

CALVAY  
CO-OP

MAY 1995

# Newsletter

## PARTY TIME

## 10 YEARS OF SUCCESS

Calvay celebrates its 10th Anniversary this year. 10 years of quality affordable housing and 10 years of establishing Calvay as a leading player in the voluntary housing movement.

Remember its **YOU** as Tenants and Members who have made the Co-operative successful.

Over the years many residents have volunteered to become active members of the Management Committee. All have contributed enormously to Barlanark's ongoing improvement.

A series of events are currently being finalised to celebrate this monumental achievement. Watch this space for details.

### BURNETT ROAD & BARLANARK PLACE

GOOD NEWS- The Co-operative has just embarked on the Feasibility Study for Burnett Road and Barlanark Place.

The Feasibility Study will look at the development options for the area and will consider whether it will be best to height reduce and rehabilitate, demolish and new build or carry out a combination of both.

As part of the process, tenants will be consulted to find out what they think and the Architects will be visiting empty houses (and some tenants by prior appointment) to assess the condition of the houses at present.

The Co-operative has appointed Murray Design Group as Architects and Reid Associates as Quantity Surveyors so you should see some new faces wondering around the area.

In the near future, tenants in the area will be notified of public meetings. So, come along and let us know your views.

If you have any queries in the meantime, contact Mark Herrington at the Co-operative's Office or telephone 0141-771-7722.



## **GRAND OPENING IMPROVEMENT FOR SALE**

Calvay was delighted to welcome M.P. John McAllion the Labour M.P. for Dundee East on Monday 15th May 1995 to officially open the Improvement for Sale Flats in Burnett Road. John was highly impressed not only with the Flats for Sale but the general standard of the whole Co-operative.

Along with Committee Member, Frances McCall, M.B.E. he presented owner Mrs. McFadyen with a bouquet of flowers to mark the opening.

Mrs. McFadyen is the first owner to occupy the property which has been modernised to an exceptionally high standard.

If you are interested in low cost home ownership, why not come along to the show flat at 27 Burnett Road and have a look around. You will be amazed at what's on offer for the very competitive price of £29,950

- Full Gas Central Heating
- Fully Fitted Kitchen
- Carpetted throughout

**White Goods included - Cooker, Washing Machine, Fridge.**

**An unbelievable package at an unbelievable price.**

## **CAR PARKING COMPLAINTS**

A number of complaints have been received about where cars are being parked in Barlanark Crescent.

The car parking spaces are clearly defined and have been provided for residents and visitors use. We would be grateful if you would ensure that cars are parked in the designated parking spaces in a way so as to not cause an obstruction to other residents.

## **BARLANARK ROAD STREETSCAPE - THE ONGOING SAGA**

The Co-op has received a number of complaints about the illuminated signs on Barlanark Road/Crescent.

These signs were installed to meet with the requirements of the Roads Department and in accordance with the Roads Construction Consent and Street Lighting approval. The Co-operative MUST carry out the works as per the specifications contained in the approvals or the road will not be maintained by the Region.

On behalf of the Roads Department the Co-operative would like to confirm that the signs and roadway have been constructed in accordance with the Region's requirements, and apologise for the wrong information given to people who contacted them direct.

## **LITTER PROBLEM**

During a walkabout of the Calvay area, one major problem stands out above any other, that is "Litter".

A lot can be done to improve the surrounding area by clearing all litter from front garden areas. This will go a long way to enhance the overall look of the Calvay area.

The possible introduction of litter bins will be looked at in an attempt to tidy up streets and play areas throughout Calvay. So please if there is a litter bin "Chuck It In".

Also, taking a few minutes each day to remove rubbish from your garden will contribute to keeping the environment attractive.



## ESTATE MANAGEMENT

### CLOSES

Every tenant has now received their stair rota's clearly stating when individual tenants have to take their turns at sweeping and washing the stairs.

Housing Management staff will be increasing the frequency of inspections to identify who is not complying to their tenancy agreement.

Do you take your turn but your neighbour does not? Then let Gail or Kenny know and they will make sure everyone plays their part in keeping the close clean.

### GARDENS

Its that time of year again when grass is growing and flowers are blooming. Its time to dust down the lawnmower, clean the spade, put on the wellies and get cracking on the garden.

Regular inspections will be carried out to make sure gardens are kept tidy.

If you are elderly or disabled and unable to attend to your garden, the Co-operative can arrange for your grass to be cut. You may be required to provide medical evidence if you are disabled but you can discuss this with Gail or Kenny. Bear in mind the incentive for keeping a good garden, the garden competition at the end of July.

