

# Molendinar Park



*housing association*

"DAYS GONE BY"



HORSE-DRAWN TRAMCAR; FIRST REGULAR CAR RUN BY GLASGOW CORPORATION FROM DALMARNOCK DEPOT

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FOR RENT CONSULTATION

WINTER 2009  
**NEWSLETTER**



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## CHRISTMAS CLOSURE

This year the office will close on Tuesday 22nd December 2009 at 1.00 pm and re-open on Tuesday 5th January 2010. In the event of an emergency during this period please phone these emergency numbers:

Central heating and hot water breakdowns contact James Frew Ltd: 01294 468113

Any other emergencies contact our emergency number: 07946434040

Molendinar Housing Association Committee and staff would like to take this opportunity of wishing you all a Merry Christmas and a Happy New Year.



# DEVELOPMENT REPORT

## DALMARNOCK

There is a lot of development activity in Dalmarnock at present due to works related to the Commonwealth Games in 2014 and all sorts of rumours appear to be circulating about what is, or is not, happening. As we have reported in previous Newsletters we have, for several years, sought funding from Glasgow City Council to replace our Sheltered Housing Complex with a new facility. Unfortunately funding for this was never forthcoming and in May of this year we met with the residents of the complex to advise them that we had decided on a phased closure of the sheltered housing. We subsequently wrote to the residents confirming the details of this and what it would mean for them. There are no proposals to demolish the building and flats will continue to be let but as general lets not as sheltered housing.

It has also been reported to us that some residents have heard that all the tenemental property owned by the Association in Dalmarnock is to be demolished to make way for development connected with the Commonwealth Games. This is completely untrue. Last year Glasgow City Council proposed to the Association that they would exchange 100 of the flats being built for the Athlete's Village in return for the 206 tenemental properties we currently own. The Association declined this offer for several reasons:

- We would have needed to increase our borrowing substantially to pay for the new flats.
- Not all of our tenants would have been offered a flat.
- The proposed new flats are not the right size for the people currently living in our property.
- We would have had to increase rents significantly to cover the cost of the new flats – by up to 100% possibly.

We did advise the Council that if we could resolve these issues we would be prepared to examine their offer in more detail but we have heard nothing further. We are pleased that the Commonwealth Games are being held in Glasgow and that the Athlete's Village will be in Dalmarnock. It is excellent that there will be so many new houses in the area. Had it been advantageous to our tenants we should have been delighted to work with the Council and the developers on this project. Unfortunately the offer would not have benefitted our tenants and we had no option but to turn it down. Molendinar Park Housing Association, therefore, is not involved in buying, selling, building, demolishing or any other activity in relation to the Commonwealth Games or any other project in Dalmarnock.

## BELL GROVE

The Association has now sold 48 of the 51 properties in the Moore Street development and we anticipate they will all be sold by early in the New Year. This will mean that we have managed to sell all the shared equity flats before Glasgow Housing Association has managed to refer appropriate households for the 42 flats made available to them through the Re-provisioning Agreement as there are still 4 flats unallocated more than a year after they were completed.

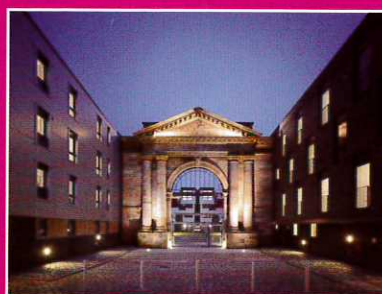
THE DEVELOPMENT HAS WON A NUMBER OF AWARDS RECENTLY:

Glasgow Institute of Architects Award

Scottish Design Award

Roses Gold Design Award

Royal Institute of British Architects Award



It is shortlisted for a Civic Trust Award and for the premier architectural award in Scotland, the Andrew Doolan Award which is sponsored by the Doolan family, the Royal Incorporation of

Architects in Scotland and the Scottish Government. We are unlikely to win this as no housing project has even won it – indeed we are the only Housing Association ever to be shortlisted (and we have been shortlisted twice, for Graham Square in 2000 and on this occasion) and the competition is very strong but we are honoured to have been shortlisted.

