



News

CHAIRPERSON'S REPORT

"May you live in interesting times!" is an ancient Chinese curse. Well, housing organisations in Greater Easterhouse have certainly lived in interesting times recently.

The government's decision to stick by the spending plans of the former government brought major problems to Greater Easterhouse. Calway and other groups had plans for investment put on hold, and in some cases dropped altogether.

On a more encouraging note, government ministers made a number of visits to the area and have expressed their support for our work. From recent government announcements we can see where new investment in the area may come from. Decisions on housing investment will increasingly be made by the City Council. While welcoming this greater accountability we are concerned that major changes in priorities will undermine our success to date.

The government's most significant announcement was the introduction of a programme of 'New Housing Partnerships'. The aim of this programme is to encourage local authorities to provide good quality

social rented housing in partnership with the community, housing associations, the private sector and others.

The Co-operative submitted partnership proposals for redevelopment of the Barlanark Road/ Bressay Road area. Our proposals would have prevented the existing community being broken up and would have kept up the pace of redevelopment of Barlanark. Our proposals were not accepted by the Council. They decided to proceed with demolition of the properties with no agreement on what to do with the site. Instead of using the New Housing Partnership money for rented housing the City Council have given priority to housing for owner occupation.

Despite our disappointment at this decision we are pleased to have received the support of Bailie Coleman in pursuing the cleared site. We have also met with Jimmy Wray MP to express our concern at the general lack of funding for housing investment in Barlanark.

We have recently written to the Director of Housing about the Barlanark Road/ Bressay Road site. By the time of the AGM we hope to be able to report that there has been some progress in securing the redevelopment of this site.

DON'T FORGET!

The Annual General Meeting is being held at the Activities Centre, Calway Road on Thursday 17 September 1998 at 7.00 pm.

Some light refreshments will be provided and there will be a free prize draw.

We would like to see a big turnout this year, and look forward to seeing you all there.



Reviewing plans for New Build Phase 3 - see Page 5

Welcome to this special edition Newsletter, which has been extended to give you news of the forthcoming Annual General Meeting and incorporates our Annual Report. Other items to be found in this issue....

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GREATER EASTERHOUSE

Calvay Co-operative tries to play an active part in the wider regeneration of Greater Easterhouse.

Peter Howden is Treasurer of the Greater Easterhouse Community Ownership Forum which lobbies on behalf of all associations and co-operatives in the area. The Director serves as support officer for the Forum's representative on Greater Easterhouse Partnership Management Board (PMB). This board is responsible for implementing the area's designation as a Priority Partnership Area.

The Director was also until recently Vice Chair of Greater Easterhouse Council of Voluntary Organisations. He has been replaced on that body's committee by Frances McCall.

Recent government announcements on tackling Social Exclusion have used Greater Easterhouse as an example of an area in which partnership working could be more effective. This may result in the PMB being re-designated as a Social Inclusion Partnership and, hopefully, allocated additional resources.

We know there are many unmet needs in this area, and people with ideas to help themselves, their family and their community. Recent announcements hold out the prospect of some of these needs being met and ideas being tried. If you have an idea you would like tried please contact the office. Even if the Co-operative can't help directly, we may know someone who can.

INDEPENDENT ADVICE

The Co-operative has for a number of years acted as Independent Advisor to Scottish Homes' tenants considering proposals to transfer to another landlord.

In the past year we have worked on five separate projects. We completed commissions in Erskine, Paisley and Garnock Valley (Beith, Dalry and Kilbirnie). Tenants in all of those areas voted in favour of transfer. A commission in Barrhead ended with the withdrawal of the proposed new landlord.



We are currently working in Clydebank. It is likely that a ballot will be held before the end of the year.

Calvay Fact

In the last year, 22 Tenants transferred through the internal waiting list.

STREETSCAPE COMPLETE

The second phase of the Calvay Road Streetscape has been completed except for the soft landscaping. This project is part of a programme to improve the road layout within the whole Co-operative area.

This project has made a big difference to an unsatisfactory road junction. Also, substantial changes were made to the drainage at the foot of Calvay

Road, which will, we hope, remove the flooding problem at this location.

In addition to Scottish Homes' funding, additional funding came through Glasgow Works. This enabled the contractor to employ four trainee workers, three of whom moved on to full time employment.

Contractor: Mitchell and Struthers.

Architects: Christopher Palmer Associates

Quantity Surveying: Bryan Byrne Associates

Clerk of Works: Clerk of Works Inspection Services

Planning Supervisor: SBA Planning Supervisors

HOUSING MANAGEMENT/MAINTENANCE

The past year, as usual, has been a very busy one in Housing Management. The long, but necessary, task of reviewing the Waiting List was completed. All other major policies and procedures were reviewed. Also, most of the procedures were computerised. This should help us make more effective use of staff time.

