

# SPRING

## NEWSLETTER 2019



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## Elderpark seeking memories of iconic Govan School as work gets under way

The Association is appealing to its community to share their memories of an iconic Govan school. We have embarked on a significant housebuilding development of 82 homes at Nethan Street near Govan Cross.

Part of this is the restoration of the nearby Hills Trust School, bequeathed to the community by the 18th century philanthropist, Abraham Hill. He was a Govan-born merchant who made his fortune in Wolverhampton. In 1757 he bequeathed £200 for the purchase of land around Govan parish. This land gradually accumulated in value and in 1875 the trustees commissioned architects to design Abraham Hill's Trust School, which was managed by the Govan School Board. Thousands of local youngsters were educated within its walls since the "B" Listed building with a distinctive bell tower opened its doors in 1876. The school in Golspie Street will be restored to its former glory as the new office for the Association, bringing to an end years of dereliction and giving this magnificent building a new lease of life. The work is being carried out by construction company CCG.

The Association has set up a dedicated email address to gather memories relating to the school: [hillstrustmemories@elderpark.org](mailto:hillstrustmemories@elderpark.org). Elderpark Chief Executive Gary Dalziel explained:



*"Work is under way to restore Hills Trust School as part of our new housing and office development and Elderpark is proud to be preserving such an iconic Govan building."*

*"We want to hear from people who attended the school, perhaps taught there or who have an interesting story to tell. Throughout the year we will be gathering these stories to build up a picture of what Hills Trust was like and will publish some of them when we complete our housing project at Nethan Street."*

The Association is also looking for memorabilia such as school photos, class registers or prizes given to pupils. All will be returned to their owners. The development in Nethan Street will consist of 70 flats and 12 houses and will be a short walk from Govan Shopping Centre and subway station. We expect the homes to be ready by summer 2020 and the school to be completed by the end of this year.

## Fire Prevention

Given the terrible events at Grenfell Tower in 2017 landlords such as Elderpark Housing Association have had to review how they manage the risk of fire in the common areas of flatted properties, including tenements.

A fire safety audit has identified that flammable material stored in cupboards, bikes chained to stairway railings and prams left blocking doorways presents the biggest risk in the event of fire. The Association has therefore decided that close cupboards will now be kept solely for the storage of bikes and prams. The cupboards will have the door locks removed and an anchor point will be installed on to which bikes and prams can be chained to prevent theft.

By implementing the above policy the Association is better able to prevent fire from flammable material and prevent bikes and prams causing obstruction or blocking escape routes. If you currently have any items other than bikes or prams stored in the close cupboards we would ask that you remove these and keep the cupboards clear for bikes and prams. For further information please call our Estate Management Inspector, Jim Fraser on **0141 440 2244**.

## Join your local Association and help your community

It costs just £1.10 to become a member shareholder:

- You can participate in the decision-making that influences you and your neighbours
- You're better informed
- You become eligible for election as a Committee member

It's such a small sum to pay to make your Association part of your own community.

For further information contact Maureen at the main office on **0141 440 2244** or email [admin@elderpark.org](mailto:admin@elderpark.org).

Alternatively, if you are interested in being part of a focus group please contact Elaine Somerville at the main office.

Take a moment and follow us on both Twitter: [@ElderparkHa](https://twitter.com/ElderparkHa) and Facebook: [www.facebook.com/ElderparkHa](https://www.facebook.com/ElderparkHa) for all our latest news and upcoming events.



## Prize Draw Winners



### Well done to our prize draw winners Joe Fisher and Inga Gorecka.

We asked all our tenants to complete and return the Rent Consultation Response forms and to give their opinion on the Proposed Policy Changes. All returned forms for both consultations were entered into a prize draw for the chance to win £25 worth of gift vouchers.

Well done to the winners Inga and Joe and a big thank you to everyone who returned their forms to give their opinion. Your feedback is important to us and we appreciate hearing what you think.

## Elderpark provides a back-to-work boost

Elderpark Housing Association is providing a back to work boost which is helping to keep its community neat and tidy. The Association has provided jobs for two unemployed men as part of the Community Jobs Scotland initiative. Working in partnership with hundreds of employers across Scotland, an astonishing 8,620 vacancies have been filled with plans to create a further 700 by this March.

The initiative is delivered by the Scottish Council for Voluntary Organisations, working in partnership with the Scottish Government and Scotland's third sector. Now Elderpark is playing its part, having given positions to Darren Kelt, 29 and George Whitton, 19 (pictured right) for the next 12 months. They are engaged in estate work and cleaning up the community areas where the Association has its homes. Both men are delighted to have been successful in securing jobs with the Association.

