



# Garrion People's Housing Co-op

Autumn 2008 Newsletter

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Welcome to the Autumn 2008 edition of Garrion People's Housing Co-op's newsletter. We hope that the information contained is informative to you. Please remember that our newsletters are also available online at [www.gphc.org.uk](http://www.gphc.org.uk).

## Garrion's Glorious Gardens

The Co-op congratulates the winners of the garden competition this year. As you will be aware, prizes are awarded to the best kept gardens in Woodgreen Court, the flats at Heathfield/Smith Avenue and Law View sheltered housing complex. This year's winners were:-



Flats

158-172 Heathfield



Law View

Number 8



Woodgreen Court

Number 24

## Office Closure

The Co-op will be closed from 1pm on Thursday 25 September 2008 and will re-open on Tuesday 30 September 2008 at 9am.

A list of emergency contact numbers are listed at the back of this newsletter should you require assistance when the office is closed.

## Bin Uplift - Alternative Collection

The Co-op has sent publicity out on the recyclable bin collection which we are sure most of you are aware of, and would like to remind people of the situation. For those living within flats in Heathfield and Smith Avenue, please note it does not affect your collection at present and your communal bins will still be emptied every Wednesday.



Bin uplift day is currently Friday, and your general refuse bin will be uplifted one week, with the blue recyclable bin the following week. It seems that most people are becoming familiar with the new system even though it is still a new procedure for the Council. Many thanks to those who are making the effort to separate their waste. If you need a new blue bin because it has been lost, stolen or never delivered, you should contact the Council on 403110 and they will make a delivery to you. At the Co-op, we still have dvd's and information pamphlets on the new recyclable waste campaign as well as some self adhesive numbers for bins. Please contact the office should you wish to receive any.

## Skip Delivery

Future dates and locations are as follows:

<b>Date (Thursday)</b>	<b>Location</b>
16 October 2008	94-124 Heathfield
13 November 2008	1 – 23 Heathfield
11 December 2008	158-188 Heathfield
8 January 2009	Bottom of Woodgreen Court
5 February 2009	94-124 Heathfield
5 March 2009	1 – 23 Heathfield

Remember to be careful if using the skip. It's usually available from 8.30am to 12.30pm and you must not place fridges or freezers in the skip.

## Landscape Contract

Land Engineering are still carrying out grounds maintenance work for the Co-op and will do so during the growing season. They are due to carry out three more cuts this year, and these are scheduled for week beginning Monday 13 October, 3 November and 24 November 2008. There will also be a hard prune to shrub areas carried out around December 2008. We hope you have been satisfied with the work from the contractor. If you have any queries about landscaping issues, please contact the Co-op and we will be happy to help.



## Satisfaction Survey - Maintenance

The Co-op takes the views of customer satisfaction seriously and analyses any returns we get from jobs carried out. Unfortunately we do not receive as many satisfaction surveys as we would like. Standard practice is that anyone reporting a repair is given a satisfaction questionnaire to complete and return to the office or hand to the caretaker around the area. Please take a few moments to complete one of these surveys so that we can continually improve the maintenance service that is given to you. If you have reported a job, but have not received a survey form, please contact the office and we will ensure you receive one

## Planned Maintenance Programme

We are delighted to announce that the flats within Phase one of Heathfield have all received their new kitchens and central heating systems. After feedback from tenants, satisfaction levels are high and we hope everyone is pleased with the improvements within their home. Those living in the remaining flats (1-101 Heathfield and 18-48 Smith Avenue) will receive prior notification of the new kitchens and heating systems being installed which we hope will happen around April 2009.

## Close Canopy and Bin Cleaning

We have made arrangements for Youngs Cleaning contractors to carry out cleaning to all close canopies and bins on Wednesday 1 October 2008 (unless the weather is severe). On this day, residents are asked to be careful as jet spraying is included and windows should be kept closed at the front and you should also be aware of your car's position at the close if indeed you own one. The bins within the flats will also be cleaned as soon as possible after they are emptied and everyone in flats is asked to give this consideration if they intend using the bin soon after the collection has taken place.

## Gowkthrapple Information Day

The Co-op organised an event for the people of Gowkthrapple on Thursday 11 September in the community centre. The purpose of the event was to promote employability and financial inclusion. Many partners were there from the area including:

Garrion People's Housing Co-op	Adult Literacy Team
North Lanarkshire Council, Housing Services	Routes to Work
Citizens Advice Bureau	Wishaw Credit Union
GEMAP (Money Advice Project)	Motherwell College
NHS Lanarkshire (Health Bus)	JHP Training

There was a good turnout on the day, with refreshments provided as well as a free prize raffle draw. It is hoped that everyone attending found the event to be useful. Whether you attended the event or not is not a major issue, but we would like to inform you that all of the partners listed are still available to provide a service to you, should you wish to take this up. On the day of the event, some residents who attended were given job interview appointments, with others joining the credit union or getting their CV designed and printed free of charge. We have formed a good relationship with the agencies who attended and would take pleasure in making appointments for our tenants. All you have to do is get in touch with the Co-op and ask.

## Common Housing Register

For some years now, the Co-op has worked alongside North Lanarkshire Council and other Registered Social Landlords in North Lanarkshire to develop and implement a Common Housing Register. The register would enter all housing applicants onto a single list, saving anyone having to fill in application forms with different landlords. It is nearing the time for completion and anyone who has their name on the list of a social landlord like the Co-op or North Lanarkshire Council will receive a common housing application form in the coming weeks. Please ensure that you complete this form and return it to any participating social landlord if you are seeking rehousing.

