

GARRION PEOPLE'S HOUSING CO-OP

Welcome to Garrion People's Housing Co-op's Christmas 2009 newsletter. You will find inside this edition lots of useful and important information.

OFFICE CLOSURE

We will be closed from 12noon on Thursday 24 December 2009 and will re-open at 9.00am on Wednesday 6 January 2010.

EMERGENCY CONTACT NUMBERS

*****IMPORTANT - PLEASE KEEP THESE NUMBERS HANDY *****

- All gas central heating repairs to be reported to Saltire on 0845 606 1555.
- All other emergency repairs should be reported to Rodgers and Johnston on 07776 193720
- If you smell gas contact 0800 111 999
- For loss of electricity supply call Scottish Power on 0845 2727999. Please ensure pre payment meters are topped up prior to calling them out.

CARETAKER SERVICES

Although the Co-op is closed over the festive break, Jim Murphy will provide a litter uplift on Wednesday 30th December 2009 and Monday 4th January 2010. Jim will also try to make sure salt is provided in cold periods if necessary on these dates.

Please note that North Lanarkshire Council are responsible for the provision of salt on roads and footpaths. It is essential that tenants call the Council if salt is required in an area as priority is given to motorways and A class roads (01698 403110).

BIN UPLIFT

We have been advised by North Lanarkshire Council (NLC) of the following bin uplift dates (although NLC should advise you of changes):-

Woodgreen Court/Hopefield Gardens/Law View

Sunday 27th December 2009 (domestic)

Sunday 3rd January 2010 (recyclable)

Smith Avenue/Heathfield

Wednesday 30th December 2009

Wednesday 6th January 2010 (normal days)

Christmas 2009 News-

Special points of interest:

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Community Facility - Site Start

On Friday 6 November 2009 the official site start ceremony took place for the new community facility in Smith Avenue. The Hub which will be built by McTaggart Construction. The Co-op will be relocating to the building and will share the office space with North Lanarkshire Council. There will also be a local shop and cafe located in the facility.

Many thanks go out to all of those who attended the site start ceremony, including the children from the local schools, as well as all partners involved in this exciting new era for Gowkthrapple. An information event was also held in the community centre afterwards which was also well attended. Work on the construction has already commenced and like any building site, parents and children are asked to be very careful and be aware of the extra vehicles that will be in and around Smith Avenue.



'Some members of the 'Gowkthrapple Developing Projects Group' are pictured with a model of the new community facility. The group still meet fortnightly, usually in Allershaw Tower (Tuesdays 5.30pm). If you are interested in coming along to a meeting please contact the office for further details'

'School children from Castlehill Primary and St Thomas' Primary helped with the official site start ceremony along with MP Frank Roy and local Councillors'





Christmas Tree Switch On



For the second year now, the Co-op organised the Christmas tree light switch on in the area, at Caplaw Place, off Castlehill Road on Thursday 26 November. It was great to see such a large turnout despite the weather being very poor all week leading up to the switch on.

Many thanks to the school band from Clyde Valley High, who provided the music and carol singing for the event. Thanks also go out to the other school children from the area who managed to come along, as well as the Gowkthrapple Developing Projects Group who helped organise the event. And once again a big thank you to Santa Claus who managed to come along and give out gifts to the children of Gowkthrapple.

New Build - Hopefield Gardens

Our new build development at Hopefield Gardens (off Castlehill Road) is really taking shape now, and 25 families moved into the first houses earlier in 2009. A further 12 properties have been allocated for rent and new tenants will be moving into these over December and January.

Of the remaining 18 homes, 7 are being are being sold through the New Supply Shared Equity Scheme. Dawn Homes will sell the remaining 11 properties outright. For any queries on the new build development or New Supply Shared Equity Scheme, please contact the office and a staff member will be happy to help.

Recycling

Glass recycling points

New glass recycling points have been provided at the car park area behind 185-215 Heathfield so that you can easily recycle all types of glass bottles and jars.

The following material can be recycled using the new glass recycling point:

Glass Bottles

Cooking sauce
Cooking oil
Wine
Beer and cider
Soft drink
Sauce

Glass Jars

Cooking sauce
Pasta sauce
Coffee
Baby food
Jam and pickles
Meat and fish spread



Please rinse the glass bottles and jars and remove all caps and lids, there is no need to remove the labels.

Then put the glass bottles and jars into the glass recycling point, do not put them in bags or liners.

Please **do not** put any of the following into the new glass recycling points:

Ceramics Tiles Crockery Drinking glasses Window glass Light bulbs

These items cannot be recycled, please dispose of them in the general waste bin or by requesting a special uplift. For more information please call Northline on 01698 403110 or visit www.recycleforgood.org.uk

As the other recycling facilities located at the car park facing 126-188 Heathfield are being regularly used another one is awaited and will be located at the car park adjacent the electric sub station.



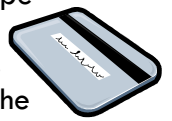
Rent Review Consultation

All tenants of the Co-operative will have received consultation on the proposed rent increase for 2010/11. If you have any comments or wish to speak to someone about the proposed rent increase, please contact the Co-operative before Friday 8 January 2010 by using the comments sheet provided with the consultation letter. Alternatively, you may wish to make comments on our website www.gphc.org.uk.

Any feedback will be taken to our Management Committee meeting later in January 2010.

