



Garrion People's Housing Co-op

Summer 2007 Newsletter

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Garden Competition

You will know from previous newsletters that the Co-op will be awarding prizes to the best kept gardens in the area. The judging for the gardens will be carried out independently and will be done in the next few weeks. Prizes will be awarded to the best maintained gardens within the new build stock, flats and sheltered housing complex Law View, Overtown. Winners will be announced in the Autumn newsletter, due out in late September. Good luck to everyone and many thanks to those residents who have yet again shown a high standard of garden maintenance over the years.



Please remember that if you have sole and exclusive use of garden ground, that it must be kept maintained throughout the year and free of litter. Regular inspections take place in the estate and it is disappointing to see one or two garden areas not being kept up to standard. If you cannot maintain your garden because of age or illness, please contact the office and we will be happy to discuss options.

Office Closure

The co-operative will be closed from **1pm on Thursday 12 July 2007 and will reopen at 9am on Tuesday 16th July 2007.**

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

Emergency Contact Numbers

Saltire 0845 606 1555

Gas central heating repair

Maintenance & Property Care 01236 624100

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 Developments

Exciting times are ahead for the co-op as we plan a new build development off Castlehill Road, near Clyde Valley High School. It is hoped work will commence later in the year. Proposals are to build 50 houses, with half being sold and the remaining properties available for rent.

Garrion People's Housing Co-op has also been successful in the purchase of the demolition site at the bottom of Gowkthrapple. It is anticipated the new homes will be built in this area in the future.

Bin Collection

Once again we would like to remind all tenants that your bin must be out for **7.00am** on the day of collection. It has been noted that some tenants are not having their bin emptied on a weekly basis and this causes problems for the tenants themselves and their neighbours.



Please ensure your bin is used for the waste intended, garden waste (brown bin), paper (blue bin) and household waste (normal bin).

Leaflets are available from the office regarding the recycle bin collections for those of you who may have misplaced the original information.

North Lanarkshire Council will advise all tenants of the changes to uplift dates for all public holidays.

If you require any further information please do not hesitate to contact the office.

Dog Care

North Lanarkshire Council are holding an event in Strathclyde Country Park on Sunday 16th August where you can have your dog chipped free of charge. The event will also have information on:-

- ◆ Free animal health checks from the PDSA
- ◆ Give a dog a home with the Dogs' Trust
- ◆ Animal welfare advice from the SSPCA inspector
- ◆ Dog training and behaviour expert
- ◆ Agility courses for dogs and owners

The event will take place between 10am - 3pm. For further information call 01698 812840.

Summer Holiday's

We know that the summer holidays can be great fun for the kids but not so much fun for the parents who are trying to keep them busy. North Lanarkshire Council have produced a magazine 'Break Out' which give information to parents and children on activities throughout North Lanarkshire during the school holidays. All children should have been issued with a copy of this on their last day at school. Don't worry if you have misplaced it pop into the office and pick up another copy.



The co-op have also launched a new newsletter 'KidZone' which is aimed at 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.

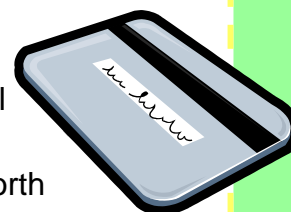
Please let us know of any upcoming events in the area which could be added to our next newsletter which is due out in September.

Rent Payments

Tenants are reminded that rent payments must be made on time. The co-op relies on rental income to carryout repairs to our properties and our estates. Tenants who fail to comply with arrangements made, or who continually miss payments will be subject to Court action.

Any tenant who received a request from North Lanarkshire Council Housing Benefit Department are reminded that this information must be provided as soon as possible. There has been an increase in housing benefit claims being suspended or cancelled. It is very difficult to have this decision reversed or backdated and therefore we urge all tenants to reply to any requests from housing benefit quickly.

The co-op offers financial advice to tenants experiencing financial difficulties therefore please do not hesitate to come into the office for advice or for referral to Money Advice which is operated by North Lanarkshire Council.



There are different methods in which you can pay your rent. Swipe card payments can be made at shops displaying the 'PayPoint' PayZone sign, you can also make payments with this card by telephone 0870 7700472 or online at www.allpay.net. The co-op also encourages standing order payments from your bank account.

*Please remember the co-op **does not** provide any rent free periods*

Make Your House A Home

The television is full of programmes on how to revamp your living room or change the look of your bedroom. The co-op encourages tenants to make their house a home by making changes that enhance their surroundings.



