



# Molendinar Park

*housing association*



New Development - Melbourne Street  
Due for completion Summer 2008

*Summer Newsletter 2007*

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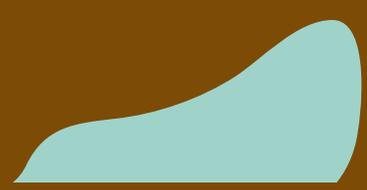
## New Chair for Molendinar

Michael MacAulay has stepped down from the Chair of Molendinar Park Housing Association due to personal circumstances (off to start a new life in Greece - growing olives!) At the Management Committee meeting on Tuesday 19th June 2007 Andy Scott was elected as Chairperson.



Andy is the Chairperson of the Bellgrove Local Management Association and had also been the Vice Chair of the Management Committee since 2004. Karen Dolan continues in her role as Secretary of the Association and Luci Ransome has been elected Vice Chair.

# Development Update



## New development Starts at Melbourne Street

Construction began on the 23rd April 2007 on the Association's latest development. It is being built by CCG and is due to complete in phases between May and August 2008.

In total there will be 93 flats and the total cost of the project will be just over £11,000,000. Funding for the development comes from:

Glasgow City Council	- £5,966,359 (53.75%)
Sales	- £2,855,300 (25.72%)
Dunfermline Building Society Loan	- £2,114,307 (19.05%)
Historic Scotland (awaiting confirmation)	- £ 84,431 ( 0.76%)
Molendinar Park HA	- £ 79,916 ( 0.72%)

The rented housing will consist of 42 flats in buildings designed by Richard Murphy Architects; Elder and Cannon; and JM Architects. 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. 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 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 between 60% and 80% 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. If you so wish you may subsequently buy the remainder of the property. 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. There is already huge demand for the flats being sold. 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.

## Right to Repair

Under the Housing (Scotland) Act 2001, tenants have the right to have small urgent repairs carried out by the Association within a given timescale. This is called the Right to Repair Scheme.

What Repairs come under the Right to Repair Scheme?

The scheme covers certain repairs up to the value of £350 and they include:

- Unsafe power or lighting sockets or electrical fittings
- Loss or part loss of electric power
- Loss or part loss of gas supply
- A blocked flue to an open fire or boiler
- External windows, doors or locks which are not secure
- Loss or part loss of space or water heating if no alternative heating is available
- Toilets which do not flush (if there is no other toilet in the house)
- Blocked or leaking foul drains, soil stacks or toilet pans (if there is no other toilet in the house)
- A blocked sink, bath or basin
- Loss or part loss of water supply
- Significant leaking or flooding from a water or heating pipe, tank or cistern
- Unsafe rotten timber flooring or stair treads
- Unsafe access to a path or step
- Loose or detached banisters or handrails
- A broken mechanical extractor fan in a kitchen or bathroom which has no external window or door

## Repair Times

Repair times depend on the type of repair. These times are set by law and not by the Association.

**PLEASE NOTE THAT THESE REPAIR TIMES ARE IN ALL CASES LONGER, AND IN SOME CASES MUCH LONGER, THAN THE ASSOCIATION'S REPAIR TIMES.**

Sometimes there may be circumstances that the Association or the contractor has no control over that makes it impossible to carry out the repair within the maximum time (for example, severe weather).

In these circumstances, the Association may need to make temporary arrangements and to extend the maximum time. If this happens, we will let you know.

If the repair is not started within the qualifying time, you can tell another contractor from the Association's list to carry out the repair. You cannot use a contractor who is not on the Association's list. The other contractor will tell the Association that you have asked them to carry out the repair.

If the contractor cannot gain access into your home at the time you have agreed with the Association, your right to repair will be cancelled. You will then have to re-apply and start the process again.

## Who pays for the repair?

The Association pays for the repair. If you have told another contractor to carry out the repair, the contractor should send the bill direct to the Association.

Full details of the Right to Repair Scheme can be obtained from the Association on request.

## Window Replacement Programme

The Association has extended its window replacement programme this year with 32 four-in-a-block properties in Dalmarnock, 5 properties in Finnart and one property in Drakemire Avenue all benefiting from double glazing.

# Maintenance

## Gutter Cleaning

The annual gutter cleaning exercise will be carried out this year by AW Property Maintenance. Work is due to commence Mid October and carry on through to Mid November, weather permitting. Unfortunately we are not able to give an exact time. Any owners wishing to participate in the exercise please contact the Maintenance Department for a quotation **0141 564 5256** (Option 1). Owners who live in a four-in-a-block type property where the Association have an interest in the block will be notified as usual before the work is due to commence.

## Gas Servicing

The Association has a statutory obligation to carry out an annual gas safety check in all of its properties. Thankfully the vast majority of people co-operate but unfortunately a small number of tenants, for whatever reason, persistently refuse to contact us. This despite numerous cards, home visits and recorded delivery letters being sent.

Remember a faulty gas appliance in your home would not only pose a danger to yourself but potentially everyone in your close or surrounding area.

## Gas Maintenance Plan

The Association strongly recommends that all owners 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 contractor used by the Association is GasSure by James Frew although other plans are readily available.

Sharing owners who have their own gas plan should hand a copy of the gas safety certificate into the office to receive their refund at the start of 2008.