Housing Management staff have regular meetings with other agencies. One of the most beneficial meetings for the staff, and for tenants, is the monthly meeting with the Housing Benefit department. This meeting lets us chase up queries, speed up processing of claims and find out what information is needed from

tenants. This helps us maximise tenants' Housing Benefit entitlement and therefore minimise arrears.

Rent arrears is an area to which close attention has been paid in the last year. The result of this effort has been a reduction in arrears from 6.8% of annual rent to 2.8%.

Housing Management staff have also been involved in the planning of New Build Phase 3. As soon as the plans are finalised, we shall be looking at allocating the void flats. As in previous new build schemes a proportion of available flats will be allocated to Transfer applicants.

Unfortunately the year has had its

upsets. There have been problems with the Staircleaners, problems letting some properties and in the receipt of Housing Benefit (thankfully now resolved!). However the Co-operative has learnt from the experience of these situations, enabling it to provide an even better service.

Turning to the future, the Co-operative is already making plans. These include a Welfare Benefits uptake campaign, more special needs housing projects, a more co-ordinated approach taken by the Housing Management and Maintenance departments and a caretaking service. We will be carrying out a Tenant Satisfaction Survey over the next year to find out how tenants rate our services.

From the table opposite, you can see the turnover in the Calvay area during the last three years. These figures include new build and newly modernised properties, including properties for shared ownership.

The 97/98 figures give a better indication of the usual turnover rate as there were no new properties allocated in that financial year.

Calvay Fact

Applications in the last year:

Number Received	178
Cancelled	88
Rehoused	22

BREAKDOWN OF ALLOCATIONS

<u>Street</u>	<u>95/96</u>	<u>96/97</u>	<u>97/98</u>	<u>Total</u>
Barlanark Drive	0	20	3	23
Barlanark Road	9	20	12	41
Burnett Road	16	1	5	22
Calvay Crescent	14	18	11	43
Calvay Road	15	17	16	48
Croftspar Grove	21	10	0	31
Grand Total	75	86	47	208

CYCLICAL MAINTENANCE PROGRAMME

The Co-operative has made major changes in this area's housing stock through a programme of modernising and replacement. However, the key to the Co-operative's long term success will be its ability to maintain its stock. A key factor is the Co-operative's programme of cyclical maintenance. This allows the Co-operative to carry out pre-programmed work, including

painterwork, roof repairs and replacement of internal fittings.

The programme has been revised over the past year to make most effective use of the resources available to us.

Perhaps the most significant change is to the painterwork programme. Previously the Co-operative arranged external

and close painterwork on a phased basis. This meant that each year we let a small contract for part of the Co-operative's properties. In future all properties in this area will receive external and close painterwork in a single year. The first year in which all the properties will be painted will be 1999. This will give Calvay its very own facelift for the Millennium.

FINANCIAL REPORT

Summary

Our operating surplus and total reserves both increased over the last five years. This demonstrates that the Co-op is both solvent for current business and viable for future trading. These financial results let us look forward confidently.

Surplus

Gross income dropped in the year to March 1998 as our activity in providing services to other housing groups reduced.

Despite the reduction in gross income there has been a significant increase in operating surplus. With prudent management our staff and cost structure have been rationalised in line with the change in our level of activity.

Reserves

Total reserves at March 1998 increased to over £850,000. Included in that amount is our designated reserves, (to pay for long term maintenance), of over £440,000.

Our programme of planned maintenance works is under

continual review. Transfers are made into designated reserves to ensure that there is sufficient funding to pay for the works when required.

