



Garrion People's Housing Co-op

Summer 2008 Newsletter

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Gowkthrapple Information Day

The Co-op is organising an information day on Thursday 11th September 2008 between 11am and 2pm in Gowkthrapple Community Centre.

The purpose of the day is to promote employability and financial inclusion. We hope to have a number of partners in attendance at the event including, Routes to Work, Wishaw Credit Union, North Lanarkshire Council, Money Matters/Money Advice, Motherwell College, etc.

There will also be a health check bus outside the community centre and this will provide free blood pressure, cholesterol and diabetes checks, as well as general health advice. We hope that many of you will attend this event and we will distribute information leading up to the day.



Office Closure

The co-operative will be closed from **1pm on Thursday 17th July 2008 and will re-open at 9am on Tuesday 22nd July 2008.**

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

Emergency Contact Numbers

Saltire 0845 606 1555

Gas central heating repair

Maintenance & Property Care 01698 403146

All other emergency repairs

National Grid Transco 0800 111 999

Gas leaks

Scottish Power 0845 272 7999

Loss of electricity supply

Scottish Water 0845 601 8855

Loss of water supply or problems with mains water supply





New Build Update

The Co-operative have a new build programme of 50 houses for rent and over 100 for sale in partnership with Dawn Homes. We expect to go on site at Phase 1 behind Heathfield in July with completion of the first 25 houses by Spring 2009. The second phase should commence later in 2009.

All of these homes will be built to the highest standards and there will also be an element for shared equity.

The Co-operative are also working in partnership with North Lanarkshire Council on a new community building on Smith Avenue. There has been considerable consultation with the community and all of the partners in the last and we hope to apply for planning permission in the coming months.



Home Safety Fire Assessments

Recent information from Strathclyde Fire and Rescue has highlighted the need for more of our residents to have a free home safety assessment. This would entail Strathclyde Fire and Rescue looking around your home and carrying out an assessment in each room, and will provide appropriate advice and assistance.

The Co-op has been organising these visits for tenants and anyone interested is asked to contact the Co-op for assistance or freephone 0800 0731 999



Bin Stores

Please ensure you bag all household refuse and place it in the palladin bins provided.

Do not place items in the bin store which obstructs tenants getting access to the palladin bins. Should you require bulk uplift you can telephone Environmental Services on 01698 403110 for a free uplift. You have three free uplifts per year. Or alternatively you can place items in the skip (see dates – page 5).



Summer Breakfast Club

Gowkthraple Community Café which operates within Gowkthraple Community Centre is running a breakfast club over the summer holidays from 30 June to 15 August . This service is available between 10am and 11am, Monday to Friday at a cost of 20p for toast , cereal and juice .

Feel free to drop in with your children if they are Primary school age.

Close Issues

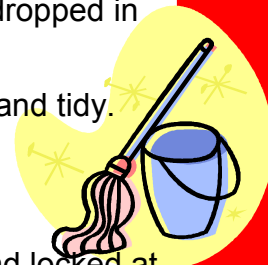
Close Cleaning

We would encourage tenants to take their turn to sweep their close in between the fortnightly visits carried out by the Co-operatives Contractors.

During regular inspections to the closes it has been noticed that litter is being dropped in the close area.

It is your responsibility to uplift any litter dropped in your close to keep it clean and tidy.

Your attention will ensure the closes are maintained to a good standard.



Close Doors

Please ensure both the front security doors and the rear door is closed over and locked at all times.

This will ensure unwanted visitors do not enter the close and cause damage e.g. graffiti, etc.

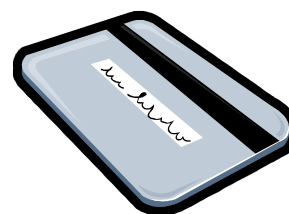
Rent Payments

Lots of people can experience financial problems which can affect their ability to maintain payments towards rent and other outgoings. Staff at the Co-operative have great experience in dealing with rent arrears situations, but the main aim is to deal with a debt as early as possible. If you are having financial difficulties, you should firstly contact the Co-operative, and we can make appointments to discuss the situation, but we also have a good record in referring people to appropriate advice agencies. We are pleased to display below contact details for various different organisations who deal with money and general advice matters and highly recommend you use them should you have any difficulties with debt/employment/consumer matters etc.

