



Second Stage Stock Transfer

CDHA propose to purchase 283 houses from Glasgow Housing Association

April Ballot Confirmed, but..... We need the help of all the GHA tenants!

As you may have seen in the press, GHA have agreed to an April Ballot of the tenants in the Cathcart and Mount Florida areas, for tenants to vote on joining Cathcart & District Housing Association (CDHA)

This is a significant step forward after many years of negotiation with GHA and CDHA will promote local empowerment and give GHA tenants the opportunity to discuss our proposals in order that they can make their own choice about joining Cathcart.

Our Committee is made up of housing volunteers some of whom are tenants and local residents of GHA properties, they support a YES vote to join Cathcart because they truly believe it will help make our area a more joined up community in which to live.

Unless enough people Vote YES in April, the transfer will not happen and the

local housing office in Holmlea Road, along with the staff may no longer be accessible to the GHA tenants in this area.

WHAT HAPPENS NEXT?

The CDHA staff are currently campaigning amongst the GHA tenants to try and secure a yes vote.

A postal ballot will then start on 21 April 2010. If the ballot is successful and a majority of GHA tenants in Cathcart & Mount Florida vote to transfer to CDHA then the houses will transfer in June and the total number of houses in ownership by CDHA at that time will increase to 562.

Factoring is also a significant part of the Association's business and there will be an option post transfer to take in house the houses that GHA(m) currently factor on behalf of up to 600 owner occupiers. This will be achieved through a separate process of owners close meetings.

BENEFITS FOR ALL TENANTS

The transfer is seen as a positive step forward for the financial security and viability of Cathcart & District Housing Association. There will be benefits to all tenants:

- More choice of houses in the area in relation to transfer opportunities
- All tenants will have access to all houses
- Economy of scale when organising major repairs, projects etc.
- Integrated Committee of Management with representation from all areas.

Welcome to the new look newsletter of Cathcart & District Housing Association.

This newsletter will be issued quarterly and will provide all the up to date news from the Association.

Rent Review 2010/11

As you will be aware CDHA review the rents on an annual basis and consult with tenants on proposed increases prior to July every year.

This year we are delighted to announce that all CDHA tenants will benefit jointly with the GHA tenants involved in the proposed stock transfer and your rent will remain at today's rate.

It is our proposal to bring our rent review date in line with the start of the new financial year and in order to do that it has

been agreed that your rent will not require to be reviewed until April 2012.

This will not have a detrimental effect on our service. We have plans to bring a further 7 empty decant flats back into our core stock which will mean our property will be more than 99% occupied.

We are able to report that our void turn around is now generally operating within a 10 day turn around period, which means that we are maximizing our income from rents.

Planned Work 2010

We are currently seeking costs for the work to the final 7 decant flats which we held for use during the Comprehensive Improvement Schemes. Completion of this work will ensure maximum rental income of the Associations properties. Work is due to commence in April 2010.

Along with this we will be carrying out close painting.

The identified closes for painting in 2010 are:

16-42 Tulloch Street

4, 8 & 14 Craig Road

During 2010 the Association will undertake a window staining contract and the properties involved will be:

4, 8, 14 Craig Road

193, 209, 217, 225, 233, 241, 249, 295, 311, 319, 335, 343, 351 Holmlea Road

16-42 Tulloch Street

This work is scheduled to start in June 2010. In addition to this we are surveying some of the older central heating boilers which will be replaced. We will advise those who fall into this category over the course of the spring.

MAINTENANCE OFFICER

Over the winter months Tom Carroll has been settling in to his new post of maintenance officer.

Many of you will have already met Tom in connection with

repairs you have had done. As well as organising routine repairs, Tom will be carrying out surveys of kitchens and boilers as well as organising close painting, window staining and improvements to decant



Welfare Benefit Advice

Suzanne Lavelle has now been with CDHA for 1 year and during that time she has helped a significant number of tenants with their benefits. Not just Housing Benefit – she has been able to organize other entitlements for them. Since she started talking to our tenants she has been able to achieve a whopping £100,461.80, of which £38,680.56 was housing benefit. The rest are personal benefits that go direct to the tenants.

