



Molendinar Park

housing association



Wider Role Projects in Dalmarnock



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Development

Melbourne Street Development to Start in January 2007!

Finally, after many difficulties and hold-ups, the Melbourne Street/Gallowgate/Graham Square development will start on site towards the end of January 2007 with completion anticipated for July 2008. The development will be built by Campbell Construction Group.

The project is very complex, involving four architectural practices and three tenure forms – affordable rented housing, shared ownership and Homestake shared equity. In total it will create 93 flats.

The rented housing will consist of 42 flats in buildings designed by Richard Murphy Architects, who designed the Market Hotel development in Graham Square; Elder and Cannon; and JM Architects, who designed the buildings on the west side of Graham Square. These flats are funded by the Early Action Reprovisioning Programme and will be allocated to Glasgow Housing Association tenants whose homes are due to be demolished by GHA.

There will be 29 flats for sale by Shared Ownership in buildings designed by Elder and Cannon; JM Architects; and Page/Park, who designed the white building on the east side of Graham Square. Sales prices will not be finalised until nearer the completion date but indicative values at this stage are around £100,000 for a one bedroom flat and £130,000 for a two bedroom flat. Shared Ownership

means that you purchase either 25%, 50% or 75% of a flat and pay a reduced rent on the remainder. For example, purchasing a 25% share in a one bedroom flat would cost £25,000 with a rent charge of about £1,325 per annum at current rent levels; a 50% share in a two bedroom flat would cost £65,000 with a rent charge of about £1,170. You can then buy further shares until you own the property outright, if you so choose.

Homestake is a new scheme introduced by the Scottish Executive. Under this scheme you must buy at least 60% of the property. However, there is no rent to pay on the balance. Instead the City Council retain the remaining share of the value of the property. The Council may permit you to buy the remainder of the property at some point but are not required to do so. From day one, however, you are the sole owner of the property and the Council's interest is purely financial. There will be 22 flats for sale under this option designed by Page/Park and JM Architects.

Nearly all the flats are south facing, insulated to a very high standard and heated by off-peak electric heaters. All the properties have either balconies, sunspaces or areas outside the flat where residents can sit. Bicycle storage is provided as well as car parking to the rear of the development and recycling bins are also incorporated into the design along with an enclosed storage area for bulk refuse.

We shall keep you updated with progress in future Newsletters. Should you wish to discuss either Shared Ownership or Homestake further, or have your name added to the waiting list for our home ownership properties, you should contact Julie Smillie at the Association.

Local Area Management News

BCD CREDIT UNION

Established in 1991, BCD Credit-Union has successfully provided financial and insurance services to members living and working in the East-End and City-Centre of Glasgow.

£20 million loaned to members
£4 million annual turnover
5000 members
Interest paid on savings
Co owned by members
Free life insurance

BCD Credit-Union operates its services from its shop front banking premises at 9 Bridgeton Cross.

Monday – Thursday 9am – 4pm.
Friday 9am – 5pm.

Services and Products provided include:

- Savings Accounts
- House Insurance
- Low cost Loans
- Car Insurance
- Children's Accounts
- Travel Insurance
- Cheque Cashing
- Health Insurance
- Bill Paying Service (gas, electricity, phone)
- Health Insurance
- Standing Orders/Direct Debit
- Bank Transfers
- Benefit/Pension payments
- Foreign Currency
(All currencies, Euros, Dollars, Lira etc)

Examples of loans.

£100 repaid £5 per week interest £2.50
Total repayable £102.50

£500 repaid £10 per week interest £31.89
Total repayable £531.89

£1000 repaid £20 per week interest £63.78
Total repayable £1063.78

These are just some examples however if you would like some more information on loans or any of our other products and services contact BCD Credit Union Direct on 0141 550-4171 and staff will assist you with your enquiry.

Local Area Management News

DRAKEMIRE

John McElhinney retired after 18yrs service on 31st October. He decided that he liked it so much at Drakemire he has become a resident within the complex! We would all like to wish John well in his retirement.

Olivia Rooney is now the full time warden and will be taking up residence in the warden's house following completion of repair work required. Her hours will remain 8am to 4pm Monday-Friday, with calls outside these hours going direct to Careline.

Inactivity monitors have recently been installed in all flats, this is an added feature to enable the Association to ensure tenants welfare and will alert us at an early stage of any problems which we may need to respond to.

The Annual Christmas Lunch will take place on Wednesday 13th December 2006 at 2pm to which all residents are invited.

FINNART

The window replacement contract is underway with another three houses having their new windows fitted in recent months. This programme will take a while to complete so we ask tenants to be patient as we will get to you.

Parking has again been highlighted as causing some minor issues therefore, we would ask that you park in a sensitive manner and be aware not to cause obstruction.

BELMGROVE

Fantastic news that the new development is due to start early next year!

Parking on Graham Square is becoming a major problem and we would like to take this opportunity to remind ALL residents that parking is NOT permitted on the square at any time for either private or commercial vehicles.

Local Area Management News

DALMARNOCK

Halloween Party

Residents of the sheltered housing complex enjoyed a Halloween Party organised by their warden Janet Carlin who entered into the spirit of the occasion by dressing up as one of Santa's elves. Fun was had by all and our thanks go to Janet for her hard work and dedication.

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.