The co-op ask that if you are planning to carryout any alternations that you contact the office for permission beforehand. General alternations such as decorating do not require permission. Any other alteration requires written permission from the co-op before work can commence.

Alteration forms can be collected from the office or posted to you on request. We thank you for your co-operation in this matter.

Any tenant who has received permission to carry out an alteration or improvement could be entitled to compensation at the end of their tenancy.

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

Annual Gas Servicing

As we have reported in previous newsletters the co-ops annual gas servicing programme is run on an eight 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.

Satellite Dish



We wish to remind all tenants that the installation of satellite dishes to the fabric of the building is not permitted. As stated in our alterations article permission should be sought from the office before any satellite dishes are erected.

Any tenant found to have a satellite dish attached to their building will be required to remove it with immediate effect. Failure to remove the dish will result in legal action.

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 24hours.

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

Widow 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).



Skip Delivery

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

Thursday 26th July - Car Park 94-124 Heathfield

Thursday 23rd August - Car Park 1-23 Heathfield

Thursday 20th September—Car Park 158-188 Heathfield

Monday 6th August - 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.

Use of Bins



It is evident that some residents are still not properly using the bins provided for disposal of refuse.

Regular inspections are taking place through the estate and it has been noticed that certain people are leaving items in the bin sheds, but beside the bins and not placed inside them as they should be. The co-op is in discussion with North Lanarkshire Council's Environmental Wardens and this is classified as fly tipping, with fines being issued to those responsible. Please ensure items are placed properly in the bins provided.

If you have a bulk item that does not fit in the bins, you must telephone the Council on 01698 403110 and agree to leave the item/s in an appropriate safe place.

Stairs and Close Cleaning

You will be more than aware that the Co-op provides a close cleaning company every two weeks to all closes in Heathfield and Smith Avenue. It is becoming obvious that some residents assume this is sufficient for the upkeep of the common parts but we must remind you that all tenants are responsible for the sweeping and cleaning of stairs and closes at all times.

Rubbish has been left lying around certain blocks, and action will be taken against households responsible if this continues. You should make sure that you speak with your neighbours and agree a cleaning rota. The Co-op can arrange to have these drawn up if required.

Soccerena



The co-op in partnership with North Lanarkshire Council and Communities Scotland are providing 'Soccerena' on Monday's and Wednesday's throughout the school holidays at Castlehill Primary School.

The 'Soccerena' has proved very popular so far with lots of children attending to be trained by professional coaches. This facility is free of charge and is open to anyone up to 16 years of age.

An official launch of this facility will take place on **Wednesday 25th July at 1.00pm**, please come along and join in the fun at Castlehill Primary School.

Moonwalkers

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 13miles or 26miles.

Susan, Sharon and Kirsty from the office took part in the 13mile walk on Saturday 16th June 2007.

The girls managed to raise over £700 for this very worthwhile cause and in the process improved their fitness levels.

The girls are looking forward to training for next years walk and are thinking about walking for 26 miles next year!

The girls are pictured to the right before starting the walk.



Staff News

The co-op would like to welcome Jim Blyth, Maintenance Officer/Clerk of Works to our staff team. Jim joined the co-op in April of this year. Jim will be based primarily at both Forgewood and Garrion People's Co-operatives and will be Clerk of Works for any new build developments with the co-op's.

Committee News

Please find below a list of our Management Committee:-

Edith Gilmour, Chairperson	Lynn McLean
David Cooper, Vice Chair	Frank Johnston
William Caldwell, Secretary	Joan Johnston
Elizabeth Cooper, Treasurer	George Main
Jimmy Deas	Fay Main
Marion Cathcart	Elizabeth Baillie
William Gilmour	

Tenant Participation

Law View, Registered Tenant Organisation (RTO) is operated from the Sheltered Housing Complex in Overtown, Wishaw. The group has been successful and funding has been provided to various projects in recent years.

There is also an active residents group 'Gowkthrapple Regeneration Group' who are involved in discussing the future of the Gowkthrapple estate. Anyone interested in joining any of the above groups is asked to contact the office.

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 always encourage new applicants to join their housing list. If you are over 16 or know of anyone who is in need of re-housing please contact the co-op for an application form or download one from our website.



Useful Telephone Numbers

Community Police	01698 202634 (Kirsten & Stewart)		
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
Contact: 01698 403110

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

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