



Molendinar Park



housing association



The market hotel garden area

Winter Newsletter 2007



Contents and Maintenance

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Christmas Closure

This year the office will close on **Friday 21st December 2007** at 1.00 pm and re-open on **Monday 7th January 2008**. In the event of an emergency during this period please phone the undernoted emergency numbers:

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

Any other emergencies contact our emergency number on **079 4643 4040**

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

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 in writing.

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 applications 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.

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 use the services of GasSure by James Frew although other plans are readily available.

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

Common Buildings 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.

Local Management Area News

Bellgrove

It has been an exciting time here in Bellgrove in recent months due to the start of our new development at Melbourne/Moore Street. Works are progressing well and to date there has been minimal disruption caused to the existing residents. Works are due for completion in August 2008 and will provide 93 flats in total, 29 for Shared Ownership, 22 for Homestake and 42 for rent.

If you or anyone you know may be interested in this development please contact **Julie Smillie** to obtain more information.

Dalmarnock

Commonwealth Games

The announcement was made on Friday 9th of November 2007 that Glasgow will host the Commonwealth Games in 2014.

This is excellent news for the Dalmarnock area as two major parts of the infrastructure for the Commonwealth Games will be based in Dalmarnock – The National Indoor Sports Arena and the Athletes Village.

Dalmarnock Sheltered Housing Complex

If you know of anyone that would benefit from Sheltered Housing Accommodation in the Dalmarnock area please contact **Tracey Boyle** at the office. The purpose of Sheltered Housing is to provide light support to enable people over 60 years old to continue to live independent lives but with the reassurance that the Warden is available if they require assistance.

Dalmarnock Youth Project

The Project has a new Project Leader **Simon Strang** who has replaced **Ann Lawrence** who has moved on to pastures new. We hope that the Youth Project will continue to flourish and develop under Simon's leadership.

Dalmarnock Community Centre

Halloween was celebrated in style in the Community Centre on Wednesday 31st of October. The children enjoyed a brilliant party and wonderful costumes were on show. The adults then enjoyed their own party to celebrate Halloween. Similar events will be held for Christmas, with a children's party on Saturday 8th December and an adult's celebration on Wednesday 12th December.

Other events that are located at the Community Centre are the Community Café which is open every day and the Fruit and Co provision of reasonably priced fruit and vegetables on a Wednesday morning.

The Pensioners Lunch Club is held on Monday, Wednesday and Thursday with a two course meal and companionship provided between 10am and 2pm.

Pensioners Bowls take place on a Monday and Wednesday between 1 and 3pm.

Finally, beginners Spanish classes take place every Wednesday between 7 and 8.30pm.

For more information about any of the events at the Community Centre please contact **Yvonne Kueuk** or **Marc Bainbridge** on **0141 556 4776**.

Drakemire

As usual we will be holding our Annual Christmas Lunch on Wednesday 12th December 2007 at 2.00pm. All residents of the complex are of course invited.

Finnart

We are urgently looking for residents to become involved in the Local Management Committee within the Finnart area. If you can spare approx 1 hour every three months and would like have an input in the decision making process for your area then please contact **Julie Smillie** at the office.

Central heating repairs can be expensive if you're not covered by **GasSure⁺**

The diagram shows a house outline with a central red heart labeled 'Boiler (repair £185)'. Lines connect the boiler to several components: 'Expansion Tank (replace £130)' at the top, 'Hot Water Cylinder (replace £360)' on the left, 'Room Thermostat (replace £75)' on the right, 'Gas Fire (repair £160)' at the bottom, 'Programmer (replace £95)' at the bottom left, and 'Radiator Valves (replace £120)' at the bottom right.

Prices quoted are inclusive of parts, labour and VAT. Valid until 09/08.

Let us look after your whole system for **only £14.00 a month**



Useful Numbers

Molendinar Park Housing Association Emergency Number (Out of Hours)	0794 643 4040
Molendinar Park Housing Association e-mail address (repairs):	0141 564 5256 repairs@molendinar.org.uk
James Frew Limited (Gas Servicing)	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	0808 100 5333

Office Opening Hours

By Telephone:

Monday – Thursday 9.00am – 5.00pm

and Friday 9.00am – 4.00 pm
The office will be open to the public at the following times:

Monday: 9.30am - 1.00 pm

**Tuesday: 9.30am - 1.00 pm
and 2.00pm - 5.00 pm**

**Wednesday: 9.30am - 1.00 pm
and 2.00pm - 5.00pm**

Thursday: 9.30am - 1.00 pm

Friday: 9.30am - 1.00 pm

Membership of Local Management Association 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.

I hereby apply for membership of:

Bellgrove

Dalmarnock

Drakemire

Finnart

Local Management Association and enclose £1 for one share

Signed _____

Print Full Name _____

Address _____

