The Newsletter for Residents of Spire View Housing Association Issue 56 • Winter 2017

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On behalf of all staff and Committee at Spire View we would like to wish all our tenants and owners a very Merry Christmas and a Happy New Year.

### **Public Holidays**

Our office will close on Friday 22nd December and reopen on Thursday 28th December. We will close again on Friday 29th December and reopen on Thursday 4th January 2017.

Should you require any emergency repairs out with office opening times please contact Gas Sure 01294 468 113 for all heating and hot water emergencies and City Building 0800 595 595 for all other emergency repairs.



### Christmas and New Year Bulk Uplift Service

As residents know, we usually arrange for skips to be positioned throughout the local community during the Christmas and New Year holiday period to deal with the extra bulk items left over from all of Santa's goodies. This year we thought we would try something different. We realise that it is sometimes difficult for tenants to take their bulk items to the nearest skip and therefore we are arranging a collection service this year.

We will be arranging this service on Thursday 28th December 2017 and Thursday 4th January 2018.

Therefore, if you have bulk items, please place them on the pavement outside your property (without causing obstruction) on the above dates by **10.00am** and our Contractor will uplift the items from there.

## **Dogs Trust Roadshow**

On 7th November, Spire View and Copperworks hosted a Responsible Dog Ownership Roadshow in Royston, in partnership with the Dogs Trust.

It was a very successful day with over 48 dogs and their owners attending. The Dogs Trust Veterinary Nurse was able to offer free microchipping, nail clipping and carry out a general assessment of all the dogs health.

The team were also on hand to provide health & wellbeing advice

including promoting the importance of:

- Taking out pet insurance
- Registering with a vet
- Neutering
- Maintaining a healthy weight
- Recognising signs of ill health
- Regular flea/worm treatment
- Annual vaccinations
- Regular dental checks

We would like to take this opportunity to say a big thank you to Ellie and Jillian from the Dogs Trust for all their assistance with this successful event!



## Planned Maintenance Update

As reported in our last newsletter, we are working to progress the next phase of planned maintenance works to replace a number of kitchens and boilers in selected properties at:

121 to 149 Rhymer Street

91 to 101 Roystonhill

**Earlston Place** 

Earlston Avenue

#### 38 and 40 Tharsis Street

We are looking to appoint a Contractor and recently completed the first stage of this process which was to advertise the works and seek information to allow us to assess the quality of the Contractors applying. The next stage is to issue a formal tender to those who have been successful at stage 1 and this will happen in the very near future. We would like to thank all tenants who have provided access to allow us to conduct the necessary surveys.



This information will assist us with progressing the tender process.

Once we have completed the tender process and have appointed a Contractor, we will invite tenants to select their preferred choice of kitchen units.

We would like to take this opportunity to remind tenants that Planned Maintenance works will not be progressed for those tenants that have any tenancy debt (arrears, legal costs or recharges) of £300 or more and have not established and maintained a repayment arrangement for 6 months continuously. If you think you are affected by this, please contact your Housing Officer to discuss.

# Development Opportunity - Glenbarr Street

Tenants may recall the article in our March edition when we advised of this possible development opportunity.

We have concluded our initial feasibility study and also conducted further site investigations which gave us sufficient information to determine whether development could be progressed and to negotiate on the acquisition cost of the site.

This process has been undertaken with support from Glasgow City Council, Development & Regeneration Services and we continue to work towards acquisition and development of the site.



Should the Association take the decision to move forward with the development, we will provide information to the local community and will hold various consultation events to present our plans as they progress for your consideration.

We are excited about the possibility of our first development project in quite a long time and hope that the local residents will see this as a welcome addition to the excellent housing stock already provided in the area.

#### And... possibly another at 98 James Nisbet Street

Local residents will be aware that our old office building at 98 James Nisbet Street was occupied by Lifelink, who were providing an outreach service from there until June of this year.

When Lifelink vacated the premises, the Association began to consider what could be done with the building and are currently in the process of carrying out a feasibility study into possible development options. This is in the very early stages but we will keep you all informed as things progress.

## Cash for Kids

Following on from our last newsletter, Spire View made **97** applications to the Cash for Kids Christmas Grants and we are delighted to announce that **96** were successful. We received the money mid-December and have contacted all of those successful in getting the award.

