets for at least 2 minutes.



### Further Information

If you would like any further information or advice on what action you need to take to help control Legionnaires' Disease, please do not hesitate to contact our Property Services staff.

## MOST COMMON CAUSES OF HOUSE FIRES Advice for Tenants and Sharing Owners



### Cooking Equipment

When a pan overheats or splatters grease, it can take seconds to cause a fire. Stay in the kitchen when cooking, especially if using oil or high temperatures. Most kitchen fires occur because people get distracted and leave their cooking unattended.

Keep oven mitts, dish towels, paper towels, etc away from heat sources. Consider having a fire blanket or suitable fire extinguisher nearby to use in the event of a fire.

### Careless Smoking

Wherever possible, make sure the house is off limits for smoking – especially bedrooms. Take care to supervise smokers who may become drowsy (eg on medication or drinking) or may forget to extinguish their cigarettes.

Use large deep ashtrays; never place an ashtray on anything that will burn and check furniture for fallen cigarettes or embers. Do not discard cigarette butts on floors and always use a non-combustible receptacle as an ashtray. When emptying ashtrays into waste bins, make sure that cigarette butts are fully extinguished – they can smoulder for hours before causing combustible waste to burst into flames.

### Electrical Equipment

Make sure that your electrical appliances don't have loose or frayed cords/plugs and never overload the sockets with plugs or overuse an extension cable or adaptor. Don't run electrical wires under rugs or heavy furniture.

### Candles

Keep candles in a sturdy holder on a level surface away from combustible materials and out of the reach of children or pets. Make sure you blow out the candle before leaving the room.



### Flammable Liquids

Vapours from fuels, solvents, cleaning agents, thinners, adhesives, paints and other raw materials can ignite or explode if used or stored improperly. The vapours can easily ignite from high temperatures or one spark of static electricity. Vapours are heavier than air and can travel some distance to an ignition source and flash back. Flammable liquids should ideally be stored outside the home in a cool ventilated area in approved containers, never near a heating source.

### Barbecues

Regularly clean removable parts inside and out with soapy water. Spray gas bottle connections with soapy water to check for potential leaks. Use barbecues outdoors – never indoors – and keep them away from your home and decking.

### De-fluff Tumble Dryers



A **build-up of fluff** in a drier is a potential fire hazard. Lint blocks filters and even the outlet/hose, causing the drier to overheat as air is prevented from circulating through the machine. High power appliances should never be left unattended for long periods.

### Aerosol Cans

Don't leave aerosol cans on window sills or in the sun where they can potentially explode and start a fire.

### FIONA MCADAM, TENANT ADVISER

Our Tenant Adviser, Fiona McAdam has regretfully decided to move on from the Association. Fiona has been part of the team since 2011 and has proved herself to be a well-respected and effective member of staff. We wish her all the best for the future.

### NEW HANDYPERSON

The Association, in partnership with **NHS Highland** and the **Life Changes Trust**, are delighted to announce the appointment of **Michael Taylor** as an additional Handyman.

