



February 2001

"A Community with Commitment"

News

RENT INCREASE - 4.1%

At its meeting in January the Management Committee reviewed a detailed Budget for the next four years. After considering the financial forecasts, and the issue of affordability, they agreed a Rent Increase of 4.1%, being 1% over the current headline rate of inflation of 3.1%.

The Budget was set to include the funds required to carry out Major Repairs over the four year period as recommended in our recent Stock Condition Survey. This includes such items as kitchen replacements in our original Improvement Schemes. The exact detail and timing of these Major Repairs are still under review, but the general pattern is agreed. The

approved increase is required to ensure that sufficient funding is in place for these Major Repairs and to continue to provide a high level of service to tenants.

The Co-operative's level of Reserves and available Cash is under continual review and remains adequate for future business.

The increase of 4.1% will apply to all Rents, Management Fees and Service Charges.

Tenants on Secured Tenancies will continue to have their rents set by the Rent Officer.

BARLANARK ROAD EXTENSION UPDATE

Good progress is now being made on the demolition contract for the Bressay and Barlanark Road blocks of vacant properties. Despite some early teething problems to do with the disconnection of gas and electricity supplies, the contractor is confident that the contract will be complete by mid to late February.

It is hoped that Scottish Homes will then allow the Co-operative to purchase the land before the end of March. Keep watching the Newsletter for further news!!



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SCOTTISH POWER FRIDGESAVERS

Do you have an old and inefficient fridge or fridge-freezer?

If you are in receipt of a state benefit, or if you receive a state pension as your only pension, you may be able to exchange your old appliance for a new and efficient one.

A replacement fridge will cost you £25.00 and will save up to £30.00 off your electricity bill each year. If you have a fridge-freezer, you can either exchange it for a new one for £50.00, or get a fridge for £25.00. The new fridge-freezer will save up to £55.00 a year on

your electricity bill. Scottish Power pay the remainder of the cost of the appliance for you.

If you are interested then please call or write to:-

Fridgesavers (Scottish Power)

FREEPOST

EH 2357

Edinburgh

EH6 0JP

Tel No: 0131 - 554 - 2532



MILLENNIUM MUM'S - IT'S FREE!

**Invitation to you
welcome to MILLENNIUM MOTHERS
- a new beginning**

Millennium Mothers is an informal group which has been set up for mums with children under school age to enjoy sports activities, relaxation, art and swimming together as a group. The aim of the group is to bring parents together in friendship and support.

The group will meet on Thursdays from 1.00 pm to 2.45 pm at the Community Health Shop, Hallhill Road, Barlanark. For more information, please contact Sheila Dorrens at Barlanark Family Learning Centre, 125 Barlanark Road or telephone 0141 773 1787.



STAFF CHANGES



The Co-operative has recently appointed a Development Agent to assist with the current development workload, mainly the Streetscape and Barlanark Road Extension projects. We are pleased to welcome Janice Rippon from the Greater Easterhouse Development Consortium, who will be carrying out this work on a part-time basis until May.

Rafina Naroo, who was with the Co-operative on a placement

from PATH Scotland, has completed her sessions with us and has gone back to Scottish Homes in Edinburgh to end her training. We all wish Rafina well in the future and Committee and Staff convey their thanks for the great work she did while she was with us.

On a positive note, Stuart Hodge returns to the Co-operative on 5 February to complete his student placement.

ESTATE MANAGEMENT UPDATE

VANDALISM

Again, in recent weeks vandalism has been prevalent in the area. Close doors have been kicked in, closes have been splattered with graffiti, and even the sign for the Robert Bennie Centre has been damaged.

The Co-operative Committee and Staff are doing their bit to combat these problems by involving the local Councillor, Jim Coleman, to get increased Police resources into the Co-operative area. As a result a monthly liaison meeting involving Committee, Staff, Police and Councillor Coleman has been set up to monitor and tackle the problems being experienced by residents in the area.

However, you have an important part to play as well in resolving this problem. If you see anything untoward happening, 'phone the Police right away. The number is 532 4350.

ATTENTION: DOG OWNERS

Another problem being experienced by Co-operative residents is dog dirt. Irresponsible dog owners are allowing their dogs to do their "business" on pavements, play areas and pathways.

Apart from being unsightly and unhygienic, the mess is a major health hazard to children. So,

for the childrens' sake at least, please act responsibly when you are walking your dog.

FOOTBALL

Complaints are also being received about youths playing football in the street (particularly Calvay Road) in the late evening/early morning, preventing residents from being able to get to sleep or to watch television in peace.

This behaviour is totally unacceptable and the Co-operative will work closely with the Police to put a stop to this problem.

MAINTENANCE UPDATE

LANDSCAPE MAINTENANCE

As from Monday 15 January 2001, Land Engineering will be carrying out fortnightly visits for litter uplift.

I would ask for your co-operation in ensuring that all rubbish is put into bins and not left strewn in the common areas.



PAINTERWORK CONTRACT

Approximately 6 flat entrance doors are still outstanding from the original contract last year. It is imperative that this contract comes to a close.

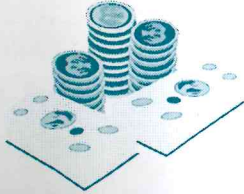
If you are still waiting on this to be carried out then please contact Bill Cairns or Tracy Johnston at the Co-operative office.

DONATION TO THE ROBERT BENNIE TRUST

Thanks go to Mr Singh at the Calvay shops for the cheque he recently presented to the Robert Bennie Trust. Mr Singh raised £217.00 in raffle money and kindly made the cheque up to £300.00 from his own pocket.

There were 5 prizes in total and the winners were:-

Prize	Winner	Ticket No.
1st	Mrs Devlin	497
2nd	J Allingham	391
3rd	G Daly	306
4th	Liz McIntyre	441
5th	A Bennie	20



Due to such high commitment to the Trust, the funds are continually building up and everyone involved with the Trust is grateful to all fundraisers and contributors.

WHAT'S HAPPENING AT THE ROBERT BENNIE CENTRE?

VALENTINE'S DANCE

Calling all lovers, young and old!

A Valentine's Dance is being held on Friday 16 February, between 8.00 pm and 1.00 am, in the Robert Bennie Centre.

Tickets are £2.00 and are available from the Centre. BYOB.

THANK YOU!

The Management Committee would like to thank those tenants who attended the Christmas Party on 22 December, and hope everyone enjoyed the night as much as they did.

COME AND GET FIT!

Aerobics classes have now started in the Robert Bennie Centre, on Thursday evenings between 7.00 pm and 8.00 pm. Entry fee to the aerobics class has still to be confirmed.

Please contact the Centre for more details.



CONTACT NUMBER FOR EMERGENCY REPAIRS:
0141 552 8647