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Molendinar Park

housing association



The Market Hotel

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CHRISTMAS CLOSURE

This year the office will close on Wednesday 22nd December 2004 and re-open on Thursday 6th January 2005.

In the event of an emergency during this period please phone these emergency numbers:

Central heating and hot water breakdowns contact James Frew Ltd on 01294 468 113

Any other emergencies contact our emergency number on 079 4643 4040



LOCAL MANAGEMENT AREA NEWS

BELMGROVE

DEVELOPMENT UPDATE

There has been some progress over the past month. The two issues which were holding the project back were the acquisition of the derelict tenement on the Gallowgate from Glasgow City Council and the refusal of Scottish Water to connect the development to the sewer system unless we paid for improvements to the system.

The tenement acquisition is now progressing as the City Council has finally agreed, at the Property Sub-Committee on the 20th October, to transfer the building to us as no cost.

A meeting was held on the 25th October with Scottish Water who are now saying that they think there will be sufficient capacity in the sewer system to accommodate our project.

After revising the scheme by rerouting the car park entrance and introducing six additional flats the costs appear to be feasible. Detailed negotiations can now take place with the Contractor. Revised cost plan submissions have been made to the City Council and we are waiting for formal Scheme Agreements to be issued.

DRAKEMIRE

The annual Christmas Lunch for Drakemire residents this year will be held on Thursday 16th December 2004 in the common room. We hope you will be able to come along and enjoy it, as the last few years have been a great success.

John McElhinney, the Warden, is currently undertaking a First Aid Course with St Andrews Ambulance Association. I am sure you will join us in wishing him well.

FINNART

Tenders have now been received in respect of the major repair work required to repair the mono blocking and trees in the area. It is anticipated that work will commence prior to Christmas. We will keep you informed of start dates and progress.

Once again the Association is appealing for new members to join the Local Management Committee, as it is important that local residents have an input on decisions made that affect your area. Meetings are held quarterly and usually last about an hour. If you are interested please contact Julie Smillie or Jayne Lundie on 0141 564 5256.

DALMARNOCK

The Local Management Committee continues to work hard to represent the views and aspirations of the Dalmarnock area. New members are sought and if you are interested in joining the Committee please contact Tracey Boyle at the office.

The Association is actively supporting community projects in the Dalmarnock area and is working hard to sustain and support the important work undertaken by these groups.

- The Dalmarnock Youth Project currently based at 14 Millerfield Road will be re-locating to Baltic Street as their current property is scheduled for demolition. The Association is working with this project to create a fit for purpose base which is actively led by the young people who utilise this facility.
- The Dalmarnock Project is working hard to develop a new purpose built Community Centre to replace the Dalmarnock Centre. The project has recently secured funding from Help The Aged to employ a Development Officer to take this project forward.

Both of these projects are urgently in need of Committee Members to support their work if anyone is interested Tracey Boyle can pass on your details to the relevant person.

The East End Healthy Living Centre is scheduled to open in the New Year. This centre is at 183 Crownpoint Road. A community transport facility will be available to take groups from areas such as Dalmarnock. Facilities on offer include complementary therapies, a fully equipped gym, crèche and learning opportunities. These activities will be offered at a very reasonable charge. If anyone is interested the Centre can be contacted on **0141 554 9804**.

The Sheltered Housing Complex continues to be popular and the monthly surgery is very well attended, partly due to the excellent sandwiches provided by Janette the warden (the salmon ones are a particular favourite)!! Recent visitors include a presentation by the Healthy Living Centre and the Community Police who gave a talk on bogus callers and safety.

DALMARNOCK YOUTH PROJECT

Providing services, activities & opportunities for young people 9-24 years old.

Weekly Drop-in Programme: (Free entry all welcome)

Monday Drop-in: 9-12 year olds: 7pm – 8:30pm

Tuesday Drop-in: 12-14 year olds: 7pm-9: 30pm

Thursday Drop-in: 14 + years old: 7pm-9: 30pm

DYP Groupwork Activities:

DYP Young Woman's Group 13-17 year olds meets every Wednesday 6pm –8pm

Young People's Focus Group: Giving the young people of Dalmarnock a voice in issues that affect them: Meets on Wednesdays 8pm –10pm.

" That Mad Thing" Community Training Programme for young people:

An opportunity to learn new skills, take part in outdoor education and residentials and contribute to your own community. Programmes will begin in November 2004 and are open to all young people 10 –16 years old.

DYP Streetwork:

Youth workers from the DYP are often out and about on the streets of Dalmarnock, they are there to listen to all young people and help them with any issues or ideas they might have.

To get in touch with the DYP or to find out more about the Youth Project please pop into the Project at: 14 Millerfield Road, Dalmarnock or Telephone: 0141 550 1997

E Mail: dalyouthproject@hotmail.com

or visit our website at: www.geocities.com/dalmarnockyouthproject

THE DALMARNOCK PROJECT

Since the last newsletter, the Project has generated a few successes.

