



April 1999

"A Community with Commitment"

News



IMPORTANT CHANGES IN THE RIGHT TO BUY

The Co-operative has received information on changes made to the Right To Buy and the Preserved Right To Buy, by the Scottish Office.

The main changes that may affect you, if you wish to buy your home, are the changes in the Cost Floor Rule, i.e. the extension of the cost floor period from 5 to 10 years with effect from the 1st April 1999,

subject to approval from Parliament.

The cost floor rule currently limits the amount of discount which can be obtained. In the past, where the landlord has invested more than £5000 in the house in the preceding 5 financial years, the rule prevented the price falling below the actual level of investment: the Cost Floor.

This 5 year period has now changed to 10 years, and therefore may affect the amount of discount you may be eligible for.

The Co-operative is still awaiting further clarification on the full implications of this change. If you want to know more about how this affects your rights please contact the office.

RENT INCREASE

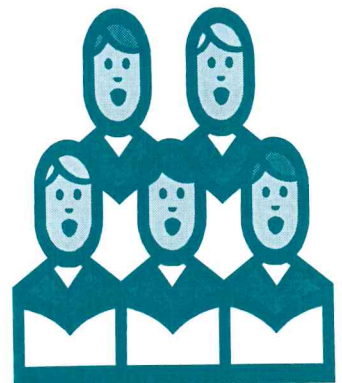
Don't forget that your rent was increased as of the 28th March. If you are unsure about how much you have to pay contact the office for advice.

If you are on Housing Benefit you do not have to contact the Housing Benefit office. The Co-operative will do that for you.

BARLANARK PRIMARY - COMPETITION WINNERS!

Congratulations go to Ashley Humphries and Graham Izzet of Barlanark Primary School, whose winning building designs were displayed on the Special Year of Architecture Bus. Ashley and Graham also received a presentation from the Lord Provost, Pat Lally.

Congratulations also to the school choir, who came 2nd in the Glasgow East Music Competition and 4th in the Glasgow Music Festival. They are in the process of putting a tape together, which will be available for sale at the end of May.



LEGAL SERVICES AGENCY

Legal Services Agency is a charity and a law centre. It aims to tackle all forms of unmet legal need. This includes (but is not restricted to!) the following:

- * all forms of housing law; defended evictions, homelessness, disrepair, claims for compensation, tenancy disputes, short assured tenancies, assured tenancies, estate transfer, family rights, hostel dwellers, to name but a few.

- * criminal injuries compensation.

- * dementia: curatories, power of attorney, housing, community care and all related matters.

- * social work.

How to get help from Legal Services Agency in the West Coast of Scotland

- * Telephone 0141 353 3354 for an appointment with a lawyer at LSA's Glasgow office, Fleming House, Renfrew Street.

- * Call in to the FREE drop-in surgery at Fleming Housing, Glasgow most Wednesdays between 1.30pm and 4.00pm.

- * Telephone for general advice most Wednesday or Thursday mornings between 11.00am and 1.00pm on 0141 353 3354.

- * Telephone for advice on mental health, dementia or

community care matters Tuesday mornings between 11.00am and 1.00pm on 0141 353 3354.

Remember initial advice on all matters is free. LSA is also often able to provide free or economical representation particularly in "sections" and procedural matters related to defended evictions.

Legal Services Agency reserves the right to cancel or postpone appointments, surgeries or advice lines by reason of illness, court or other commitments or holidays.

If LSA solicitors cannot help, they will always try to "make a referral" to an appropriate source of assistance.

COMPLAINTS PROCEDURE

The Co-operative has a complaints procedure in place which can be accessed by any member who has an appeal or grievance about the Co-operative.

Copies of the policy, which tell you how to go about making your complaint are available from the office on request.

GENERAL MEETINGS

As reported at the last meeting, we have been unable to organise any General meetings due to the uncertainty of the redevelopment of the Activities Centre.

Copies of the minutes of the last meeting are available in the office.

MAIL DELIVERY SERVICE

Are you happy with the service this area gets from the Royal Mail? A lot of tenants are unhappy about the time at which they receive their mail i.e. how late it is. If a lot of tenants are unsatisfied the Co-operative will

approach Royal Mail to ask them to improve the service in this area. If you have any problems, or other issues you want to be raised, please contact Patricia at the office to let her know, or drop her a note.

If any member has any issues they would like to discuss, or want more information on anything, they should contact the office where a member of staff should be available to help them.



JOHN WHEATLEY COLLEGE, IN CONJUNCTION WITH STRATHCLYDE POLICE:

RETAIL AND LEISURE SECURITY CCTV COURSE

Are you unemployed at present?

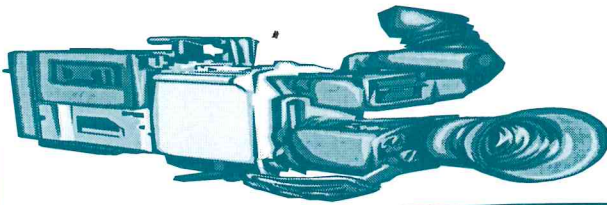
Are you looking for a new career?