We have been discussing the acquisition of sites between Barrack Street and Melbourne Street with Scottish Enterprise and these discussions are progressing well. Whether we can progress with this will depend on Glasgow City Council agreeing to let us spend the surplus on Moore Street sales income which resulted from switching from Shared Ownership to Shared Equity on acquiring these sites. If they do we would propose building a mixture of flats for sale and for rent (but only if there is no involvement with Glasgow Housing Association!) Scottish Enterprise are also discussing with the Association the possibility of leasing the site to the north of Moore Street to Molendinar Grove Garden and Allotments Association for allotments.



# WELFARE RIGHTS ISSUES

## 60 YEARS OLD OR OVER SAVINGS THRESHOLD FOR PENSION CREDITS TO BE INCREASED

The Government has announced that, as from 2nd November 2009, the pension credit threshold will increase to £10,000. The previous threshold was £6,000 meaning that those with savings over £6,000 had their pension reduced by £1 for every £500 above this amount. Now you can have £10,000 worth of savings before your pension is affected. People on guaranteed pension credit who have capital above £6,000 should start receiving the additional monies in their pension in November. Winter fuel payments have also been increased; 60-79 years old will receive £250 per single/couple and 80 years and over will receive £400 per single/couple.

## HOUSING BENEFIT CHILD BENEFIT NO LONGER TO COUNT AS INCOME

The government has announced that as from October 2009 Child Benefit will no longer be included as income in calculation of Housing Benefit. This means that some tenants with children who were previously ineligible for Housing Benefit as their income was slightly too high may now be entitled. To check if you will qualify you can contact the Housing Benefit Office directly on 0141 287 1500 or at their office at 125 Westmuir Street, Parkhead, G31 5EX.

## FAMILIES WITH SCHOOL AGE CHILDREN HELP WITH SCHOOL CLOTHING AND MEALS

Are you missing out on extra income for school clothing or free school meals? You are entitled to a clothing grant for school age children up to 16 years and free school meals for all children attending school if the following applies:

- Parents are receiving Income Support.
- Parents are receiving Child Tax

Credits and/or Working Tax Credits and have an annual income of less than £16,040.

Forms for both clothing grant and free school meals are available from Glasgow City Council.

**Applications for clothing grant MUST be made by 31.12.09.**

## LONE PARENTS CHILD AGE LIMIT OF 10 YEARS TO BE INTRODUCED FOR INCOME SUPPORT

Up until now, lone parents have been able to claim Income Support for as long as their children were in receipt of Child Benefit. As from 26th October 2009, the government has introduced a child age limit of 10 years, beyond which a lone parent will no longer be eligible to claim Income Support.

If you are a new claimant and your youngest child is 10 years old or above you will be unable to claim Income Support as a lone parent and will require to claim another benefit e.g. Jobseekers Allowance, or Employment Support Allowance if you are sick/disabled.

For existing claimants, the plan is to implement the 10 year old age limit sometime during the year after your youngest child turns 10 years old (dates to be confirmed) at which time your entitlement to Income Support will cease and you will be required to claim another benefit e.g. Jobseekers Allowance Employment Support Allowance.

It is important to note that when your Income Support stops, Housing Benefit and Council Tax Benefit will be suspended/stopped and you will need to inform Glasgow City Council about your new income source e.g. by sending in a letter received from Jobcentre Plus confirming new benefit being paid to you. Please make sure that the date Income Support stops is the start date you use to claim Jobseekers Allowance or Employment Support Allowance

**Lone parent students who have commenced study prior to their youngest child reaching the age limit, will continue to be classed as a lone parent until the particular course finishes.**

## CHILD BENEFIT PAYMENT CAN CONTINUE AFTER CHILD REACHES 16 YEARS

When a child reaches 16 years old and leaves school, Child Benefit will normally stop on the 31st August after the 16th birthday. However, in the following circumstances Child Benefit can be extended: If the child is aged 16 but under 20 and:

- is in full time, non-advanced education (ie school); or
- is on an approved training course.

In the above cases, Child Benefit can be paid until the terminal date that falls after the education or training ceases, which will be one of the following – last day in February, 31st May, 31st August or 30th November.