Citizens Advice Bureau

The Citizen's Advice Bureau (CAB) provides advice services on a range of issues, including:

Benefits, Housing, Consumer advice, employment advice, money advice, tribunal representation (by prior arrangement), home visits (by prior arrangement)



Address

Wishaw

The Portacabin, Roberts Street, Wishaw ML2 7JF

Tel: 01698 373388, Fax: 01698 376767 Email bureau2@motherwellcab.casonline.org.uk

Welfare Rights : Consumer and Trading Standards - Money Advice Service (For those living in Motherwell and Wishaw)

North Lanarkshire Council's Money Advice Service provides advice and assistance to clients who are experiencing severe financial difficulties. It is well recognised that debt cause health and relationship problems. The opportunity to be able to discuss these financial problems with a third party and in strict confidence is usually the first step in greatly alleviating the associated stress to an individual.

Advice Centre Manager
Trading Standards
Advice Centre - 10 Motherwell Road - Bellshill
01698 346790 Fax: 01698 346791

Planned Maintenance Works

Phase 1 Kitchen Renewal Contract

The phase 1 kitchen renewal contract concluded in June with returned questionnaires indicating that overall satisfaction levels were very high.

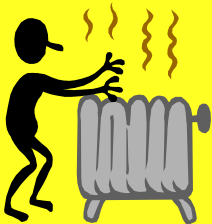


As part of our ongoing planned maintenance programme it is anticipated that phase 2 of the kitchen renewals (the rest of flats at Heathfield and Smith Avenue) will begin in the summer of 2009, with more details to follow in future newsletters.

For all those who have had their kitchens renewed during Phase 1 and have not claimed their kitchen disturbance allowance, please contact the Co-op for further information

Electric Storage Heater Contract

Jordan Electrics have been successful in securing the tender for the replacement storage heater contract within Phase 1 (78 - 188 Heathfield & 185 - 231 Heathfield) It is anticipated that the contract will start within the next few weeks and all tenants involved have been lettered.



Please try to ensure that you inform the office if you are unable to stay in for the arranged appointment.

Painter Work Contract Woodgreen Court

The tender for the painter work at Woodgreen Court has been issued and it is anticipated that this work will commence in July/August 2008. This will include the painting of soffits, doors and window frames. The Co-op will letter all tenants within Woodgreen Court nearer the time to arrange access for these works to be carried out.



Woodgreen Colts

Under 17 Football Team

A new football team has been set up By Tommy Dallas from Woodgreen Court. They are known as Woodgreen Colts under 17's and anyone wishing to get involved should contact Tommy on 01698 356932.

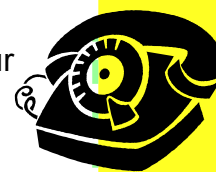
The team train at Beltane Park on Tuesday and Thursday evenings at 6.30pm, and also play in the Lanarkshire Football Development League.

We hope that some of you budding young footballers will take advantage of this great opportunity and get involved with your local team!



Emergency Repairs

Please note that Maintenance and Property Care have changed their 24 hour emergency phone number. The new number is **01698 403146**. The 24 hour emergency number should only be used outwith office hours.



Safety Notice

Close Lighting

We would like to remind all tenants that if the lights in your close are out it is your responsibility to report this to the office as soon as possible. We aim to have a contractor out to repair close lights within 24 hours.

The Co-op wishes to remind all tenants that it is their responsibility to report any repairs identified within their home.

Window Catches

We would like to take this opportunity to refer to window locks and catches. Please advise the Co-op as soon as possible if you have any problems with any of the windows in your home or in the close. This includes the mechanism of the window, safety catches and broken glass.

If you have a repair to report, you may wish to do so by contacting the office in person, by telephone or in writing and you can also email or submit enquiries through our website (details on back page).

**We must stress the importance of reporting essential repairs
to the Co-op as soon as possible**



Skip Delivery

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

Thursday 24th July - 1-23 Heathfield

Thursday 21st August - 158-188 Heathfield

Thursday 18th September - Top of Woodgreen Court

Monday 6th October - Law View Sheltered Housing Complex, Overtown

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.

Law View Sheltered Housing Complex

Tenants enjoyed a trip to Moffat on 28th May 2008 with another bus trip to Ayr planned for 6th August 2008. A groups of our tenants visited Blackpool in June.

Wishaw Library are hoping to start computing classes in July/August and any tenants interested should speak to Garry King (Warden).

A General Knowledge Quiz takes place *every Thursday at 2.30pm* in the Community Hall. This has been very popular. Every second Thursday evening there is Prize Bingo in the Community Hall, which is run by the Tenants Association. Anyone interested in coming along please see the Warden for further details.