We are sure you will agree that this is a very worthwhile cause as many families struggle financially at this time of year; therefore we would like to take this

opportunity to say a big thank you to Clyde 1 for all of their assistance and generosity.



## Maintenance Policy Reviews – have your say!

As you know we are always very keen to hear what you think about what we do and the services we deliver. We want our policies, as much as possible, to reflect the needs, hopes and aspirations of our tenants.

The maintenance policies listed below are due to be reviewed early in the New Year.

Pre/Post Inspections Rechargeable Repairs
Gas Servicing Right to Compensation

Stage 3 Adaptations Void Policy
Right to Repair Tenant Alteration

**Tenant Satisfaction Survey with Repairs** 

These are the policies that detail the repairs service we will provide to you including gas servicing, timescales for repairs, procedures for alterations, etc.

**Are you interested?** Can you spare an hour of your time to tell us what you think? If so, please contact Jacqueline at the office on **0141 552 7928**, or by email

jacquelinepaterson@spireview.org.uk.

## Rent News – Your Views!

Once again, it's the time of year when the Association's
Management Committee has the very difficult task of considering the issue of the rent to be charged for the next financial year.

We have enclosed a separate consultation flyer on this and are very keen to hear your views on the rent review and would appreciate it if you would complete the enclosed questionnaire and return to us by Friday 12th January 2018.

Alternatively, you can email or text your feedback. Full details are included in the questionnaire.

### Window Repairs at 80, 90 and 100 Roystonhill

In our last edition, we reported that all works were complete with some minor defects to be attended to. We have been working closely with our Contractor over the last few months to resolve all matters and are hopeful of reporting full practical completion in the very near future.

As we have said before, the Association appreciates that these works were disruptive but we hope that during the next few winter months, tenants will feel the benefit of the works carried out. The co-operation of all tenants affected by the works was greatly appreciated.

If there are any additional issues you wold like to discuss, please do not hesitate to contact a member of the maintenance team who will be happy to assist.

# Winter Warning!

The daylight hours are getting shorter and the cold weather and winter chills are now well upon us.

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40

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10

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60

40

Every year we issue our winter warning in our Christmas edition of the newsletter. Now is a good time to think about how to keep your homes warm over the winter months and to make some small changes which have the potential to have a real positive effect.

If your boiler has a time function/programmer, it is worth taking some time to get the hang of it – with the clever use of your timer, you can make sure you always wake up warm and come home on those dark nights into a warm environment without having to leave your heating on 24/7. If you need any advice on how to use your timer, please contact our office for assistance.

### Keep your radiators clear...

Keeping your radiators clear by moving furniture away from direct contact will allow the hot air to circulate more freely and warm up the room more effectively.

### Stay in touch...

It is good advice to make sure you know how to contact your neighbours by phone – it's easy to lose touch in the winter months when people aren't out and about as much. If you know of an elderly neighbour near you, call in from time to time to make sure all is well. You should also continue to go to your social activities with friends or at your local community centre. If you can't get out for any reason, give them a call to let them know!

#### Contents Insurance...

Although we are hopeful that this winter will be incident free, accidents can happen and therefore we encourage you to have adequate contents insurance in place. This way, you will be able to be reassured that in the event of any incident occurring, your possessions are protected. If you want more information on how you can be insured cheaply and easily please contact the office and pick up an information leaflet and application form.

## Affordable Warmth Dividend - Are you due a payment?

If you are feeling the cold this winter, struggling with bills and aged 80 or older (or know someone who is) you may be eligible for the Affordable Warmth Dividend.

This is a payment of £100 made by Glasgow City Council to Glasgow residents who are 80 years of age and older on or before 31 March 2018, to keep warm during winter. Only one claim per household is permitted.

If you previously qualified for the payment you should receive a letter confirming your dividend, however if you have not already applied for the dividend you can do so up until the 31st March 2018. You can also get further information and apply online at www.glasgow.gov.uk/awd or by calling 0141 287 7961.



## What another great success!

We held another tea dance on Tuesday 5th of December in the Blue Roof and what a day we had!