If the child is aged 16 or 17 and has left education or training and:

- is not in paid work but is registered for work with the Careers Service;
- the parent was entitled to Child Benefit before education/training stopped;
- an application is made within three months of leaving school/training.

In the above cases, Child Benefit can be extended for 20 weeks from the date education/training stopped or until payday prior to the child's 18th birthday. Child Benefit can be extremely complicated after a child's 16th birthday and there are different rules if your child turns 19 and is still in non advanced education.

## FOR FURTHER ADVICE CONTACT:

**Child Benefit Helpline  
0845 302 1444**

Remember also, if your child is 15 years old and attending college, contact the Education Department to check if any funding is available for transport costs.



# LOCAL MANAGEMENT AREA NEWS

## BELMGROVE

Good policing is important and the Bellgrove community are lucky to have an excellent Community Police officer Ashley MacDonald working in their area. Ashley, pictured here with Andy Scott the Association's Chairperson, plays a vital role in keeping our community a safe and happy place to live. Ashley has recently worked closely with the Association in tackling incidents of anti-social behaviour in the area. Due to her early intervention and continued support the anti-social behaviour ceased allowing residents to continue to live in their homes trouble free.



Ashley along with one of her colleagues Laura Ward also attended the recent Bellgrove Local Management Committee meeting and she happily relayed information to the committee that very low levels of crime had been reported in our community in the last month, news which I'm sure all our residents will find reassuring.

The Community Police play a vital role in our communities and deal with a whole range of issues, including youth disorder and anti-social behaviour, and are always there to give general advice and assistance to any of our residents who may require their support. Another vital support to the community is Glasgow Community Safety Services who the Association are delighted to be working in partnership with. Glasgow Community Safety Services are also committed to tackling crime and anti-social behaviour in our communities and work closely with the Community Police Officers.

Although, fortunately the Bellgrove area does not have high crime rates there can sometimes be problems on match days and there are unfortunately still some issues with street prostitution which we would urge residents to report to the Police if witnessed. The Association along with the Police and Glasgow Community Safety Services are committed to keeping Bellgrove as safe and secure as possible however if you have any concerns in relation to police matters or general safety within the area then you can contact London Road Police Office on 0141 532 4600 or Glasgow Community Safety Services on 0141 276 7400.

## DRAKEMIRE

As usual we will be holding our annual Christmas Lunch on Wednesday 16th December 2009 at 2.00 pm. All residents of the complex are invited. The invitation will be extended to all Cordia Staff who provide assistance to our residents.

## DALMARNOCK



### Dalmarnock AGM

The AGM was held on Tuesday 27th October 2009 and was relatively well attended and well received.

#### Local Management Committee

We would like to make an appeal to residents to come along and join the Local Management Committee. Meetings are held on a quarterly basis and last approximately one hour. If you are interested please contact either Tracy McLaughlin or Jayne Lundie on 0141 564 5256.

#### Sheltered Housing Tenants – Christmas Gift

Once again all the sheltered housing tenants will receive a Christmas Gift of £10. Only residents who have a sheltered housing tenancy agreement will qualify for this gift. You should call into the Warden's office on Thursday 17th December between 2.00 pm and 4.00 pm where Tracy McLaughlin will be on hand to distribute the gift.

#### Fly Tipping in the Area

Once again we must bring your attention that some tenants' are continuing to dispose of their household rubbish and bulk items in an unacceptable manner. Domestic Rubbish should be placed in the communal bins provided and bulk items, ie items that will not fit into the communal bins, should be placed on the pavement (no other location) first thing on a Thursday morning (at no other time). Please be aware that each time the Association clears household rubbish and bulk items which have not been disposed of in the above manner this comes at a cost and may have an impact on the repairs service in your area. The Association is working in partnership with Glasgow Community Safety Services who have Enforcement Officers in the area. If any resident is identified as being responsible for fly tipping these officers may issue an 'on the spot' fine.

## FINNART

There continues to be problems with parking in the area. It must again be reiterated that there is no allocated parking within the area and parking is available on a 'first come, first served basis'. This also applies to owner occupiers as there is no provision for designated parking spaces within the "Deed of Conditions".

Therefore, we would ask that residents be considerate to their neighbours when parking and not to park in such a way that could cause obstruction to other residents.