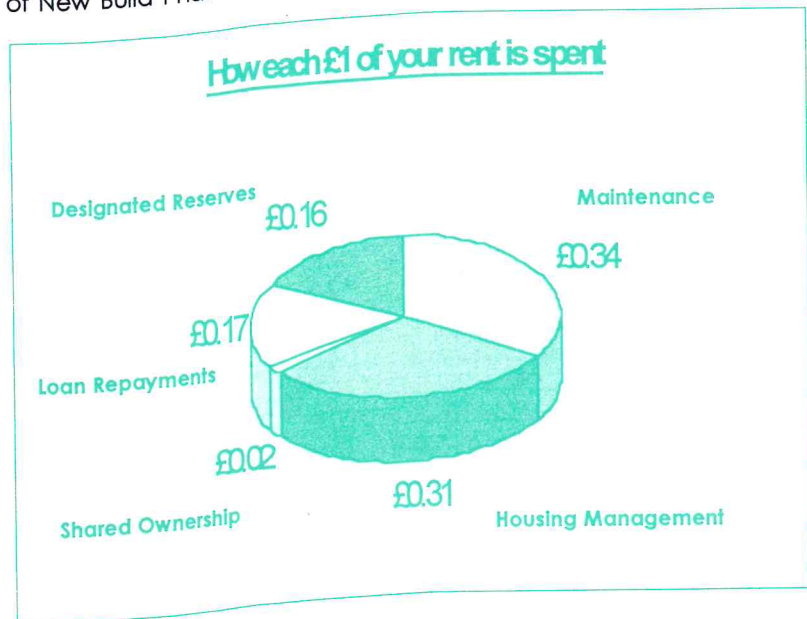
Housing Assets

Calvey has over £18m invested in housing stock, supported by Housing Association Grant (HAG) and loans. In common with other housing groups our rate of growth in stock had slowed down over the last few years. With the completion of New Build Phase 3 in 1999, our

stock will increase by a further 32 units. We are actively pursuing further projects.

Auditors

Each year our financial affairs and reports are reviewed by external Auditors. This year is the first for our new Auditors, Kidsons Impey of Glasgow who have wide experience in Housing Association audits. Their audit is complete for 1998 and the figures presented below have been checked by them.



FINANCIAL SUMMARY

<u>£'000</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>
Income from Housing	433	493	511	580	629
Agency Services	169	152	171	143	43
Other Income	15	15	16	15	13
Total Income	617	660	698	738	685
Operating Surplus	144	127	111	113	162
Designated Reserves	231	291	272	324	447
Revenue Reserves	328	356	450	450	408
Total Reserves	559	647	722	774	855
Cost of Housing Properties	13497	14475	16518	18032	18461

NEW BUILD PHASE 3



Cleared site at Burnett Road/Barlanark Place

The last piece of work carried out by Mark Herrington was a development plan for the cleared site at 4-24 Burnett Road and 15-37 Barlanark Place which is pictured above.

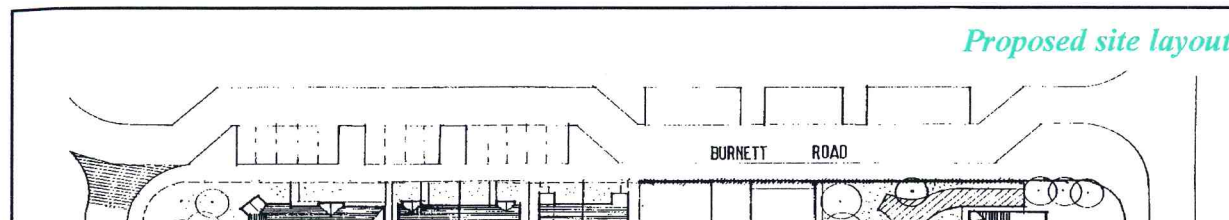
This site proved extremely difficult to develop within all the pressures on the Co-operative. After pursuing part modernisation/ part new build options a decision was

taken for complete demolition and new build.

Working with the Development Sub-committee, the tenants and Campbell Martin Associates, Mark prepared a comprehensive brief for a design and build project of approximately 40 units. A number of the units are to be developed for outright sale.

After a tough selection process three developers were asked for detailed proposals. The scheme submitted by Beazer Partnership Homes has now been submitted to Scottish Homes. We hope to be able to confirm by the AGM that this scheme has been approved.

The site plan for the development is presented below.



Proposed site layout

SOCIAL ACTION GROUP

The S.A.G. have changed their name this year. No longer Calvay Social Activities Group, they are now the Calvay Social Action Group. This change of name was thought necessary to reflect the much wider work now being pursued by the group.

Funding has been obtained from the Greater Easterhouse Partnership Management Board for the renovation and extension of the Activities Centre. This grant recognises S.A.G.'s importance and commitment to the community. Match funds are still being sought to enable this work to go ahead. We hope work will start in January '99. The drawing below shows the floor layout of the new centre. The front of the centre and adjoining shop (pictured right) will also be given a facelift.

Events organised in the last year have included: bingo nights, the annual Butlins Trip, a kiddies Video Club, Quiz Nights and social nights. The group have plans for more events, including a Mens' club and pensioners club.

YOU CAN MAKE A DIFFERENCE.