## New Build

Most people will be aware by now that the new build project off Castlehill Road has started. Dawn Homes are the builder of 55 new homes. 25 will be allocated for rent and the remaining properties will be sold. The Co-op sent information in the previous newsletter on the dangers of children playing around a building site and we would like to remind people to keep a close eye on their children and to ensure they do not go near the area.

# Law View Sheltered Housing Complex

## Joan Johnston

Everyone at the Co-op and within Law View Sheltered Housing Complex was very saddened to learn of the death of Joan Johnston in July 2008. Joan was a very active member of the community and was part of the Co-op's management committee as well as being the Secretary of Law View Tenant's Association. Joan will be sadly missed and our thoughts are with her husband Frank.

## Computer Classes for Law View

Wishaw Library are holding IT classes every Friday morning and these are running from 10.30am to 12.30pm. They are proving to be very popular for everyone attending. We would hope that after consultation with the library, that a computer within the common hall will be a permanent fixture very soon.

## Gardens

You may have read that Mr & Mrs Crothers of number 8 won the best kept garden competition at Law View for 2008. The garden competition was very hard to judge this year due to the excellent standard shown throughout the complex. Many thanks to everyone within Law View for their efforts.

## Housing Support Plans

Garry King (Warden) is still carrying out housing support plan reviews on a six monthly basis. This is to ensure we have appropriate information on your plan, as well as making sure the correct services are in place for everyone at Law View. Should there be a change in your circumstances, be sure to let the warden know.

## Care Commission Inspection

Everyone at Law View will be aware that the Care Commission had planned an inspection on Wednesday 17 September 2008. The visit was cancelled by the Care Commission. Our thanks go to everyone who took the time to complete questionnaires and attend consultation meetings prior to the co-op submitting a self assessment report to the Care Commission.

## Events in the Hall

Bingo still takes place in the hall every second Thursday evening. General knowledge quizzes are still on in the hall every Thursday afternoon and proving to be extremely popular.

## Tenant's Association

The Law View Tenant's Association are meeting every two month (usually the last Thursday of the month) and if you are interested in getting involved, please contact Garry King who will make appropriate arrangements.

## Changes to Benefits System

The Government has announced some important changes regarding various benefits and these take effect in October 2008.

These changes relate to the following:

**Backdated housing benefit and council tax benefit.** Previously anyone applying for backdated housing benefit or council tax benefit could do so and apply back to a period of one year. This has now changed with anyone under 60 being allowed to apply for up to 6 months backdated benefit, and those over 60 only being allowed to apply for backdated benefit for a period of 3 months.

There are also changes proposed in relation to **extended payments** for Council tax and housing benefit.

For more information on any of the above please contact North Lanarkshire Council on 01236 638615.

### **EMPLOYMENT SUPPORT ALLOWANCE (ESA)**

The above benefit will replace Incapacity Benefit and Income Support paid on incapacity grounds for new customers from 27 October 2008. For more information please contact Job centre Plus (Flemington House, Windmillhill Street, Motherwell) on 01698 483500 or visit the website at [www.dwp.gov.uk](http://www.dwp.gov.uk)

## Condition of Closes

It has been noted again on inspections that certain closes are still not being maintained to a satisfactory standard. The Co-op has sent letters, carried out visits and held close meetings where appropriate but this doesn't seem to be working and the upkeep is of concern to us. The main issues are as follows:-

- Dogs urinating in closes
- General litter lying around
- Cigarette ends thrown around closes
- Burn marks on some ceilings

You will be aware that the Co-op arranges close cleaning by a professional contractor every fortnight and all tenants are responsible for sweeping and cleaning of close areas between these visits. It may be required for us to arrange close cleaning rota systems where necessary.

It is appreciated that this only affects a small number of closes in the estate and our thanks go out to those who show a high standard of upkeep within their block.

# Emergency & Useful Contact Numbers

## Emergency Numbers (24hrs)

Saltire 0845 606 1555 - *Gas Central Heating Repairs*

Maintenance & Property Care 01698 403146 - *All other emergency repairs*

National Grid 0800 111 999 - *Gas Leaks (Transco)*

Scottish Power 0845 272 7999 - *Loss of electricity supply*

Scottish Water 0845 601 8855 - *Loss of water supply or problems with mains water supply*

## Useful Numbers

Community Police 01698 202636 (Stuart Murray and Alyson Duncan)

Benefits Agency/Job Centre 01698 483500

Crimestoppers 0800 555 111 Council Tax 01698 403170

Housing Benefit 01236 638615 Citizens Advice Bureau 01698 373388

Northline : Bulk Uplifts, Pest Control, Abandoned Vehicles, Roads and  
Lighting, Graffiti Removal, Dog Warden

**Contact: 01698 403110**



## Annual General Meeting

The Co-op's AGM took place on Tuesday 16 September 2008. Thanks to everyone who took the time to come along. We are pleased to announce that there was a good attendance. The management committee is now as follows:

David Cooper, Chair

William Gilmour

Edith Gilmour, Vice Chair

Lynne McLean

William Caldwell, Secretary

Frank Johnston

Elizabeth Cooper, Treasurer

Fay Main

Jimmy Deas

Betty Baillie

Marion Cathcart

Susan Reed

Lucille Mullen

Allister Marshall

We currently have 14 management committee members and actively encourage any of our share members participating. If you would like to get involved with management committee you should contact the office where appropriate advice will be given. If you are not a shareholder, why don't you consider joining for a £1 one off fee, and this would entitle you to come along as an observer to a management committee meeting, or indeed be elected or elect someone to management committee.

Garrion People's Housing Co-operative Ltd, 3 Heathfield, Wishaw, ML2 0LY

Opening Hours 9.00am - 4.30pm Monday to Friday

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