This time, we were delighted to be entertained by Donnie Findlay, who was absolutely fantastic. He serenaded us with a wide variety of music and everyone boogied the day away on the dance floor. We had an amazing "alley cat" and a super "slosh" and such a great time was had by all. We also had a wee sing-song with some fab singers... it's amazing the talent we have in Royston! Delicious cakes were on display and we even had a wee game of bingo in between.... fantastic!

Again we would like to say a very big thank you to Donnie for being such a great host and being part of our fabulous community event and thank you to everyone who attended and supported us.

We will be organising another tea dance in a few months... so watch this space!













# Competition Corner.

Best Halloween Costume Competition Winner

We had a great response to our Facebook/ Twitter Halloween Competition. We really loved how imaginative the costumes were and it was great to see the photos. Although we struggled to pick a winner, in the end we chose Erin McElwee with her zombie school girl outfit! Those zombies get everywhere.

Well done to all who took part and in particular Erin who won herself £50 Love to Shop vouchers.
You can see all the entrants on our Facebook page.



Now that Halloween is over we are marching ahead to the festive season and we have an action packed month ahead with loads of competitions starting with our Santa Selfie Competition on our Facebook and Twitter sites. So don't delay, pop over now and have a wee look next time it could be you!!!

# Royston Winter Wonderland

On Tuesday 5th December, Santa Claus made a very special visit to Roystonhill Community Centre.

He met with over 300 very excited local young people who took part in loads of activities including decorating our Christmas tree, making Christmas biscuits and making Christmas cards.

Santa very graciously agreed to have his 'selfie' taken with all the local kids and all the mums, dads, grandparents and guardians. At this event we asked everyone to post their 'selfies' on our Social Media pages to enter our 'Selfie with Santa' competition. I'm delighted to say we had a fantastic response by our community to this event and competition and all your pics are fab!! It's not too late to join in and post your photos the deadline for this competition is Thursday 4th January at 5pm. Winners will be announced on Friday 5th January 2018.





## Santa Selfie!

After the success of our Halloween photo competition, our Christmas competition is a "Santa Selfie".

them for you) of you with Santa.

We are asking you to post a picture on our Facebook or Twitter page (or pm them to us and we will post

The prize will be awarded to the photo with the most "likes" on Facebook or most "loves" on twitter.

The competition is open to *everyone* in the G21 2 postcode area.

Deadline for this competition is Thursday 4th January at 5pm.

Winners will be announced on Friday 5th January 2018.



## A New Face at Spire View

Spire View's New Housing Officer...

We are delighted to welcome on board our new Housing Officer, Adele McGarth. We would all like to wish her well in her new post.



If you see her out and about, please say hello...

Adele is now the Housing Officer for:

James Nisbet Street

50-132 Roystonhill

St Josephs View

## Facebook and Twitter

Spire View HA has 328 likes on Facebook and 603 followers on Twitter!! We use these pages to run competitions, update the community with local events, jobs, and things of interest as well as keeping you up to date with what is happening at Spire View. So there are plenty of interesting posts to have a wee nosey at. Come on over and check us out at Spire View Housing Association on Facebook and Spire View HA on Twitter.

See you there...



# It's that time again...

Spire View Housing Association is well known for carrying out

Clean up Events! Each year we host a new event more and more people get involved.

It never fails to amaze us the level of enthusiasm that each tenant and child has when participating in the clean-up of their area. I'm delighted to say that it's that time again... We have set ourselves a fresh challenge in the spring of 2018 (Feb/ March) we are looking to hold another clean up event, are you up for it? Royston Primary and our Youth Committee are! Help us make the day another fantastic success. Watch this space and we will keep you updated or if you wish to help out simply contact the office and leave your contact details and we'll get back to you.

## Management Committee Vacancies

Spire View
Management
Committee is made
up of volunteers
(elected by our
members) who are

involved in making decisions which determine how we provide services to our tenants and owners.

Our Committee is currently 13 strong, which means we have two vacancies. This means that there is a fantastic opportunity for 2 people to join our Committee. It really is a great way to get involved in decision making in our community, to make a difference and to influence things. You would also be eligible for training opportunities, which would make a difference to your own CV.

Our Committee are a friendly bunch who would love to welcome you along...

So if you are interested in this opportunity, please call Gillian on 0141 559 5644 for further information and an informal chat.



## Triangle Site - The Park on the Hill

Our partners and neighbours at Copperworks, with the support of the Royston Strategy Group, continue to work hard towards acquiring and tidying up this site. If all goes well, it is hoped that this will happen over the next 12 - 18 months.