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or visit us online at [www. GasSure.com](http://www.GasSure.com)

## Medical Adaptations

**The Association has installed four level access showers, one over bath shower and one set of handrails within its stock this year at a cost of £17,309.27. Currently the Association has eight people on the waiting list for adaptations. Any tenant can apply for an adaptation to their home, to help themselves or a member of their household. There is no age limit, but there must be a recognised need for the adaptation. For major adaptations, this will need to be supported by an Occupational Therapist's report. Where major alterations are needed, changing the structure or design of the building, the best solution may be to find suitable alternative accommodation. Contact your local Housing Services Officer for further details.**

## **Bellgrove**

Some residents have raised concerns regarding disturbances being caused on match days by the number of supporters in and around the area. It is the Association's intention to write to both Celtic Football Club and the Divisional Commander of Strathclyde Police at London Road to highlight our concerns. If you have any comments you would like included in this letter please, contact Julie Smillie.

The Summer Holidays are upon us again and although we wish all the kids in the area a happy and safe summer break we would urge parent/carers to ensure that children are aware of the need for good behaviour and consideration for other residents in the area.

## **Finnart**

Issues with parking have been raised with the Association again. There is no allocated parking within the area and is on a strictly first come, first served basis. The Association has recently erected Residents Only Parking signs in a bid to prevent non residents parking in the area. We are aware that parking is an ongoing issue and cause for tension in the area however we would ask that residents show consideration to neighbours when parking.

## **Drakemire**

Residents will be well aware that Olivia has now moved into the complex and will be pleased to know she has settled very well and is enjoying her new home. Her hours of work are 8am – 4pm Monday to Friday with calls being responded to by Careline at all other times.

Could I remind all residents to make Olivia aware of any changes to their emergency contact details for example if your family move or if they change their telephone/mobile number.

This information is invaluable and we also have to pass this information to Careline.

Olivia would like to remind all residents that there is a social night held in the common room on the last Saturday of every month. All residents are most welcome and she looks forward to seeing you there.

## **Dalmarnock**

### **A.G.M.**

The Dalmarnock Local Management Association Annual General Meeting was held on Monday 18th June 2007 in the Dalmarnock Community Centre. The AGM was well attended and received.

### **Rewards Scheme**

The Rewards Scheme in Dalmarnock has now entered its second year and again the majority of the tenants in Dalmarnock received some sort of reward with many receiving the full £50. The cheques for those eligible to receive a reward have been processed and distributed.

You must, however, be a tenant at the end of the year to receive your payment - so if you move away before the end of the year, or buy your house, you will not receive a payment. Similarly new tenants only qualify for each full quarter they have been a tenant. For example, if someone takes up a tenancy in May they will not be eligible for a payment in respect of the quarter April to June.

## 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 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. 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.

## Gasgow Credit Union

If you live in the East-End of the City you can join BCD Credit- Union which provides financial and insurance services.



Alternatively, GLASGOW CREDIT UNION offers the undernoted services:

Anyone who lives or works in Glasgow and the G postcode area can now join the most successful Credit Union in the UK - Glasgow Credit Union! Membership of Glasgow Credit Union is FREE and gives you access to:

An easy, rewarding way to SAVE.

Saving even a little amount on a regular basis is a great habit to get into and Glasgow Credit Union pays an annual dividend on all savings to reward you.

LOANS at low rates of interest.

All Glasgow Credit Union loans are great value as they don't charge set up fees or early repayment costs. It's easy to apply too, as you can apply after you've made your first payment into your savings account. Unsecured loans are available from £100 up to £20,000.

A CURRENT ACCOUNT that's anything but basic.

A Glasgow Credit Union current account comes with all the benefits you would expect: an ATM or Debit card; access to funds from over 30,000 LINK cash machines around the UK; the facility

to set up Direct Debits or standing orders; the ability to pay for goods and services at outlets displaying the VISA Debit sign; the facility to have wages and benefits paid directly etc. It also comes with the added benefit of having Credit Union staff monitoring your account to help you avoid receiving un-necessary charges.

A CHRISTMAS SAVINGS CLUB to help you make next Christmas the best ever.

All savings in the Christmas Savings Club earn a competitive dividend and are regulated by the Financial Services Authority and protected by the Financial Services Compensation Scheme.

Plus there are many more services such as fixed and variable rate mortgages, junior accounts, insurance products and on-line account access.

Joining Glasgow Credit Union is easy – just phone 0141 274 9933 for an application form or download one from the web site, [www.glasgowcu.com](http://www.glasgowcu.com)

### POLICY REVIEW

The Association is currently reviewing the following policies:

- Maintenance and Improvement Policy
- Rent Policy
- Sheltered Housing Policy

These policies are available to read in the office and residents views are welcomed and will be taken into consideration before the policies are presented to Committee for approval.

# Useful Numbers

Molendinar Park Housing Association	0141 564 5256
Molendinar Park Housing Association Emergency Number	07946 434040
e-mail address (repairs):	repairs@molendinar.org.uk
James Frew Limited (Gas Servicing & Repairs)	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	0800 27 27 111
Stair Lighting	0800 595 595
Transco (Gas Leaks)	0800 111 999
Scottish Water	0808 100 5333

## 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.

## 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**



I hereby apply for membership of:

Bellgrove

Dalmarnock

Drakemire

Finnart

Local Management Association and enclose £1 for one share

Signed.....

Print Full Name .....

Address.....