Improvements to the Sheltered Housing Complex's Communal Garden

The Association secured funding from Communities Scotland to enhance and improve the communal garden at the Sheltered Housing Complex. The works included wall murals, mosaic plant pots, garden gnomes and improved seating. The work was undertaken on a voluntary basis by young people involved in Project Scotland under the leadership of Impact Arts.



Create I.T

Communities Scotland assisted the Association in developing and providing a Capacity Building programme for young people in the Dalmarnock area over the Summer Holiday period. The programme was facilitated by Impact Arts and took place at the Dalmarnock Youth Project. All of the participants had positive outcomes from the programme and their work was ably



demonstrated at their Celebratory Showcase Event on the 30th of August 2006, which was very well attended. Our thanks go to all of the young people who took part in the programme which we hope that they found to be enjoyable and practical in helping them to shape their personal futures. We are hoping to run a similar programme in the Summer of 2007.

Dalmarnock Youth Project

The Association continues to actively support the Dalmarnock Youth Project. Since her appointment as Project Leader Ann Lawrence has worked tirelessly to improve the opportunities available to the young people of Dalmarnock. The dedicated Management Committee have supported their staff in achieving these goals and as a result the Project is continuing to flourish.

Dalmarnock Youth Project is currently working with 8 - 24 year olds. At the moment the programme is as follows:

Monday night drop-in - 7-9pm

Tuesday YES - 5-6.30pm

Tuesday Computing Class - 6.30-8.30pm

Wednesday Computing Class - 1.30-3.30pm

Thursday Computing Class - 2-4pm

Thursday Niche Group - 5-7pm

There is a new computing class starting on Friday 8th December 2006, which will run every Friday from 9.30am - 12.00

At the moment we are currently looking for Sessional Youth workers. If interested please contact the project on 0141 550 1997 or dalyouthproject@hotmail.com for an application pack.

The closing date for applications is Monday 18th December 2006 @ 5.30pm.

Dalmarnock Youth project will be closed for the Christmas holidays from 21st December 2006 - 4th January 2007.



We would like to take this opportunity to wish everyone a Merry Christmas and Happy New Year.

We hope that the New Year brings a New Exciting Programme, so watch this space.....



Dalmarnock Learning Centre

John Wheatley College continues to support the Learning Centre based in the Dalmarnock Youth Projects building at 427 Baltic Street. At present the college is providing tutoring support for two computing classes:

Tuesday 6.30 - 8.30pm

Thursday 2.00 - 4.00pm

If anyone is interested in attending these courses, or has suggestions for new courses, please contact Tracey Boyle at this office.

Maintenance

Satellite Upgrade

We are pleased to advise that the current satellite system at 4 & 10 Bellgrove Street, Gallowgate and 25 Sword Street has recently been upgraded. This has equipped the properties with the technology required for the planned switch to digital. Any remaining properties managed by the Association requiring upgrading will be completed prior to the switch to digital in 2008.

Window Replacement Programme

The window replacement programme is well under way which has seen 15 properties in Dalmarnock and 3 properties in Finnart benefit from new windows in recent months. Work is planned to replace windows in a further 31 properties in Dalmarnock and 5 in Finnart in the next financial year.

Medical Adaptations

It is anticipated that by the end of this financial year the Association will have spent £25,000 carrying out Medical Adaptations required by our residents. If you or someone you know would benefit from an adaptation to their property on medical grounds then you should contact the Occupational Therapy Dept (based in your local Social Work office) in the first instance as an assessment is always required prior to any adaptation being agreed.

Stair Cleaning

How happy are you with the stair cleaning service we provide? We are interested to hear your views and if you would like to comment there are a number of ways you can do this.

1. By telephoning the office during working hours and speaking to either the Maintenance Officer or the Housing Services Officer for your area
2. By post
3. By email to repairs@molendinar.org.uk

Please get in touch as your views are important to us and will enable us to continue to provide a quality service.

Repairs Reporting

There are three methods of reporting repairs to the Association:

1. By telephone
2. By calling into the office
3. By e-mail - repairs@molendinar.org.uk



Home Contents Insurance

The Association operates an exclusive service to tenants and owner-occupiers in conjunction with the SFHA Diamond Insurance Scheme.

The benefits of the SFHA Diamond Home Contents Insurance Scheme are:

- Affordable premiums
- Flexibility – in order to make it easy and accessible tenants are able to pay their premiums monthly by cash at any post office as well as the usual monthly direct debit or annual methods
- Lower minimum sums insured. SFHA Diamond offers a minimum sum insured as low as £6000 for residents aged over 60
- No excess – unlike standard insurance offerings SFHA Diamond does not ask tenants to pay the first part of any claim
- All postcodes included – there are three separate rating areas based on a residents postcode reflecting a fairer approach

For more details of the scheme and an application form contact Jayne Lundie on 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 £50.00. There is an excess of £250 for each claim. For more information please contact either Jayne Lundie or Isobel Clarke on 564 5256.

Membership of Local Management Association

Join the Association

May we take the opportunity to highlight the importance of keeping involved in your local area. Only by supporting your local area will you achieve any kind of change. We need the continued help and support of local people to enable us to achieve our aims and objectives.

To facilitate this 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. Local Management Committee meetings are held once every three months and the meetings last for approximately 2 hours.

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

Useful Telephone Numbers

Molendinar Park Housing Association	0141 564 5256
Molendinar Park Housing Association Emergency Number e-mail address (repairs):	07946 434040 repairs@molendinar.org.uk
James Frew Limited (Gas Servicing)	01294 468113
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 - Friday 9.00 am - 2.00 pm