



September 1996

"A Community with Commitment"

News

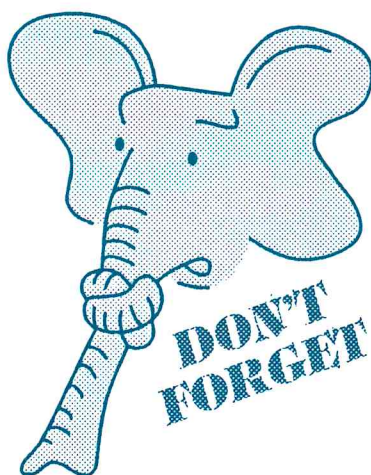
Annual General Meeting

19 September

Papers for the Annual General Meeting have been posted to all members. Due to the postal strikes delivery may have been delayed, however all members should by now have received their copy. If you have not yet received the papers please contact the office.

There are two deadlines before the AGM which members are asked to note:-

If you wish to stand for election to the Management Committee you need to return the form to the office by 5.00pm on 12th September. If you are unable to attend the AGM and wish to appoint a proxy to represent you at the meeting you need to return the form by 5.00pm on 16th September.



Change at the Top

Last year the Co-operative held a Special General Meeting to adopt a new set of rules.

One of the new rules limits the Chairperson's term of office to a maximum of 5 consecutive Annual General Meetings. On checking back our minutes we found that

this means our present Chairperson, Betty Lindsay has to step down after this AGM.

There must have been few people in the Calway area who didn't know Betty before she took up post. There must certainly be few now who are unaware of the tremendous effort she puts into her role as Chairperson.

Betty's contribution to the work of the Co-operative has been unique and invaluable. We look forward to her continued support for the work of the Co-operative and her contribution to the wider community.

The Management Committee will elect a new Chairperson at its first meeting after the AGM.

Staff / Committee Away Day

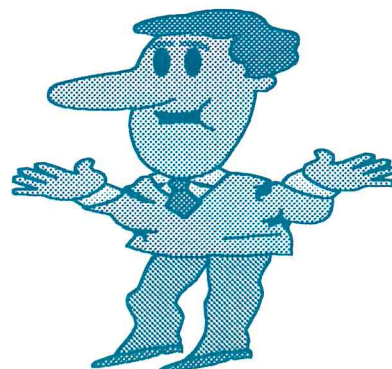
On Thursday, 12th September, 1996 most of the staff and committee of the Co-operative will be attending a training away day.

On this day only one member of staff and a temp. will be

available in the office.

If you can, please hold off from contacting the office on that day.

All staff will be available again on the 13th September.



How Does The Co-operative Work? Maintenance Section

In previous Newsletters we have outlined the work of the Co-operative's Staff and Committee in Development and Housing Management. In this edition we will cover the work of the Maintenance Section.

Our Maintenance activities are overseen by the Management and Maintenance Sub-committee, chaired by Peter Howden. The Maintenance Staff are: Chris O'Hara, Technical Manager; John Bremner, Clerk of Works and Tracy Johnstone, Maintenance Assistant.

All our Maintenance work is carried out by outside contractors under the direction of the staff team. Our budget for payments to contractors in this financial year amounts to £112,000 or nearly £300 per tenanted property. Most of this money will be used to fund day to day repairs reported to the office but £34,000 is to be used for cyclical works, such as external painterwork.

With the advice of the staff, the Sub-committee set policies to govern the Co-operative's Maintenance work. The policies cover a wide range of issues, including: the repairs we will carry out; the responsibilities of tenants; target times for completion of repairs and selection of contractors.

The Committee have recently approved a statement of our commitment to quality in carrying out Maintenance work. We will:-

Take prompt action on all repairs complaints we receive.

Keep track of your repair on our computerised system which will be closely monitored and regularly reviewed.

Keep you fully informed. Our Maintenance staff will update you on progress towards

completing the necessary repairs. If we have to order materials to complete the works, you will be advised of the materials being ordered and of the timescale for delivery.

Be available during office hours to answer any questions you may have.

Respond with speed and professionalism to all queries. All Calvay Co-operative staff are trained to answer your calls promptly, efficiently and courteously.

Follow up on all repair work within two days of completion.

In many cases the follow up to repair work will be by personal visit. Sometimes this is not possible: tenants may be unable to give access or the cost of the repair may not justify it. In all cases tenants will receive a tenant satisfaction card to complete and return to the office.

If you are interested in hearing more about our Maintenance work we would encourage you to attend the regular General Meetings. If you are interested in contributing to this area of our work by serving on the Management and Maintenance Sub-committee please contact the office.

Service to Gas Heating Systems

Citi Gas is on site servicing all gas central heating systems. You will receive a letter telling you when they intend to call at your home.

Please help us by arranging access for this work to be carried out.

Thank you.

Welfare Benefits Advice - Back To Work Benefit

If you return to work after a period of unemployment, and had been in receipt of Income Support for at least 6 months prior to this, you are entitled to claim Housing Benefit for up to your first four weeks of employment, regardless of your income.

The Benefits Agency should issue you with a claim form for this when you sign off. This extended Housing Benefit has been

available since April, 1996.

If you feel that you should have qualified for this benefit but were not advised of it, contact Patricia at the office who will help you make a back dated claim (please note that back dated payments are not guaranteed). Alternatively, you could contact the Benefits Agency or the Money Advice Centre, for assistance.