### **WARNING! SMOKE ALARMS AND POWER CARD METERS**

During the Christmas and New Year holidays a couple of incidents occurred when the smoke alarms went off in people's houses.

These houses were left unoccupied and the neighbours called out the Fire Service. The flat entrance doors were forced for access. The Fire Service have informed us that the reason the smoke alarms went off was because the power cards had run out.

The damage caused when the doors were forced was quite considerable and expensive to repair.

If you are going to be away from your home for any length of time please ensure you have enough monies left in your card.

### **SHARED OWNERSHIP**

**1 HOUSE AND 1 FLAT IN BARLANARK  
ROAD FOR SALE  
CONTACT MARK AT THE OFFICE**

## **ATTENTION ALL 16 17 AND 18 YEAR OLDS**

If you are unemployed why not become a Skillseeker? With a Skillseeker card you can buy training to help you get a job. Glasgow Skillseekers get a training allowance of £35.00 per week plus travelling expenses. There are training places available to suit everyone, from shop work, office and information technology to gardening or caring for children.

Becoming a Skillseeker gives you "on the job" training and Scottish Vocational Qualifications which you will achieve during your two years. The skills learned in the workplace and the paper qualifications you will gain will help you to get a job at the end of your training.

Don't miss out on the opportunity for training, it's a real chance to improve your skills and it's the first step in your career ladder.

If you would like to know more about Skillseekers then contact:-

Margie Hughs, Ideas Shop 40 Shandwick Square, Glasgow or phone 0141 771 5591.

### **HELP WANTED**

#### **CALVAY NEEDS YOU!**

The hardworking Management Committee urgently require volunteers to assist them with the wide range of activities that they have to attend to.

If you have spare time during the day and would like to put it to good use, then contact the Secretary at the Co-operative Offices now!

You do not need any qualifications, all you require is enthusiasm and a commitment to keeping Calvay Co-operative at the forefront of the voluntary housing movement.

This is a tremendous opportunity for anyone of any age to play an important part in the ongoing success of Calvay.

So don't be bored in your spare time, join the Committee and become involved in the varied and interesting activities of a Co-operative with commitment.



## ANNUAL GENERAL MEETING

This year's Annual General Meeting takes place on **Thursday 29th June, 1995** at 7-30pm in the newly refurbished Activity Centre.

This is an ideal opportunity for every Member to come along, air your views and take part in the election of Committee Members.

There are also a variety of other interesting subjects to be discussed including;

- Co-operative business
- Current and future developments within the Co-operative
- Secondary Services
- Housing Management
- 10th Anniversary Celebrations
- Social Activities Group

Pencil this important date in your diary now and look out for a full Agenda in the near future.

### STAFF ON THE MOVE

Congratulations to Betty Thomson, from Calvay's Admin Staff, who has recently taken up the post of Administrator with Wellhouse Co-operative.

The Staff and Committee wish Betty every success in her new job.

## ALICE IN WONDERLAND CARNIVAL DAY

29TH JULY 1995

Every year the Carnival has proved to be a tremendous success and great fun for all the family. This year will be no exception.

Although we can't guarantee good weather, we can guarantee a brilliant day for everyone.

You will be notified of what will be organised for the day nearer the 29th.

BINGO EVERY WEDNESDAY

ACTIVITY CENTRE

DOORS OPEN 6.30PM

### JEAN CURLEY

Jean Curley sadly passed away on Tuesday 25th April 1995. Jean was the Co-operative's Cleaner for nine years.

Jean had a warm and friendly nature and will be greatly missed by all of the Committee, Staff and the Community.

Jean was popular throughout the Co-operative therefore her death has been a great shock to us all.

Our deepest sympathies and thoughts are with Jean's Family.

## OFFICE CLOSED

The Co-operative Offices will be closed on Friday 26th May and Monday 29th May.

If you have an emergency over the long weekend do **NOT** phone the Contractors directly, phone the Answering Service - 552 8647.

## Barlanark Area Renewal Strategy Group

Members of the Co-operative's Staff and Committee have recently been attending the Barlanark Area Renewal Strategy Group along with residents of Barlanark and officials of Glasgow City Council.

The Group is considering future development proposals for the whole of Barlanark. So watch this space for further details.

If you do however have any queries in the meantime, contact Mark at the Office.

*Congratulations*

*To Philip Brannigan & Tracy Paterson  
on their recent marriage*

*Best Wishes for the future.*



Are you having ongoing problems with a neighbour? This could take many forms.