Copperworks secured funding from the Scottish Land Fund to undertake a Feasibility Study into the longer term options for this site. As part of the study, a community consultation event was held in conjunction with the Christmas Winter Wonderland event at the Blue Roof on 5th December 2017. The design proposals were presented to the Community by Landscape Architects, ERZ, who spoke to over 100 people on the day and received written feedback from at least 50 local people, as well as significant verbal feedback. This is a fantastic response from the local community.

As part of the consultation, Copperworks asked those people present, what they thought would be an appropriate name for the project and the result of this exercise was that almost 40% of respondents thought the project should be named 'The Park on the Hill'. We also held a prize draw for all those people who participated in the consultation and the lucky winner of the £50 High Street Voucher was Nancy Park. Congratulations Nancy and thank you for taking part!

The feedback received in relation to the options put forward for future development of the site will be incorporated into the feasibility study which is expected to be completed early in the New Year.

A job well done Copperworks!









### **Credit Union**

This great service continues to run from our office on Wednesday mornings from 9.30am until 12.30pm. Please drop in during this time to use the service and you will be greeted by Alice from Pollok Credit Union, who will be happy to assist you with a new application, payments, loans, deposits, savings etc.



## Scotcash

our ethical and affordable community lender

£500 over 52 weeks	Scotcash	Provident
£500 over 52 weeks	Scotcasn	Provident
Loan	£500.00	£500.00
Admin Fee	£30.00	-
Weekly Repayment	£12.99	£18
Number of Repayments	52	52
Total Amount Repayable	£705.28	£936.00
APR	**113.4%	*299.3%
Total Saving	£230.72	<del>-</del>

\* Loan featured on www.providentpersonalcredit.com at March 2017 \* Rates may vary (All loans subject to status, terms and conditions apply.) 121.5% Scotcash Representative APR

Christmas is a time of the year that many of us look forward to, but with things like presents, food, and nights out, the cost can add up. You might be thinking of borrowing, but if you can't go to mainstream sources of credit like banks, turning to some other lenders can be very expensive. This is where Scotcash is here to help.

0141 276 0525 www.scotcash.net



Scotcash can help you to open a bank account and can provide flexible repayments on the date of your choice. We also offer repayment holidays, as

Our affordable credit is just that: affordable. The amount of interest you will pay compared to a home credit lender will be lower.

long as you let us know in advance.

We can now process applications online and over the phone, call our friendly staff on **0141 276 0525** or visit our website, www.scotcash.net for more information on our services.

55 High Street | Glasgow | G1 1LX Tel: 0141 276 0525

Scotcash is regulated by the Financial Conduct Authority. Our FCA register number is 672746.

# What you told us...

Spire View Housing Association is committed to providing high-quality customer service. We value feedback (negative or positive) from tenants. Feedback helps us to ensure that we are providing a

service that meets the needs of our tenants and other customers.



We recognise that from time to time things don't always go as planned and tenants may want to complaint about our service. Our comprehensive complaints handling procedure aims to make it easy for tenants to have their concerns resolved quickly. You can pick up a guide to our complaints procedure at our office, on our website or call us on 0141 552 7928 and we will send a copy out to you.

The table below shows the number of complaints received from July – September 2017.

Complaints Received	July 17	Aug 17	Sept 17	Total
Complaints received at Stage 1	2	2	0	4
Complaints received at Stage 2	1	1	1	3
Complaints Resolved				
Complaints resolved at Stage 1	2	2	0	4
Complaints resolved at Stage 2	1	1	1	3
Escalations				
Escalations to Stage 2	0	0	0	0

Reason for Complaint	July 17	Aug 17	Sept 17	Total
Contractor	1	1	1	3
Staff	0	0	0	0
Equalities	0	0	0	0
Policies & Procedures	0	0	0	0
Governance	0	0	0	0
Finance	0	0	0	0
Maintenance	1	1	0	2
Housing Management	0	0	0	0
Money Advice	0	0	0	0
Factoring	0	0	0	0
Estate Management	1	1	0	2
Wider Role	0	0	0	0

Satisfaction with Complaints					
	Very satisfied	Fairly satisfied	Neither sat/dis	Fairly dissatisfied	Very dissatisfied
How satisfied with outcome?	2	0	4	1	0
How satisfied with handling	2	1	3	1	0

What did we learn/change as a result of these complaints? Here are our case studies:

#### Case Study 1

A tenant made a complaint regarding the length of time taken to respond to a request to have his mother's address added to our grounds maintenance contact. Action was taken quickly by staff to resolve the issue and an apology was issued to the tenant.