Rent Payments

The Co-operative **DOES NOT** provide a rent free fortnight over the Christmas and New Year period. If you pay your rent at a paypoint, payzone or post office outlet then please note that these outlets may be closed on the day that your rent is due paid. Please ensure any payments are made well in advance prior to shop closure for the festive period. You can also pay over the telephone on Allpay's new number which is 0844 557 8321.



Common Housing Register



We have reported in previous newsletters that a Common Housing Register (CHR) is in place. The CHR is a single register of applicants wishing to be rehoused anywhere in North Lanarkshire. This means anyone wishing to apply to participating landlords need only complete one application form for anywhere in North Lanarkshire. If you have an application form submitted, you should be able to visit any landlord participating in the register regarding your prospects for rehousing.

Citizens Advice Bureau (CAB) Project

You may be aware from previous correspondence that the Co-op is involved with a joint project involving CAB and other landlords within North Lanarkshire. The project involves an advisor of CAB (Alan Marley) calling out to our tenants homes or visiting them at the office and ensuring maximisation of income. Analysis has shown the project to be a great success and we can confirm appointment slots will still be available in January 2010 for anyone requiring advice on benefit issues, welfare rights, employment rights, legal rights, debt, etc. If you wish to make an appointment with Alan at a convenient place please contact the office.

We have enclosed a useful leaflet from CAB on energy used by various appliances within the home.

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. For example if any damage was 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 (i.e. personal possessions).

You will find with this newsletter information on discount rates to Housing Association and Housing Co-operative tenants.



Kitchen Replacement

The Co-op has completed the installation of new kitchens in all of the flats within Heathfield and Smith Avenue. Feedback from the surveys completed show high levels of satisfaction. We hope you are satisfied with your new kitchen. Thanks to everyone for their patience and to those who provided useful feedback from the surveys.

Skip Delivery

The first skip after Christmas is available on 7th January 2010 and it is therefore imperative that tenants make use of the heavy goods uplift provided by North Lanarkshire Council's Cleansing Department to remove any large items after Christmas.

Thursday 7th January 2010 - 94-124 Heathfield (car park)

Thursday 4th February 2010 - 1-23 Heathfield (car park)

Thursday 4th March 2010 - 158-188 Heathfield (car park)



Tenants are entitled to 3 uplifts per year and these can be arranged by calling 01698 403110, alternatively - email them at specialuplift@northlan.gov.uk. Any items stored in common areas for uplift must be contained and monitored by individual tenants until collected.

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, especially during a holiday period. Saltire can be contacted on **0845 606 1555** (24hrs).

Membership




We are always actively encouraging membership of the Co-operative, 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-operative's Annual General Meeting, which is held in September of each year. Applications for membership are available at the Co-operative's reception or we can deliver one to you on request.



Home Safety



Please find the details below from the Government on Safety in Your Home at Christmas:-

1. Check your Christmas tree lights conform to the British Standard. Always use a residual current device (safety device that can save lives by instantly switching off power) on outdoor electrical equipment.
2. Never place candles near your Christmas tree or furnishings.
3. Make sure your family and visitors staying for the festive period know what to do in an emergency. Make a fire escape plan.
4. Decorations can burn easily – Don't attach them to lights or heaters. 
5. Never overload electrical sockets. Take special care with Christmas lights. Always switch Christmas lights off and unplug them before you go to bed.
6. Celebrate Christmas and New Year safely. The risk of accidents, especially in the kitchen, is greater after alcohol is consumed.
7. Most fires start in the kitchen – never leave a cooker unattended. 
8. If you are planning to celebrate with fireworks, store them in a metal box, read the instructions, never go back to a lit firework and keep a bucket of water nearby.
9. Make sure cigarettes are completely extinguished before going to bed. 
10. Check the battery in your smoke alarm every week and use Christmas as a reminder to clean it and remove dust.
11. Keep candles, lighters and matches out of reach of children. Never leave burning candles unattended.
12. Take the time to check on elderly relatives and neighbours this Christmas – make sure they are fire safe.



Management Committee

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

David Cooper, Chair	William Gilmour
Lynne McLean, Vice Chair	Frank Johnston
Lucille Mullen, Secretary	Elizabeth Baillie
Elizabeth Cooper, Treasurer	Heather McKendrick
Edith Gilmour	Zeishan Nazar
Marion Cathcart	Jimmy Deas

If you are a shareholder of the Co-operative, and are interested in the Co-operative's business and what goes on at management committee meetings, you would be entitled to come along to a meeting as an observer initially. Anyone interested is asked to contact the office on 01698 360740 or by email enquiries@gphc.org.uk.

Useful Telephone Numbers

Community Police:	01698 202636	Police Office:	01698 202600
Crimestoppers:	0800 555 111	Citizens Advice:	01698 373388
Benefits Agency	01698 483500	Scottish Water	0845 601 8855
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

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:-

Garrion People's Housing Co-op www.gphc.org.uk
Forgewood Housing Co-op www.forgewoodcoop.org.uk

Remember Garrion People's Housing Co-operative newsletter is your community newspaper and we'd like to hear your views. If you have any comments please call 01698 360740, or e-mail enquiries@gphc.org.uk or write to: Garrion People's Housing Co-operative, 3 Heathfield, Wishaw, ML2 0LY.

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