#### Local Management Committee

Again, we would like to make an appeal to residents to come along and join the Local Management Committee. Meetings are held on a quarterly basis and last approximately one hour.

If you are interested please contact either Julie Smillie or Jayne Lundie on 0141 564 5256.



# MAINTENANCE

## GAS SERVICING

Legislation requires Molendinar Park Housing Association to carry out an annual safety check and servicing to the gas boiler, fire and any other associated appliances to ensure they are in working order (Gas Safety Installations & Use Regulations 1998). It is important that all tenants co-operate with the annual gas check by giving the contractor, GasSure by James Frew, access to your home when requested.

If you have missed a recent inspection please contact the Maintenance Department who will arrange an appointment for you.

## COLD WEATHER ADVICE

It has been a mild winter so far but in the event of the weather deteriorating here are a few tips to prevent your home suffering the effects:

- To avoid pipes freezing and bursting, keep your central heating on at a low temperature overnight and, if you are going away, leave your central heating timed to come on once a day and once at night.
- Make sure you know where the water stop cock in your house is located, in case you need to turn off your water. This way you avoid flooding your downstairs neighbour. If in doubt, give the Maintenance Officer a call.
- Don't be tempted to move your bed into your sitting room if it has a back boiler and gas fire. It is much safer to use your central heating as intended.

## GUTTER CLEANING

AW Maintenance has now completed the gutter cleaning programme. If you have any comments regarding this service please contact the Maintenance Officer by telephone or in writing.

## TENANTS' RIGHT TO REPAIR

The Association aims to complete all repairs within 24 hours. However, tenants who have signed the new Scottish Secure Tenancy have the right to have certain types of emergency repairs carried out within the following specified times below. If we fail to complete the work in time, tenants have the right to appoint another contractor, from the Association's approved lists, to carry out the work. This applies only to work costing less than £350. Compensation of £15 per job and £3 per day until completion is payable if the Association fails to meet these completion targets. Further information on the Right to Repair Scheme is available from the Association's office.



## DIGITAL SWITCHOVER

Are you ready? For more information on any aspect of the digital switchover visit [http://www.digitaluk.co.uk/when\\_do\\_i\\_switch/stv\\_central](http://www.digitaluk.co.uk/when_do_i_switch/stv_central) or call 08456 50 50 50 for further information.

## APPRENTICESHIP WITH JAMES FREW

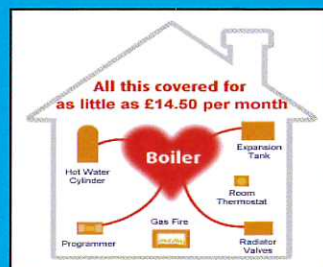
James Frew recently recruited three new apprentices. One of the successful candidates was Reece Anderson who lives in the Bellgrove area. Reece, along with two others, successfully beat competition from 100 other applicants for places. Reece is training as a gas maintenance engineer and is attending Glasgow Metropolitan College. Well done Reece.

## REPAIR RESPONSE TIMES

Blocked fire or boiler flue	1 day
Blocked or leaking drains, soil stack, or toilet	1 day
Blocked sink or bath	1 day
Complete loss of electrical power	1 day
Insecure window, door or lock	1 day
Unsafe access path or step	1 day
Significant leaks and flooding	1 day
Partial or complete loss of gas supply	1 day
Partial or complete loss of space or water heating	1 day
Toilet not flushing	1 day
Unsafe power, sockets or fittings	1 day
Complete loss of water supply	1 day
Partial loss of electrical power	3 days
Partial loss of water supply	3 days
Loose banister or handrail	3 days
Unsafe floor or stairs	3 days
Defective kitchen or bathroom extractor fan	7 days

## GAS MAINTENANCE PLAN

All owners are strongly recommended to participate in a gas maintenance plan. These plans are specially designed to provide owners of all gas central heating systems complete peace of mind, all year round, against boiler breakdown, gas and water leaks and emergency call outs. The Association uses the services of GasSure by James Frew although other plans are readily available.