We urge everyone who is currently in receipt of benefit and is not sure if they are entitled to enhanced payments to call Suzanne. Anyone who is not in receipt of benefit because they think they have savings that prohibit them from claiming should also call Suzanne and have a chat especially if you are over 60yrs. Every call to Suzanne is confidential, even from the rest of the staff – so you have nothing to lose by giving her a call on Wednesdays, or leave a message and she will call you back.

COMMUNITY NEWS

DOGS...

We have received reports that some of the local streets are becoming unpleasant places to walk because of dog dirt on the pavement. It seems that people are still not showing a responsibility when walking their dogs by picking up any dirt and disposing of it properly. We would urge any dog walkers to please pick up the pooh as it really is awful for anyone who accidentally stands in it whilst out walking.

We have reported worst affected streets to Glasgow City Council Environmental Health Department and have assurances that these areas will be cleaned up.

We have also reported this to the Warden Service who has agreed to patrol the areas in question. If you witness dog fouling please

telephone Glasgow City Council Dog Fouling on freephone 0800 027 7027.

A further complaint which is becoming more common is the fact that some tenants are allowing dogs to urinate in grassed areas. This WILL kill the grass and make otherwise tidy areas unsightly. Having taken advice about this issue it seems that female dogs will cause more damage to grass and again we would ask that everyone with dogs acts responsibly. Our maintenance staff will carry out spot checks in this regard during the course of the grass cutting season.



We've all got it! Have you?

You can now have up to £10,000 in savings if you are aged 60 or over without it affecting your benefits.

This means that we've all been able to claim some Pension Credit, Housing Benefit and/or Council Tax

Don't miss out!
Make your claim today.

Call the Pension Service helpline on 0800 991234.

Don't miss out!

Do you have children, live in rented property but don't get any Housing Benefit at the moment?

Then from November 2009 you may become entitled.

Changes to the rules will mean that any Child Benefit you get will not count as income anymore.

Extra Housing Benefit for families

Don't miss out!
Make your claim today!



Flood works

The Flood prevention work is progressing well and you will have noticed a significant difference to the stretch along Spean Street.

Some people will have received a letter explaining how the work to the next stretch of flood prevention, being carried out by Glasgow City Council, will affect the properties in the area. The work will pass along Cartside Street. Tree felling in this area will commence from 4 March and the actual engineering work will start in June 2010.

It will involve removing some fences behind 106 and 108 Cartside Street and some work at 104 Cartside Street. Affected residents will be contacted directly to advise them of the level of work and how that is likely to affect each property.

The finished work is providing not only long awaited assurance against localised flooding but is also providing a new aesthetic quality to the area.

Holmlea Primary School

The Association is still continuing negotiations with Glasgow City Council in respect of proposals to save the school, meet the terms of the Council's original brief and provide much needed housing in the Cathcart area. Unfortunately we are finding it difficult to secure funding as Glasgow City Council's budget has been cut significantly this year in line with Government spending across Scotland.



TENANT SATISFACTION SURVEY

In line with our regulatory guidance we are obliged to carry out Tenant Satisfaction Surveys periodically. In order to do this the Association has recently obtained prices from several independent survey companies for this service. The survey will commence during the first week in May and a percentage of Association properties will be selected at random. Gerry & Paul Scott from Wider Role Solutions will carry out the survey.

If your property is selected they will ask you a range of questions relating to your

house, your views on the area, building and service provided by CDHA. This will allow the Association to gauge whether we are providing as good a service as we would like to think we are in different areas. The survey is designed to cover all aspects of our service delivery and will ask questions on a range of issues from how our staff responds to your requests to whether our contractors arrive on time. We really appreciate you taking time to participate if selected as we will review the information received and feed this into our future management plans.



How to contact us:

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