



Garrion People's Housing Co-op

Christmas 2007 Newsletter



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Seasons Greetings

The Management Committee and staff of Garrion People's Housing Co-op take this opportunity to wish everyone a Merry Christmas and a happy new year. We hope you all have a wonderful time over the Christmas period and look forward to seeing what 2008 will bring for us.

Emergency Contact Numbers

Please keep the following telephone numbers handy in case you need them when the office is closed. We also have the numbers on our answering machine.

Saltire (24hrs) 0845 606 1555 (see page 4)
Any gas central heating problems

Maintenance & Property Care (24hrs) 01236 624100
All other emergency repairs

National Grid Transco (24hrs) 0800 111 999
Gas leaks

Scottish Power (24hrs) 0845 272 7999
Loss of electricity supply

Scottish Water (24hrs) 0845 601 8855
Loss of water supply or problems with mains water supply



Office Closure

The co-operative will be closed for a half day on **Friday 21st December from 1pm and will re-open on Monday 24th December 2007 from 9.00am till 12noon. We will then be closed for the festive break and will re-open at 9am on Friday 4th January 2008.**

Should you require any assistance during the public holidays please refer to the emergency contact numbers above.

Bin Collection



The Co-op has been advised by North Lanarkshire Council that those living in flats will be affected with the holiday period uplift. Instead of having bins emptied on Wednesday 26 December 2007, this will be brought forward to Sunday 23 December 2007. The next bin collection will again be on Sunday 30 December 2007 and not Wednesday 2 January 2008. The normal collection will again take place on 9 January 2008. Please ensure you have all rubbish placed in the bins in plenty of time for the collection. It is hoped that another lorry will follow the bin collection and uplift any extra packaging that may be due for disposal. However this has not been guaranteed from the Council.

For those residents in Woodgreen Court and Law View, we have been advised that your collection day (Friday) has not been affected.

For those with recyclable bins, i.e. blue and brown, please refer to your previously issued leaflet for collection times. It is essential that items set out for these bins only are placed in them as the Council will refuse to uplift anything else.

Caretaker Cover

While the co-op will be closed over the festive period, our Caretaker (Jim Murphy) will provide a service on the mornings of Thursday 27th December 2007 and Monday 31st December 2007.

On these days Jim will ensure litter is uplifted as normal and will provide salt in colder weather if necessary.

Skip Delivery

Please see below the schedule for future skip deliveries in the area:-

Thursday 10th January - 158-188 Heathfield

Thursday 7th February - Top of Woodgreen Court

Thursday 6th March - 94-124 Heathfield

Thursday 3rd April - 1-23 Heathfield

Monday 28th January - Law View Sheltered Housing Complex

Monday 21st April - Law View Sheltered Housing Complex

Please be careful when using the facility, which is usually available between 8.30am and 12.30pm.

To make the most of the skip service please try to flatten any items such as cardboard boxes, drawer units, etc. before putting them in the skip. All residents are asked to ensure that any bulk items placed in the skip are broken down as much as possible beforehand. There have been occasions where large pieces of furniture are dumped and this has left little room for other items in the skip.

Christmas Holidays

The co-op have enclosed a copy of our 'KidZone Newsletter' which is aimed at the children and teenagers within the estate. It is hoped that this will involve them in the co-op and give advice and information on subjects they are interested in.

Please encourage the kids to try the competitions as we will be giving out some treats to all entries returned!!



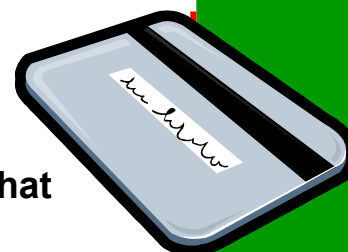
Rent Payments

This time of year can be expensive for a lot of us, and we would like to raise awareness on rent arrears. It is very important that rent payments are met on time, particularly over the holiday period coming. Rent arrears can lead to legal action being taken against tenancies, and the Co-op wishes to refrain from this.

If you are experiencing difficulties in paying rent, we can help! If we are unable to provide the financial advice we would like to, we will certainly make appointments with any of the following agencies to try and alleviate any financial difficulties:

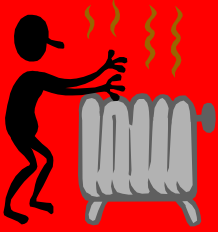
Citizens Advice Bureau Debt Counselling
Money Advice Income Maximiser Welfare Rights etc.

Please do not ignore correspondence you may receive regarding rent arrears. We would also like to point out that the Co-op does not operate a rent free fortnight.



Kitchen Replacement (flats only)

For those tenants living in the flats in the area, we are pleased to announce that we are in the process of selecting a contractor for the kitchen replacement contract, which we hope to commence early in 2008. Jim Blyth (Maintenance Officer) will write to everyone initially affected with regards to what will be involved. It should be noted that the kitchen replacement contract will be carried out on a phased programme, commencing with phase one of the flatted properties (78-188 Heathfield and 185-231 Heathfield). If you would like more information on the contract, please contact Jim at the office.