# PROPERTY MANAGEMENT SERVICES FOR OWNER OCCUPIERS

## Common Building Insurance

The Association has a common buildings insurance policy covering all its properties. Owner occupiers of property in areas managed by the Association can take advantage of this policy which has an annual premium of £55.00. There is an excess of £250 for each claim.

For more information please contact either Jayne Lundie or Isobel Clark on **0141 564 5256**. Please note that all owner occupiers in flatted and terraced properties are legally bound to show a copy of their building insurance premium on an annual basis to the Association.



## Home Contents Insurance

The Association operates an exclusive service to tenants and owner-occupiers which is very competitively priced and can be paid by monthly instalments.



For more details of the scheme and an application form contact Jayne Lundie on **0141 564 5256**.

Alternatively you can phone SFHA Diamond Insurance Hotline on **0845 601 6006**

## BIN STORES



The Association has seen an increase in complaints recently regarding the condition of bin stores. We would request that all residents be responsible when disposing of their domestic refuse by ensuring that it is deposited in the bins provided. Bulk refuse should not be left in the bin store and should be left at the designated areas for uplift by the Council's Environmental Protection Services. Please note that should the Association have to clean bin stores due to residents failure to dispose of their refuse responsibly then residents in that close will be re charged for this service as there is currently no provision for it in our reactive maintenance budget.

## DOG FOULING



There is a problem of owners who permit their dogs to foul on public spaces. These inconsiderate owners allow their dogs to leave a mess on the pavements and open spaces, places where the rest of the community, including, children, have to "watch their step". If your dog makes a mess it does not take much effort to pick up this mess and dispose of it.

Under the Dog Fouling (Scotland) Act 2003 owners may be subject to a fixed penalty notice of £40. Anyone witnessing owners persistently allowing their dog to foul on public spaces, should contact the Clean Glasgow on **0800 027 7027**.

**GasSure**<sup>®</sup>  
Installing • Maintaining • Repairing

Avoid the unexpected cost of central heating breakdown for as little as

**£7.99 a month**

To arrange expert heating care, call **0870 242 5037**

[www.gassure.com](http://www.gassure.com)



# USEFUL NUMBERS

Molendinar Park Housing Association	0141 564 5256
Molendinar Park ( <b>Out of Hours</b> ) Emergency Number	0794 643 4040
E-mail address (repairs):	repairs@molendinar.org.uk
James Frew Limited	
(Gas Servicing & Breakdowns Out of Hours)	01294 468 113
Cleansing/Bulk Lift/Disposal of Fridges	0141 287 9700
Environmental Protection Team (Dog Fouling)	0141 287 6698
Environmental Health	0141 287 2000
Castlemilk Police Office	0141 532 5100
London Road Police Office	0141 532 4600
Scottish Power	0845 27 27 111
Stair Lighting	0800 595 595
Transco (Gas Leaks)	0800 111 999
Scottish Water	0845 601 8855

## OFFICE OPENING HOURS

### By Telephone:

**Monday – Thursday**  
9.00 am – 5.00 pm

**Friday**  
9.00 am – 4.00 pm

The office will be open  
to the public at the  
following times:

**Monday**  
9.30 am – 1.00 pm

**Tuesday**  
9.30 am – 1.00 pm and  
2.00 pm to 5.00 pm

**Wednesday**  
9.30 am – 1.00 pm and  
2.00 pm to 5.00 pm

**Thursday**  
9.30 am – 1.00 pm

**Friday**  
9.30 am – 1.00 pm

# JOIN THE ASSOCIATION

The Association welcomes residents to become members of their Local Management Association. To become a member residents purchase a £1 share in the LMA which entitles them to attend and vote at General Meetings and to stand for election to the Local Management Committee. The Association believes that in this way activities will best meet the needs and aspirations of the community

If you wish to become a member please complete the details requested below and return the tear-off slip to the office at 3 Graham Square Glasgow G31 1AD with £1. However, should you wish to discuss the matter further, please contact Jayne Lundie on **0141 564 5256**.

Molendinar Park   
housing association

## I HEREBY APPLY FOR MEMBERSHIP OF:

Bellgrove  Dalmarnock  Drakemire  Finnart

Local management Association and enclose £1 for one share.

Signed .....

Print Full Name .....

Address .....

JOIN