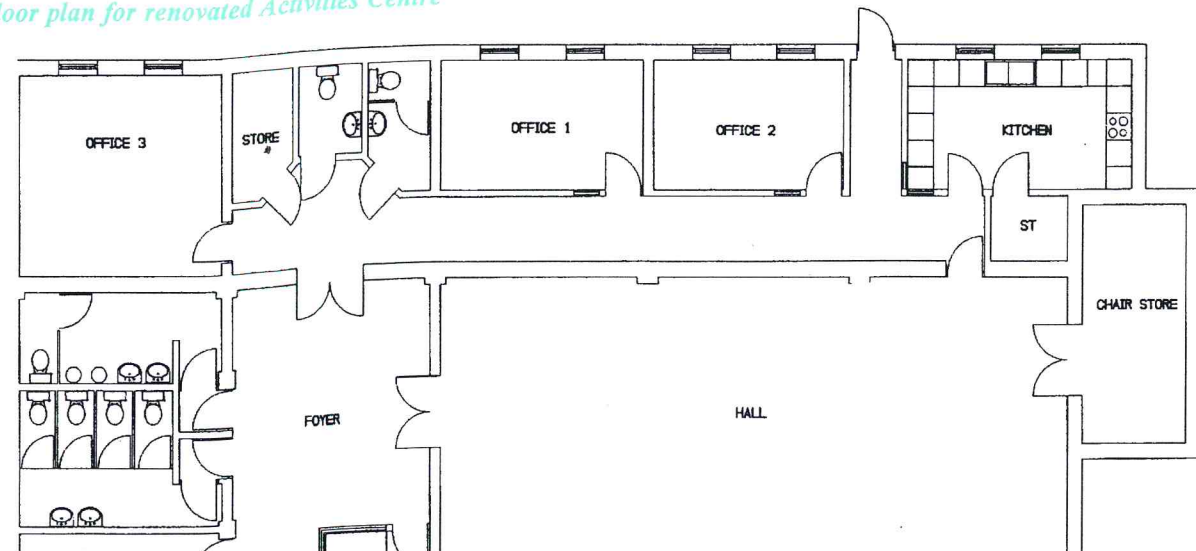
Fact

External Applications 1997/98

Current Waiting List has 162 live applications.



Floor plan for renovated Activities Centre



CALVAY YOUTH GROUP “GROWING TOGETHER”

Calvay Youth Group has gone from strength to strength this year, with membership now reaching over 90. There are weekly Youth Clubs for different age groups. Members have also been involved in activities and excursions including dance and drama; horse riding, rock climbing, hill walking, pottery, first aid and more. The programme of activities has been provided thanks to

support from local organisations such as Greater Easterhouse Arts Project, Bosco Juniors and Cyberzone.

Members have worked hard to raise funds. They have held car wash days, a basketball competition and raffles. Additional funding has come from the Greater Easterhouse Initiative. A fundraising programme is being

developed for the next 6 months, with ideas and suggestions from the members.

The Princes Trust in Scotland is being asked to support the creation of a 'drop in' service within the Activities Centre. This will incorporate a training programme for volunteers and committee members in community and personal development skills. A further training programme is being developed in team building and committee skills for the senior members of the committee.

The group ran a competition among its members to design a logo. The image of a Toadstool with the phrase "Calvay Youth Group Growing Together" speaks volumes about the commitment and drive of young people in the Calvay area.



Above: A Calvay Youth Group Meeting

Calvay Fact

The Co-operative dealt with 52 tenant complaints last year, 25 of which were neighbour disputes.

COMMITTEE UPDATE

There will be five vacancies on the Management Committee to be filled at this year's AGM. Nomination Forms have been circulated with the AGM papers. If you would like to know more about serving on the Committee please contact the office.

John Dunlop has served as a co-opted member since October 1997 and is required to stand down at the AGM. Valerie Mc Master left the Committee in June and was replaced by Margaret Kelly. Margaret is also required to stand down at the AGM.

Also, each year, one third of the full Management Committee Members are required to stand down and seek re-election. Four members will be standing down this year: Peter Howden, Elizabeth Lindsay, Catherine Paterson and Mary Forrester.

The 1997/98 Members are listed (right).

<u>Name</u>	<u>Title</u>
Thomas Kay	Chairperson
Anna Ellis	Vice Chairperson
Catherine Paterson	Secretary
Annie Dougan	Treasurer
Frances McCall MBE	Committee Member
Elizabeth Lindsay	Committee Member
Peter Howden	Committee Member
Catherine Shevlin	Committee Member
Mary Forrester	Committee Member
Flo Harris	Committee Member
Rosemarie Lindsay	Committee Member
John Dunlop	Co-opted Member
Margaret Kelly	Co-opted Member

STAFF UPDATE

<u>Name</u>	<u>Title</u>
Duncan McLean	Director
Donald Goldie	Finance Manager
Patricia Gallagher	Property Services Manager
Debbie Garrett	Administrator
John Bremner	Maintenance Officer

The Technical Manager, Chris O'Hara, retired after ten years with the Co-operative. Mark Herrington, Development Manager, left to join a major construction company. Chris and Mark's work has been allocated to other members of staff. Patricia Gallagher was appointed Property Services Manager, supervising Housing Management and Maintenance, on a trial basis. The Director has taken responsibility for New Build Phase 3.

Lisa Carberry has a new post combining Housing Management and Community