Community Jobs Scotland particularly focuses on unemployed young people aged 16 to 29 who are care experienced, are carers themselves, early armed forces service leavers, those with criminal convictions and those who have disabilities or other health issues.



Elderpark Chief Executive Gary Dalziel added: *"Providing support and opportunities for employment is something that we are wholly supportive of. The work that SCVO does in partnership with the Scottish Government to deliver such an inspiring initiative as Community Jobs Scotland makes a real difference in getting people back to work in jobs they really want to do. We are pleased to be able to participate in the scheme."*

## A "Thank You" to Elderpark

We are extremely grateful to local writer "Milli Twan" - one of our Elderpark residents, for writing to us with his thoughts on the recent kitchen upgrade programme. Here he writes about his experience and is keen to share it with readers of our newsletter.

*"The workers took short lunch breaks in order to finish early each day, around the middle of the afternoon and condensed the original four-day project into three days. They beavered away diligently, infusing my home with an aura of calmness and serenity.*

*At the end of the last day I didn't want to put any items away at all in the kitchen for at least an hour. It all looked so beautiful that I just stood in my hallway awestruck. This is how; I said to myself, a housewife from a grubby tenement must have felt when she moved in the 1950s*



*with her family to a brand new council house, complete with fitted kitchen and mod cons!*

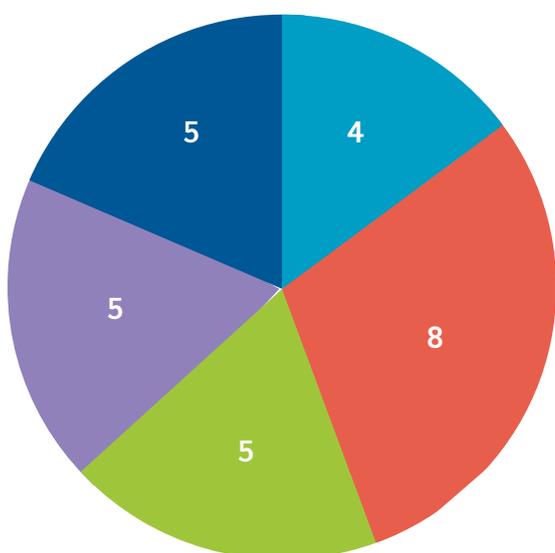
*Other Housing Associations may well have restricted this project, on economic grounds, to the bare minimum of replacing the boiler and kitchen units. However, I'm elated to say that my wretched sloping kitchen floor was made ultra-level and I was left with a greater amount of storage/shelves, including in the space where the old boiler had stood. To sum up, it's been well worth the wait and well worth the disruption."*

# Outcome of rent review consultation 2019/20

We recently consulted with our tenants on the proposed rent increase for 2019/20. We included information on what we were investing in, how we define an affordable rent, how we strive to achieve value for money and how our rents levels compare with other landlords. The responses to our rent consultation are detailed below.

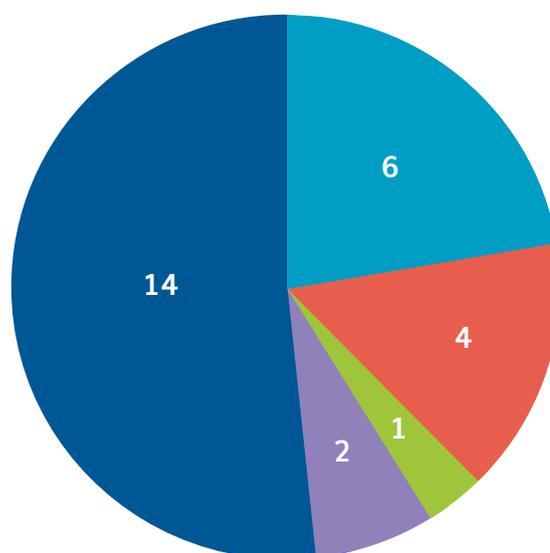
Annual Review Date	No. of responses	No. who agreed	No. who disagreed
January 2019	54	27	27

Of those tenants who were in **disagreement** the reasons are detailed below.



- Lack of investment/planned maintenance
- Rent/rent increase too high
- Affordability - low wages
- Miscellaneous comments
- No comments

For those tenants who were in **agreement** the responses are detailed below.



- Positive about planned maintenance/plans for older tenements
- Happy with the regeneration of Govan
- Saved money on heating after refurbishment
- Value for money
- Miscellaneous/no comment

From the results those in agreement and disagreement was spilt equally. The primary reason for disagreement was affordability and low wage inflation. Unfortunately, these are factors that are largely out with our control and are often affected by wider economic influences.

