



Garrion People's Housing Co-operative Annual Report

April 2005

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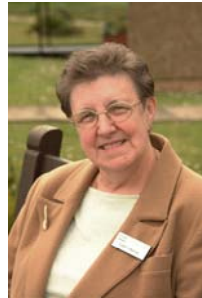
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Garrion People's Housing Co-operative is a registered Friendly Society. It is registered with Communities Scotland Registration No. HAC 226 and with the Financial Services Authority Registration No. 2337 R (S)

Welcome message from our Chairperson



Garrion People's Housing Co-operative is pleased to welcome you to our new style Annual Report for 2004/5. We hope you like it. We are pleased to report that we have a very successful year in 2004/5. We received over £66,000 in funding from Forward Scotland and Communities Scotland for our sheltered scheme at Law View.

I would like to take this opportunity to thank all the members of the Management Committee and the Staff for their hard work and commitment in the last year. We have many challenges ahead in Gowthrapple, not least with increasing rent arrears and reducing demand for our properties. However, we have many initiatives planned to help with this and here's hoping that 2005/6 will be more successful.

Edith Gilmour
Chairperson
Garrion People's Housing Co-operative

The Management Committee

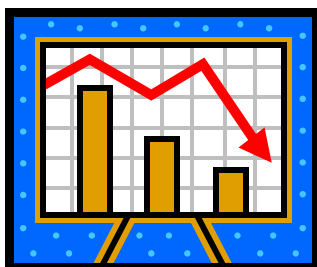


During the year, we are pleased to report that we had a massive 78% attendance at our Committee meetings last year. Many thank to our willing volunteers who give their time to the Co-operative.

Our members are:

- Edith Gilmour – Chairperson
- David Cooper – Vice-chairperson
- William Caldwell – Secretary
- Marion Cathcart
- Elizabeth Cooper
- Jimmy Deas
- William Gilmour
- Heather Laing
- Marion Marshall
- Susan Reed

Our Performance



It has been a tough year for the Co-operative in terms of its housing management targets. There were 46 properties re-let in the year of which 9 were abandoned properties. Although the number of re-lets was down on the previous year, the rent loss through empty properties was much higher and had more than trebled to £8,519. This was because the empty properties took longer to find new tenants – an average of 28 days instead of 15 days in 2003/4.

Here is a summary of our results with a comparison from last year:

Subject	2003/4	2004/5
Rental Loss on Voids	£2,684	£8,519
Number of re-lets	50	46
Average no. of days empty	15.76	28
Less than 2 weeks empty	27	12
2-4 weeks empty	18	19
More than 4 weeks empty	5	15
No. of properties with no rent loss	3	4
Rent income due	£518,105	£499,191
Total arrears outstanding	£25,262	£32,063
Technical arrears e.g. payments not banked or housing benefit due	£9,791	£7,683
Actual arrears outstanding	£15,471	£24,380
Arrears as a % of rent due	3%	4.88%
No. of tenants in arrears	73	116

Repairs and Maintenance



During the year, we carried out 657 repairs and are pleased to report that we had excellent responses from our contractors. 100% of emergency repairs were carried out within our target time of 6 hours. 97% of urgent repairs were carried out within our target time of 2 days and 97.9% of routine repairs were carried out within the target time of 5 days. We would like to thank our contractors for their tremendous performance.

The Money



So how did Garrion People's Housing Co-operative spend your rent money? The Co-op made a surplus of £18,256 before depreciation.

Income		Expenditure	
Rent	£529,330	Operating costs	£423,113
Interest received	£6,471	Interest paid	£95,428
Property disposal	£996	Tax	£0
Total	£536,797	Total	£518,541

Our Highlights



At Law View sheltered accommodation, we began work on an overnight facility for guests and a raised garden for residents.

Our caretaking service assisted many residents with minor repairs around their homes.



Become a member

Why not become a member of Garrion People's Housing Co-operative. It only costs £1. Get an application form from:

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