Gardening Tips

The end of the growing season is fast approaching.

Now is the time to start tidying up your garden, in preparation for winter.

You should be:



Starting to clear out shrub beds.

Next month prune back any rose's and shrubs in your garden.

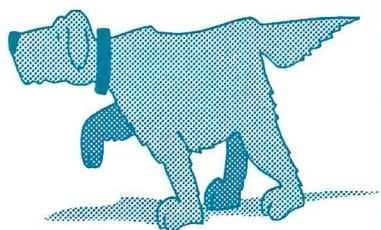
Give your grass a good close cut for the winter.

Cyclical Painterwork

Calvay Crescent painterwork is in progress at the moment.

When the Crescent is complete the contractor will move to 56 - 68 Barlanark Road.

Dog Fouling

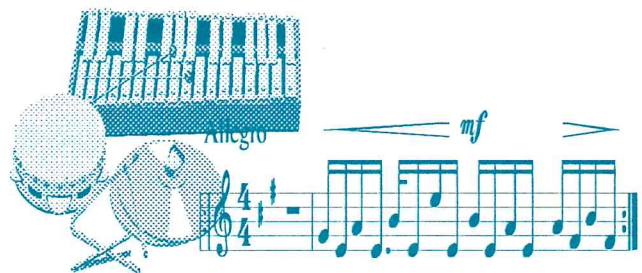


Sadly many dog owners are allowing their pet/s to foul on the pavement.

Please stop this! It is a health hazard for young children and disgusting for others to see.

Your co-operation in this matter is greatly appreciated.

Easterhouse Folk Doo Two



Easterhouse Arts Project is organising a concert, featuring Jim Hunter, on Sunday, 15 September, 7.30 pm, in the Calvay Activity Centre, Calvay Road.

feature floorsingers and M.C. Dougie Pincock.

Tickets, priced £3 and £2, are available from the Co-operative's office. (B.Y.O.B)

The concert will also

Committee Surgery

Members of the Committee will be holding a surgery for you to air complaints, grievances, or praise, on Tuesday, 10th September, 1996 between 6 - 7.30 pm. No appointment is necessary.

Our Second Phase Of Newbuild Things Are Taking Shape

As you will see the scaffolding has now been taken down. All the structural works are now complete and the buildings are now wind and water tight.

At present the contractor is completing the inside of the buildings and is concentrating on the external works to create landscaped gardens and the new road, Barlanark Drive.

The Contractor is slightly ahead of programme and now hopes to complete everything by November / December.

Allocations

The properties that will be available for letting

will probably be allocated end Sept. / early November.

If you are interested in a transfer to these properties, contact the office as soon as possible.

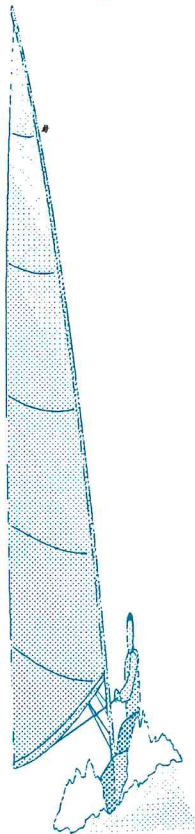
Flats For Sale

Four Cottage Flats are available for sale, through Shared Ownership at a fixed price of £35,000. Sales available at 25%, 50% or 75% shares.

For further details, or an application form, contact Clare at the office

Calvay Youth Project Broadreach Excursion - 21st September

For windsurfing, sailing and other water sports. The bus will leave from 55 Calvay Road 8.30 am returning at 6.00 pm. You must bring: a change of clothes, towel, jumper, packed lunch, swim ware and soft shoes. All other equipment will be provided.



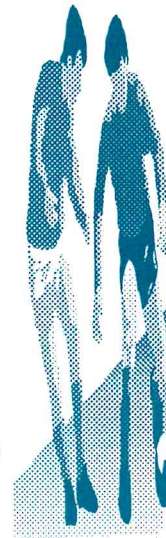
The cost is £2.50 towards

transport.

Please have your parent or guardian complete a permission slip (obtainable from the office) and return it to a member of the Youth Project or Lisa at the office. Permission slips and money must be received by Friday 13th.

Calvay Under 15 Football Team

Calvay under 15 Football Team is going from strength to strength.



Finnigan. Stephen comes from Easthall and is a recent recruit to the Calvay team.

A recent match against Castle Villa at Toryglen ended in a 2-2 draw. Calvay's goals were scored by Gary Paterson and Stephen

He transferred to Calvay after the Calvay boys beat Easthall in a friendly at Alexandra Park.

Lottery Forecast

Calvay's lottery forecast for this month is: 19 21 28 36 39 41
Hopefully McDade of Camelot will get it right this month. Good luck to all you Calvay Gladiators.

Office Opening Hours

The Co-operative is open at the following times:

Monday	9.30 - 12.30	1.30 - 5.00
Tuesday	9.30 - 12.30	1.30 - 5.00
Wednesday	1.30 - 5.00	
Thursday	9.30 - 12.30	1.30 - 5.00
Friday	9.30 - 12.30	1.30 - 5.00

Appointments can be made outwith these hours, by prior arrangement.