1. Playing loud music until the early hours of the morning.
2. Do it yourself jobs late at night.
3. Regular parties resulting in excessive noise.
4. Threats of violence against you or your family.
5. Racial, sectarian or any other form of harassment.
6. Arguments over washing the stairs.
7. Being flooded on a regular basis and your neighbour does nothing about it.

This obviously is not the full list of situations that can lead to conflict between neighbours merely but a number of examples.

excessive noise must initially be reported to police at the time of the occurrence. You should not leave it until the next morning.

If the Co-operative has to pursue a legal remedy a police report can be valuable corroborative particularly if it is one neighbour against another.

You should then notify the Co-operative as soon as possible. It is important that you note time and date of incidents and what happened. Should the Co-operative reach the stage of going to court you may be asked about specific incidents.

Bear in mind the more witnesses there are, stronger the case against the anti social neighbour.

This type of detail will be required in serious cases but lesser disputes can be tackled in different ways.

The dispute may be over an innocent misunderstanding that could be settled by the intervention of Housing Management staff or a simple letter may suffice in curtailing someone's unacceptable actions.

So please, don't suffer in silence, contact the Co-operative for some positive advice.

## **GRAFFITI**

Recently there has been a spate of closes being daubed with unsightly graffiti. This mindless practice must be stamped out, as it is costing the Co-operative a significant amount of money to remove it, and also detracts from the appearance of the environment.

Parents have been contacted by Housing Management staff if their son or daughter's name has appeared on a wall or close.

The Co-operative views this behaviour seriously and will be charging parents for graffiti removal. A list of the names responsible will also be passed to the police.

Please ensure that your son or daughter is not involved as the consequences may be an expensive bill for you to pay or, in some circumstances, suspension of your transport application.

If you are aware of who is carrying out these intolerable acts, contact Gail or Kenny now. Together we can identify the culprits and put a stop to their actions.



**RENT ARREARS - HELP IS AT HAND**

If you are having difficulties meeting your monthly rent payments contact Gail or Kenny at the Co-operative offices immediately.

Your situation will be discussed sympathetically and confidentially.

We are here to help you in any way we can and offer advice wherever possible. A home visit can be arranged if you do not want to call at the office.

Please do not feel embarrassed about your predicament, most people at some point in their lives experience financial difficulties.

The independent Money Advice officer can also be contacted at 0141-774-5535. Again they will be glad to visit you at home.

They can offer a wide range of information on the benefits you receive and other benefits that you may be entitled to.

Don't let your finance get out of control, help is readily available.

**ADVICE CENTRE - LOOKING GOOD**

The Advice Centre has just recently been refurbished and enlarged with grant assistance from GEI using the City Building Apprentice Scheme. By all accounts the Centre looks great.

If you are celebrating a special occasion and need a venue for the event then contact the Social Activities Group at the Co-operative offices. Please book in advance to avoid disappointment.

The Committee would like to thank everyone involved.

FOR SALE

2 BEDROOM FLATS IN BURNETT ROAD

NOW WITH FREE WHITE GOODS, FITTED CARPETS AND LEGAL FEES PAID

£29,995

APPLY CALVAY CO-OPERATIVE 771-7722

Since the last newsletter we have had tenants phoning the Co-operative office because they were not receiving reception on their TV's.

When the houses concerned were checked and the faults traced, it was discovered that the loss of reception was caused by vandalism.

Tenants are reminded again that if they allow unauthorised persons in to the close and they cause damage to fittings this will result in the loss of TV reception.

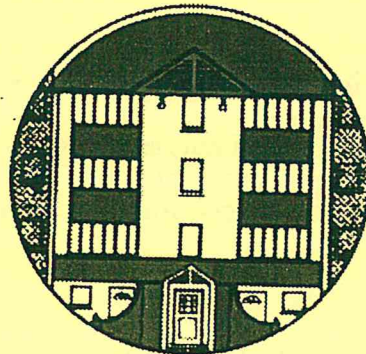
You should use your door entry system properly and not allow unauthorised persons access to your close. If there are youths loitering regularly in your close, telephone the police. Your call can be anonymous but remember if they call out they can only act on what they witness. Giving your name can enable them to take appropriate action.

**BATTERIES SAVE LIVES - OFFICIAL**

Your smoke alarm has now been fitted for a year. The back up battery will require to be replaced by you.

When you change the battery, press the test button in the centre of the unit. The alarm will go off shortly after you release the button. If the alarm fails to sound you should:-

1. Check battery connector to make sure that the battery has been inserted in the correct position.
2. Replace the battery and repeat test procedure.
3. Remember to dust the cover of the alarm regularly, your life could depend on the alarm.



**CALVAY  
CO-OPERATIVE  
LIMITED**