Staff learned that a prompt acknowledgment of all requests by tenants ensures we continue to meet the service standards we set and provide a good service to our tenants.

#### Case Study 2

A tenant made a complaint regarding the quality of painting works carried out within their property. Staff liasied with both the tenant and the contractor who called to the property to 'make good' the works. The lesson learned from this was to continue to ensure a varied selection of post inspection of works carried out by our Contractors.

## Merry Christmas to one and all...

In time honoured tradition our staff will soon be out and about delivering a small Christmas gift to all our tenants aged 65 and older. We would like to take this opportunity to ask all tenants to be mindful of your elderly neighbours. If you can, call in on them from time to time to make sure all is well especially during bouts of bad weather.

On behalf of all staff and Committee at Spire View we would like to wish all our tenants and owners a very Merry Christmas and a Happy New Year.

## Bulk Uplift/Fly tipping

Can we please remind all tenants that bulk uplift is on a THURSDAY. The EARLIEST bulk items should go out is a WEDNESDAY EVENING.

If you reside in either a house or a four in a block property it has been confirmed to us by the Environmental Task Force that bulk uplift must be requested by calling the Head Office on 0141 287 9188.

Please ensure that this is taken on board as we have been informed that if those responsible for any flytipping are caught, they will be fined by Glasgow City Council.

## **Community Hub Update**

We are delighted to report that it is full steam ahead with this project.

The tender process took slightly longer than anticipated however, we have now appointed Fleming Buildings Ltd as the main Contractor for this project. Work will get underway very early in the New Year and will take around 16 months to complete.

This project would not have been possible without the financial support from a wide range of organisations;

Big Lottery Fund	£1,098,748
Scottish Government	£575,000
Clothworkers Foundation	£85,000
Copperworks Housing Association	£60,000
Scottish Land Fund	£40,000
Rosemount Development Trust	£10,000
Hugh Fraser Foundation	£10,000
GHA	£5,000

We are exceptionally grateful to each and every one of these organisations. Their support is invaluable and will have a positive and lasting effect across the entire Royston community and bevond.

Once works are underway, we will keep you updated through our quarterly newsletters. If you want to see more frequent updates, please follow us on facebook and / or twitter.



## Wider Role Strategy

In recent years we have continued and expanded our involvement in a wide variety of 'Wider Role' projects. This is basically anything that isn't housing.

Here's a few examples of some of our wider role activities:

- Money Advice Service
- Financial Capability Service
- Tenancy Support Service
- Clean up days/ community events
- Star project
- Community Garden at 99-101 James Nesbit Street
- Working with Royston Youth Action
- Community Hub Project
- Fruit Barra

There are many, many reasons why organisations become involved in these types of activities. Here at Spire View, we certainly believe that wider role can help solve problems, encourage tenant participation, enhance the community, encourage community involvement to name just a few of the benefits. We have had a Wider Role Strategy in place for a number of years and it is due for review again soon.

So if you would be interested in working alongside us by giving us your thoughts on how we can build on what we have already achieved or take us in another direction, then why not contact Fiona on 0141 559 **5648** or alternatively email:

fionamurphy@spireview.org.uk. We would love to hear from you.

Roll up, Roll up... the Fruit Barra is in the office every Thursday morning from 9:30 to 11:30am. They provide a great selection of fresh fruit and veg at fantastic prices, right on your own doorstep. They also have 'Fairshare' items at real knockdown prices. Fairshare are generally branded items like Kelloggs cornflakes and also pasta and rice and loads of tins to choose from. Come along and bag yourself a bargain.