Keeping Warm in Winter

Every year around this time, the Co-op provides all of our residents with useful information on protecting themselves during cold periods.

We have enclosed a leaflet again this year, provided by Scottish Water, and hope it may be of use to our tenants.

'Failure to provide access for the annual gas service may result in the co-op forcing entry to your home'

Gas Servicing

All tenants with gas in their homes will be aware how important it is that a service is carried out on an annual basis. Anyone due a gas service is contacted by the Co-op with an appointment date and will then be advised as a reminder by Saltire Facilities Management Ltd, who will carry out the work. Ample notice is given so that arrangements can be made should the date and time be unsuitable. It is essential that a servicing is carried out to your property on a date agreed. Continuous failure to provide access will result in the Co-op ultimately forcing access to a property, with the tenant being recharged for the work incurred. Please also ensure that you test any carbon monoxide detector in your home, as well as smoke alarms regularly.

Gas Central Heating Breakdown

If you have a gas central heating breakdown at any time, please remember that you are entitled to temporary heating and hot water facilities. Please ensure you take advantage of temporary heaters as it can take a few days for Saltire to replace certain parts within central heating systems.

Saltire can be contacted on **0845 606 1555** (24hrs).

Home Contents Insurance

All tenants of Registered Social Landlords like the Co-op are encouraged to take out a home contents insurance scheme to protect themselves in the event of fire, theft, flood, etc.

The co-operative have buildings insurance which insures us for damage to our properties but not for our tenants contents. For example any damage caused by a flood or fire the co-operative would be responsible for repairing the fixtures i.e. pass doors, kitchen units, etc. but not for furniture, televisions, etc.

For further information on contents insurance available please contact the office or check on the internet.

Cash for Kids

The office staff took part in Radio Clyde's 'Cash for Kids' appeal by donating £5 each to wear a Scotland top to work on Friday 16th November in support of our national team.

Unfortunately Scotland were unable to defeat Italy but staff were able to raise over £50 for this local charity.

Well done to everyone who took part!



Committee News

Please find below an up to date list of our Management Committee:-

Edith Gilmour, Chairperson	Frank Johnston
David Cooper, Vice Chair	Joan Johnston
William Caldwell, Secretary	George Main
Jimmy Deas	Fay Main
Marion Cathcart	Betty Baillie
William Gilmour	Susan Reed
Lynne McLean	

Regeneration

You will be aware from previous newsletters that the Co-op has purchased the land off Castlehill Road, between Heathfield and Clyde Valley High School. It is anticipated that contract work will begin early 2008 for a new build development. We will keep you updated on progress.

The Gowkthrapple Regeneration Group have been very active lately and have organised some events in December for children in the area. The group meet regularly and are looking at the entire Gowkthrapple estate in respect of regeneration. If you are interested in getting involved please contact the office where staff will be pleased to assist.

Soccer Arena

The Co-op is pleased to announce the return of the Soccer Arena for the winter period. This proved extremely popular during the summer holidays and the facility is available on Sunday afternoons at the same place, beside Castlehill Primary School, 2pm to 4pm. Trained soccer coaches are always available during this time. The Soccer Arena however will be closed over the Christmas period but normal service will resume after the school holidays.



Website Information

We are continually updating our website with items of interest for people of all ages including links to other useful websites. If you have access to the internet why don't you visit us at the addresses below:-

Forgewood Housing Co-op

www.forgewoodcoop.org.uk

Garrion People's Housing Co-op

www.gphc.org.uk

Bridges Housing Association

www.bridgesha.org.uk



Membership

We are always actively encouraging membership of the co-op, which costs a one off fee of £1. The membership allows you to observe management committee meetings and vote or stand for election at the Co-op's Annual General Meeting, which is held in September of each year. Applications for membership are available at the co-op's reception or we can deliver one to you on request.

Housing List

The Co-op is always encouraging applicants to join our housing list. We currently have a healthy demand for properties that become available but are still seeking new applicants to apply for rehousing. If you wish to receive an application form or know someone who wishes to apply please contact the office or download an application form from our website at www.gphc.org.uk.



Useful Telephone Numbers

Community Police	01698 202636 (Kirsten Mills and Stuart Murray)		
Crimestoppers	0800 555 111	Job Centre/Benefits Agency	01698 483500
Scottish Water	0845 601 8855	Council Tax	01698 403170
Housing Benefit	01236 758040	Wishaw Police Office	01698 202600

Northline : Bulk Uplifts, Pest Control, Abandoned Vehicles, Roads and Lighting
Graffiti Removal, Dog Warden (North Lanarkshire Council)
Contact: 01698 403110

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