



in your neighbourhood

Winter 2013

GOVAN

Welcome to the latest edition of the GoWell newsletter for Govan...

We send two newsletters each year to keep you updated on what's been happening in GoWell and to let you know what residents have been telling us in our surveys. If you're a bit unsure of what GoWell is, the box to the right describes briefly what we are about. We are interested in how people are affected by housing or neighbourhood improvements and whether these changes are making a difference to health, wellbeing and community life.

In this issue we have highlighted some of the responses to our questions about homes and neighbourhoods. As you will see there are some mixed findings relating to how people feel about their homes and their neighbourhood but many of the participants who took part in our most recent survey said they were happy with their home. In the current difficult economic climate where budgets are being cut and there may be less money to spend on housing and neighbourhood improvements and maintenance, it will be difficult but crucial to maintain and improve these levels of satisfaction.

Members of the community may also be affected by a reduction in income due to the welfare reforms and we have included in this newsletter some of the survey responses to our questions about affordability difficulties. We know that finding it difficult to pay bills and being in debt can impact on mental health and wellbeing. On the back page you will find contact details for organisations that can provide information and help.

We hope you find this newsletter of interest. As always, we would welcome any thoughts or comments you may have on it. You can find our contact details on the back page.



GoWell is a ten-year research and learning programme that aims to find out from local people what they think of the efforts to improve their area and whether the changes are having an impact on their health and wellbeing. We have now completed three surveys in Govan, in 2006, 2008 and 2011. The next survey is planned for 2015. From these surveys, we have built up a picture of the changes that are taking place in your community; and what changes are important to residents.

We share and discuss these findings with a range of organisations that plan and deliver services in your area and more widely, including housing associations, the local health board, Glasgow City Council and the Scottish Government. The findings are being used to help shape and improve services and regeneration efforts both now and in the future.





Overall satisfaction with home

In 2011, 78% of residents were satisfied or very satisfied with their home. This has decreased since 2008 and is similar to the 2006 satisfaction rating.

Overall satisfaction with home	2006	2008	2011
Satisfied/very satisfied	80%	89%	78%

Overall condition of home

In 2011, 79% of residents were satisfied or very satisfied with the overall condition of their home. This has decreased slightly from 2006.

Overall condition of the home	2006	2008	2011
Satisfied/very satisfied	82%	84%	79%



Housing improvements

In **Govan**, 42% of social housing residents said they had received some type of improvement works since 2008, and the majority of these improvements had been in the form of a new kitchen or bathroom.



Main types of home improvements	Bathroom / shower / toilet	Kitchen	Rewiring / electrical repairs
% received	26%	27%	13%

Of these tenants, 91% were either very or fairly satisfied with these improvements.



Attractiveness of neighbourhood environment

Just over half (54%) of people thought that the attractiveness of the neighbourhood was very or fairly good in 2011. This figure has improved from 37% in 2006.

Attractiveness of neighbourhood environment	2006	2008	2011
Very/fairly good	37%	55%	54%

Satisfaction with neighbourhood as a place to live

In 2011, 74% of participants were very or fairly satisfied with their neighbourhood as a place to live. This has decreased from 80% in 2008.

Satisfaction with neighbourhood as a place to live	2006	2008	2011
Very/fairly satisfied	75%	80%	74%





Quietness and peacefulness of the neighbourhood

65% of people thought that their neighbourhood was very or fairly quiet and peaceful in 2011. This is quite a large increase from 43% in 2006.

Quietness and peacefulness of the neighbourhood

	2006	2008	2011
Very/fairly quiet/peaceful	43%	59%	65%

Household budgets

Our survey asks not only about how people feel about their home, neighbourhood and community but about their personal circumstances. This includes some questions on household budgets and we specifically ask participants whether they ever have difficulty meeting the cost of a selection of household items. In **Govan** in 2011...



20% had difficulty paying their rent or mortgage

24% had difficulty paying for fuel (gas, electricity or other bills)

21% had difficulty paying their council tax

17% had difficulty paying for clothes or shoes

15% had difficulty paying for food

While some effects of the austerity measures introduced by the UK coalition government may already have been felt within communities, the main effects of austerity measures and associated welfare reforms may only become apparent in coming years. This raises the question of whether these percentages will have increased by the time of our next survey in 2015.

The welfare reforms mentioned in this newsletter include a whole range of changes to the UK's welfare system, the most well known of which are the changes to Housing Benefit and the introduction of Universal Credit, which will see a range of benefits such as housing benefit, income support, employment and support allowance, jobseekers' allowance and child tax and working tax credits bundled up into one single monthly payment and paid directly into recipients' bank accounts.

A lot of work is going on in your area and in the city to help support people through these changes, so if you are unsure or worrying about how the changes will impact on you, the following organisations will be able to provide you with information and support.



If you are a GHA tenant with Clydeview Housing Partnership you can contact their welfare reform hotline on freephone **0800 597 3777**; or if you are calling from a mobile you can call **0141 444 0110**. Additionally, if you are struggling with high fuel costs, debt or budgeting issues then their fuel or money advisors may be able to help – speak to your housing officer or visit the GHA website at www.gha.org.uk for more information.



Elderpark Housing Association's Money Matters tenants service is now available 4 days a week from Monday to Thursday 9.30am to 4pm from their office at 31 Garmouth Street.

The service can provide help with a variety of issues such as claiming welfare benefits, fuel costs and debt advice. Assistance can be provided to complete Discretionary Housing Benefit applications which could help cover the shortfall in your housing benefit payment or assistance with the cost of moving. Help can also be given to apply for an Additional Room Allowance.



To book an appointment contact Reception on **0141 440 2244**.



If you are a tenant of Govan Housing Association contact them at 35 McKechnie Street Glasgow or by telephone on **0141 440 0308**.



If you are receiving Housing Benefit but are still having difficulty meeting your rent payments, you may be able to get extra help from the Discretionary Housing Payment Fund. This fund is available through Glasgow City Council with assistance from the Scottish Government. There are special rules about applying so to get more information you can contact your local benefits office by phone on **0141 287 5050** or visit them at 24-36 Shawbridge Arcade or 45 John Street, City Centre.



GAIN is a network of agencies including the citizens' advice bureau and legal, housing and independent money advice agencies. GAIN offers free, confidential and impartial advice on a wide range of financial issues including debt, money management, benefits advice and housing issues, as well as providing free legal advice.

The GAIN Helpline is a freephone helpline for people living and/or working in Glasgow. GAIN Helpline advisers will give you initial advice (including a full benefit check if appropriate) and refer you to a GAIN agency for more in depth advice if required.

For free advice call the GAIN Helpline on **0808 801 1011**.

Opening hours are Mon - Fri 10am – 8pm and Sat 10am - 2pm.

Their website is www.gain4u.org.uk.

What's next?

We'll send you another newsletter early next year. If you have any questions or queries meantime though please don't hesitate to contact us.



We have also now joined the world of Twitter so you can follow us at: **@GoWellOnline** for all our latest updates and news.

For more information on GoWell, please contact:

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All the personal information we collect is completely confidential and anonymous and is not shared with anyone outside the research team