Day	Location	Time
Monday	Blochairn Housing Association, 1 Blochairn Road, G21 2ED	2:00 - 3:45pm
Monday	Royston Primary School, 102 Royston Road, G21 2NR (term time only).	2:45 - 3:15pm
Thursday	Spire View Housing Association/ Copperworks Housing Association, 43 Tharsis Street, G21 2JF	9:30am - 11:30am
Thursday	Bright Street Common Room, 3 Bright Street Flat 0/2	12:30 - 1:30pm

## Staff Contact Details

**Fiona Murphy** 0141 559 5648 fionamurphy@spireview.org.uk Director

Margaret Brownlie 0141 559 5643 margaretbrownlie@spireview.org.uk Depute Director

**Donna Richardson 0141 552 7928** donnarichardson@spireview.org.uk Housing Manager

Jacqueline Paterson 0141 559 5640 jacquelinepaterson@spireview.org.uk Maintenance Officer

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Tracy McDonald 0141 559 5641 tracymcdonald@spireview.org.uk Finance Assistant

**Lesley Burrows** 0141 559 5646 lesleyburrows@spireview.org.uk Housing Officer

Margaret Clowes 0141 559 5645 margaretclowes@spireview.org.uk Housing Officer

Stephen Hughes 0141 559 5649 stephenhughes@spireview.org.uk Housing Assistant

**Gillian Spence** 0141 559 5644 gillianspence@spireview.org.uk
Corporate Services Assistant

Roddy Forrest 0141 552 7928 roddyforrest@spireview.org.uk
Customer Service Assistant





#### Volunteer with us

Volunteer with the Positive Family Futures Project at Rosemount Lifelong Learning Centre to learn new skills, support your community, meet people and enjoy yourself. We have a range of volunteering options in the nursery, garden or at the reception? Contact Christine at Rosemount on 0141 553 0808 to chat about volunteering.

#### **Community Activities**

Come along and meet new people, have a chat, share skills and hobbies at our international café on every Tuesday between 1-3pm. Toys will be available for parents with younger children. We have many other activities as well keep an eye on our Facebook.

#### **Our Space**

Are you looking for a venue for a children's birthday party or a group activity? You can book the Learning and Event space by calling Kiran on 0141 553 0808.

Learning & Event Space • 102 Royston Road • Glasgow G21 2NU • 0141 553 0808 Nursery • 221 Millburn Street • Glasgow G21 2HL • 0141 552 3090

www.rosemount.ac.uk

**OUR SERVICES** 

If you are looking for work and want some

help, we have a number of courses that can

offer you a chance to get help with your CV,

qualifications and more. We can also provide

you with access to online job vacancies and

If you want to improve your writing skills or

find out what is on offer. We have a range of

courses including computing, personal and

Are you a young parent looking to meet up

We provide one to one and group work

with other young parents and learn new skills?

activities with childcare so that you can bring

the children along. Call Carol on 0141 553 0808.

want to learn something new give us a call and

writing applications, interview techniques,

**Getting into work:** 

help you to apply.

**Getting into Learning** 

social development and more.

**Young Parents Project** 

Charity No: SC O28909 • Company No: SC 190521

### Roystonhill Recreation Centre

15 Forrestfield Street, Glasgow G21 2HG • 0141 552 3218

### FACILITY PROGRAMME

**MONDAY** 

Mother & Toddler

Group 12.00noon -2.00pm St Roch's Nursery 2.30pm - 3.30pm Limitless Dance 4.00pm - 6.30pm

**TUESDAY** 

RYA Mother &

Toddler Group 10.00am - 12.00 noon

#### **WEDNESDAY**

Mother & Toddler

 Group
 12.00noon - 2.00pm

 St Roch's Nursery
 2.15pm - 3.15pm

 Karate
 6.00pm - 7.00pm

 Bingo
 7.00pm - 9.00pm

#### **THURSDAY**

Young @ Heart Club 9.00am - 4.00pm Toon Speak Drama 6.00pm - 8.00pm

#### **FRIDAY**

 St Roch's Nursery
 2.15pm - 3.15pm

 Bingo
 6.30pm - 9.00pm

Remember Roystonhill's hall is available to hire for all your needs at selected times.

Terms & conditions apply for hall hire.



### CONTACT DETAIL

Tel **0141 552 7928** Fax **0141 552 0086** 

Email info@spireview.org.uk
Website www.spireview.org.uk

**EMERGENCY REPAIR NUMBERS** 

Gas Heating & Hot Water **01294 468113**All Other Emergency Repairs **0800 595 595**