Firstly, in partnership with the Dalmarnock Centre, Help the Aged and East End Partnerships Social Economy Team, a Key Fund application to the Social Inclusion Partnership generated over £17,000 towards funding a seconded Development Worker's post.

This worker, in collaboration with other Project Partners, will attempt to secure funding for a full-time Development and Regeneration Officer who will be responsible, during their 3-year tenure, for securing the funds required to build a new Regeneration and Community facility in Dalmarnock.

The Project Steering group, (which is made up of 7 local residents along with 13 local service providers), now has a Board of Directors and become a Company Limited by Guarantee with Charitable Status, recognised in Scotland. These are significant changes for the group. Firstly, by becoming a Director of the Company, it will ensure that any person would only be individually responsible for £1 of any debts at the closure of the Project.

Although perhaps a negative thought, it is a positive step as it is an issue which prevents community participation in groups in Dalmarnock.

Charitable Status creates the opportunity to seek funding from many National and Local Trusts and Charities who will only provide funding to recognised Charities. The complete success of the project will be dependant on securing both capital and revenue funding from these organisations. Any amount secured (however large or small) will help towards the realisation of this much needed facility in Dalmarnock and contribute greatly to the Regeneration of the neighbourhood.

For any further information, contact Robert Forrester at the Project office in the Dalmarnock Centre or by telephoning **0141 556 4776**.

MAINTENANCE

ANNUAL SMOKE AND FAN SERVICING

The Association's annual smoke and fan servicing has commenced. Where possible please give access at your allocated time slot, if this is not suitable please contact the Maintenance department on 0141 564 5256 (option 1) for an alternative time.

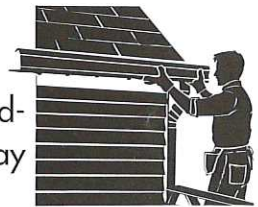
ANNUAL GAS SERVICING



James Frew Ltd are nearing completion with this years gas servicing programme and we would like ask tenants to make sure they arrange to give access to have this essential work carried out. If you have already had this work carried out we would like to thank you for your co-operation in this matter.

GUTTER CLEANING

The Association has instructed AW Property Maintenance to carry out this year's Gutter cleaning programme, the work is due to commence Mid-November, weather permitting. Unfortunately we are not able to give an exact day and time.



COLD WEATHER



Winter is upon us again and the Association would like to ask all residents to ensure they take appropriate measures to heat their properties if they are going away over the holiday period to safeguard against burst pipes. In addition leaving contact details with a neighbour or the Association to insure you can be contacted should there be a need.

HOME CONTENTS INSURANCE

As winter once again approaches, may we take this opportunity to remind you of the importance of insuring your contents against loss or damage from events such as burst pipes or storm damage. The Association is not responsible for replacing damaged contents. The Association participates in the SFHA Diamond Insurance Scheme which offers tenants and owner occupiers the opportunity to insure the contents of their homes at a low cost. The premium can be paid by monthly instalments by swipe card at any post office or by Direct Debit. For more details of the scheme and an application form: Contact Jayne Lundie: **0141-564 5256**. Alternatively you can phone SFHA Diamond Insurance Hotline on **0845 601 6006**.

PROPERTY MANAGEMENT SERVICES FOR OWNER OCCUPIERS

Common Buildings Insurance

All owner-occupiers are obliged to have building insurance for their properties.

The Association operates a Common Buildings Insurance Policy for owner-occupiers. The annual cost is £50.00 per annum with an excess of £250 for each claim.

In some cases, you can choose to provide your own building insurance cover. If you do provide your own cover, you are required to show proof on an annual basis to the Association.

For more information please contact either Jayne Lundie or Isobel Clark on **0141 564 5256**.

Standing Orders

Many owners are now paying their common charges by standing order. Paying by this method allows you to spread the costs and is easy and convenient. If you are interested in paying by this method or would like more information, please contact Isobel Clark on **0141 564 5256**.

EAST END HEALTHY LIVING CENTRE

183 Crownpoint Road, Glasgow G40 2AL • 0141 554 9804
www.eehlc.org.uk • email: info@eehlc.org.uk

This is a community led facility which lies in the heart of the east end.

Facilities include:

- **Complementary therapies** • **Healthy east café** • **Computer suite** • **Gym**
- **Creche** • **Sports** • **Arts** • **Training**

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

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OFFICE OPENING HOURS

By Telephone: Monday – Thursday 9.00am – 5.00pm
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

USEFUL TELEPHONE NUMBERS

Molendinar Park Housing Association	0141 564 5256
Molendinar Park Housing Association Emergency Number	07946 434040
James Frew Limited (Gas Servicing)	01294 468 113 (24hrs)
Cleansing/Bulk Lift/Disposal of Fridges	0141 287 9700
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