The Supporting People contract between North Lanarkshire Council and the Co-operative for the Housing Support services at Law View was reviewed in May 2008. We are pleased to confirm that the review was a success

Gardens



The best kept garden competition is about to be judged, and we will again be awarding prizes to those who have kept their gardens to the highest standards throughout the year. A prize is awarded to Woodgreen Court, a block within Heathfield/Smith Avenue and a garden at Law View Sheltered Housing Complex in Overtown. Winners will be published in the September 2008 newsletter. Many thanks to those who have put in lots of effort in keeping their gardens in excellent condition.

Anyone who has exclusive use to a garden should ensure it is kept cut regularly and free of litter at all times. It can be understandable that adverse weather can affect when grass can be cut but this should not have any impact on keeping the garden tidy in general.

Please ensure you lift any litter that has ended up in your garden

Committee News

Our annual general meeting will be taking place in September 2008. All shareholders of the Co-op will be given 2 weeks notice of the AGM. We will provide an up to date list of management committee members in our September newsletter.

Annual Gas Servicing

As we have reported in previous newsletters the Co-ops annual gas servicing programme is run on a ten month cycle. We would ask that all tenants within gas centrally heated properties provide access as notified by office staff. If the appointment you receive is not suitable please contact the office immediately to arrange an alternative date.

Failure to provide access may result in entry being forced to your home.

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

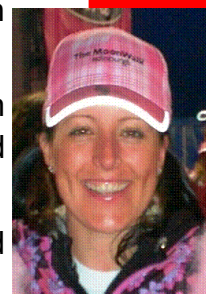
Moonwalk

The Moonwalk is an event which takes place annually to raise funds for Breast Cancer. The walk takes place in Edinburgh city centre at midnight with the option of walking 13 miles or 26 miles.

Susan was the only member of staff brave enough to walk 26 miles on Saturday 14th June 2008. Susan completed the walk in 7 hrs 40 mins and managed to raise over £500 for this very worthwhile cause.

Well done Susan and shame on everyone in the office who managed to find an excuse for not taking part!

We are hoping all the girls in the office will take part next year, although we are not sure if they would all manage the 26 miles!!



New Build Development – Stay Safe – Building Site Safety

You will be aware that work has commenced at the Castlehill Road new build development, and we would like to take this opportunity to promote health and safety for the children of the area, to ensure they do not go near the new build site. We also ask all parents to keep a look out for their children as you will be aware of the many dangers there can be going near a building site.

Enclosed with this newsletter is an information leaflet, drawn up by the Health and Safety Executive, and it gives lots of information on how to stay safe when this work is going on. A competition can be entered into on the leaflet and completed forms should be returned to the Co-op, where they will all be entered into a free prize draw. We thank you for taking the time to make your children aware of the hazards of building sites.

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.

Routes to Work

The Co-operative is working along with **Routes to Work** who are dedicated to improving the employment prospects of residents within North Lanarkshire.

Colin Smith is the Key Worker who covers this area and is in the Gowkthrapple Community Centre every Wednesday morning - you can make an appointment by contacting him on 07810554199 / 01698 352410 or alternatively call into the centre.

The services they provide include looking at your current skills and abilities, help with application forms, financial support and identify training opportunities for you.

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



Housing List Review

A review of our housing list is due to take place in July where all applicants will be contacted to ensure their details are correct. If you do not receive any request for information from us by August please contact the office. This will ensure you remain on the housing list and that we have your correct details.



If you require information on the housing list review please contact Elaine or Sharon on 01698 360740.

Useful Telephone Numbers

Community Police:	01698 202636	Police Office:	01698 202600
(Kirstin Mills & Stuart Murray)			
Crimestoppers:	0800 555 111	Citizens Advice:	01698 373388
Benefits Agency/	01698 483500	Scottish Water	0845 601 8855
Job Centre			
Council Tax:	01698 403170	Housing Benefit	01236 638615
Northline:	01698 403110		

Call Northline for Bulk Uplifts, Pest Control, Abandoned Vehicles, Roads and Lighting, Graffiti Removal, Dog Warden, Environmental Protection Officer

Garrion People's Housing Co-operative Ltd, 3 Heathfield, Wishaw, ML2 0LY
 Opening Hours 9.00am - 4.30pm Monday to Friday
 Tel: 01698 360740
 Fax: 01698 375321
 Email: enquiries@gphc.org.uk
 Website: www.gphc.org.uk