**Why not enrol on this new and exciting
CCTV course now!!!**

Study up to 16 hours per week.
(your benefits will not normally be affected)

As part of the course you will receive:

- * Training in all aspects of CCTV
- * Travel and Meals Allowance
- * Child Care Costs if applicable
- * Training Allowance if eligible



UNITS COVERED WILL INCLUDE:

- * Operate Installed CCTV Monitoring Equipment
- * Contribute to Health and Safety in the Workplace
- * Maintain a CCTV Video Tape Library and Preserve Taped Evidence
- * Deal with Emergencies

Successful completion of this course will lead to the award of an SVQ at Level II in Retail and Leisure Security.

PLACES ARE LIMITED!

Ring the Admissions Hotline now on:
0141 781 1526/1536

BARLANARK RECREATION GROUND

Apologies to anyone who did not receive notice that the Barlanark Recreation Ground meeting had been changed from Wednesday 24 March to Tuesday 23 March.

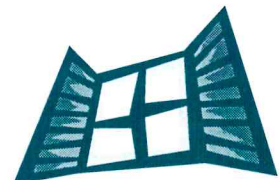
Unfortunately, this was due to circumstances outwith the Co-operative's control and we did attempt to notify all those who would be affected.

The next Barlanark Recreation Ground meeting will take place on Tuesday 4 May 1999 at 2.00 pm in GECVO's offices at the former library, 80 Barlanark Road.

WINDOW REPLACEMENT CONTRACT CALVAY CRESCENT

A new tender has been received for the above contract. It is currently being assessed by the Quantity Surveyors appointed by the Co-operative.

We hope that we will be able to progress this issue as soon as possible. Once again, we apologise for the delay on this contract and hope it hasn't caused anyone any inconvenience.



CARBON MONOXIDE - BE AWARE OF THE DANGERS!

Carbon Monoxide is highly poisonous and can be lethal. Such poisoning can happen if a gas appliance in your home is faulty. It is for this reason that the Co-operative services your gas central heating system every year.

Although it is unlikely that any of your gas appliances will produce carbon monoxide, it is important that you know what to look for.

What To Look For:

When you use a gas appliance check the following;

* Is the gas flame yellow or

orange instead of the normal blue?

* Are there stains or soot on or around the appliance?

* Is there a strange smell when the appliance is working?

* Do you feel drowsy or headachy when the appliance is in use?

* Symptoms of carbon monoxide poisoning include drowsiness, headaches, chest pains, sudden giddiness when standing, sickness, diarrhoea and stomach pains.

* In the unlikely event that you

detect Carbon Monoxide, turn off the appliance immediately and call the Gas Emergency Service Line FREE on 0800 111 999 24 hours a day, 365 days a year. Please contact the office to advise you have done this.

* NEVER attempt to 'Do It Yourself' when it comes to gas. It is dangerous and it is illegal.

NB: If you missed the contractor when he called to service your system, please contact Tracy Johnston at the office to arrange a suitable appointment for access. 48 hours' notice is required.

BARLANARK PARK SAFETY WARNING



Due to ongoing work and the recent wet weather conditions, certain areas of the park have become swamp like and dangerous. Please stay clear of the Park until all work has been completed. The site is **DANGEROUS** and could cause harm to children playing in or around it at this time. The fencing surrounding the Park serves a purpose - it is for safety and security, not for playing on. **BE AWARE & TAKE CARE.**

Scott Brennan has now taken up post as Estate Caretaker. Many of you will probably have seen him out and about in the last few days. Those of you who haven't met him will no doubt get to meet him soon.

One of Scott's first duties will be to tackle the graffiti in the area. Hopefully you will all see a big difference in the area once Scott gets the right supplies for this.

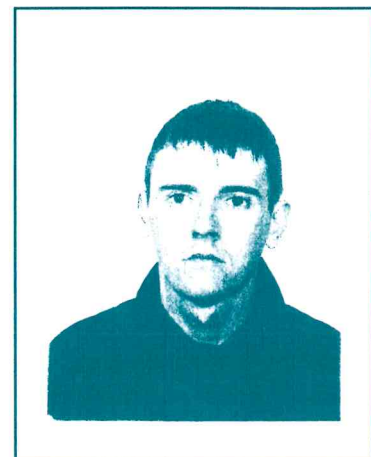
His duties also include:

delittering the play areas, checking security and void staircleaning.

We could all make Scott's job easier by keeping a closer eye on the area i.e. for vandals etc. If you see any problems in the area please let the office know as soon as possible as Scott may be able to deal with it there and then.

We hope that you will all make Scott welcome in Calvay and that he enjoys working here.

ESTATE CARETAKER



*Scott Brennan
Calvay's Estate Caretaker*