## Burns Supper

For the seventh year running we held another successful Burns Supper in January for our tenants and wider local community.

The event took the form of a traditional celebration of Burns, with the haggis being piped in while staff performed the much anticipated recitals. Guests were welcomed by our Depute Chief Executive Shirley McKnight while Estate Management Inspector Jim Fraser performed an outstanding Address to the Haggis.

Our Finance and Corporate Services Manager James McGeough brilliantly delivered a humorous Toast to the Lassies, the traditional Burns Supper opportunity to praise women in society. Following the meal complete with neeps and tatties, the evening was rounded off with some live entertainment and dancing.

Our CEO Gary Dalziel who was also in attendance said: "Celebrating Burns Night is an important occasion for the community we serve and something we all look forward to each year. I want to thank Lynn and the team for their exceptional organisation and hard work to make it a night to remember."

The Association would like to thank the young people from Aberlour who served the meals and took such good care of those attending.



### A message of thanks from Willie and Anna Caldwell, attendees at the Burns Supper

*"A note of thanks for the kind invitation for my wife and I to the Burns Supper as members of the Craft Cafe which we enjoyed it so much. The whole evening was well organised and very informal, the way "Rabbie" would have liked. The food was very well presented and of a high standard, the company was great and the entertainment at the end just contributed to an overall success, no doubt to all the hard work that was carried out by the Housing Association to put this function on. Thanks again."*



# Planned Maintenance Update 2019

This year as part of our planned maintenance programme the Association will be carrying out the following:

What	When	Where
*Installing new kitchens, bathrooms, internal doors, "A" rated gas boilers and radio linked smoke detector systems	May to December	40,42,44,48 211,217,221,225 3,11,15,19 <i>(The contractor will send a letter to all tenants prior to carrying out surveys to determine kitchen and bathroom choices)</i>
Radio linked smoke detector systems: <ul style="list-style-type: none"> <li>• Smoke detector in the hall and living room</li> <li>• Heat detector in the kitchen</li> <li>• Carbon monoxide alarm next to the boiler</li> <li>• Control unit in the hall</li> </ul>	April to June	Harhill New Build Skene and Rhynie New build 231,237,239,241,243 Langlands Road
Cyclical paintwork programme  <i>(If you would like to propose a particular colour scheme please contact the Maintenance office)</i>	May to September	45 174,176,178 6,12,14,16,18,20 24,28,34,36,38,40 52,54 608,616,622,628 1,5,9,13,17,21,23,27 31,35,43
External fabric and stonework repairs	June to September	231,233,235 Langlands Road

\*We will be showcasing a refurbished flat at 19 Nimmo Drive 2/1. Please contact Derek Robertson at the Maintenance Office for further details.

If you require any further information on our planned maintenance programme please contact Terry Frew at the maintenance office at 227 Langlands Road or telephone **0800 389 4798**.

# Help & Assistance with claiming Universal Credit



There is a service to assist you in making a claim for Universal Credit (UC), which is provided by Glasgow Life and is by appointment only. You can contact Ibrox or Elderpark Libraries directly to make the appointment and will receive digital assistance allowing you to make the UC claim online right through to the phone call to the DWP to set up your verification interview with a Work Coach. The appointment will last around 45 minutes.

The UC Support Officers are very friendly and very helpful and will ensure your claim is completed accurately based on the information you provide them with.



Library contact information	Appointment times
Elderpark Library 0141 276 1540	Tuesdays between 10am – 5pm Wednesdays between 1pm – 8pm Fridays between 10am – 5pm
Ibrox Library 0141 276 0712	Monday between 10am – 5pm Thursday between 1pm – 8pm Fridays between 1pm – 8pm

## What information you will need to make a claim:

- You (and your partner's) National Insurance number and proof of identity
- An email address and phone number
- A bank, building society or credit union account
- Online access to make your claim and keep it updated
- Proof of how much rent and any service charges you pay
- Your landlord's name and address
- Details of anyone that lives with you
- Details of any childcare costs you pay to a registered childcare provider
- Details of any savings
- Proof of any other income
- Proof of your wages

In addition to the above there are also "Digi Pals" who provide a voluntary service in both libraries on Wednesdays between 1pm – 4.30pm. These volunteers can assist you in maintaining your journal if you have tasks to complete but feel you need some support in doing this. Please note as this service is voluntary it may not run every Wednesday for the full-time shown but the Digi Pals wear high Vis vests so are easy to spot in the Library.

**If you are claiming Universal Credit and previously had/or have Discretionary Housing Payment to cover an extra bedroom you will have to reapply for this via Glasgow City Council. Please contact your Housing Officer if you need assistance with this.**

**DWP Universal Credit Helpline – 0800 328 5644**