

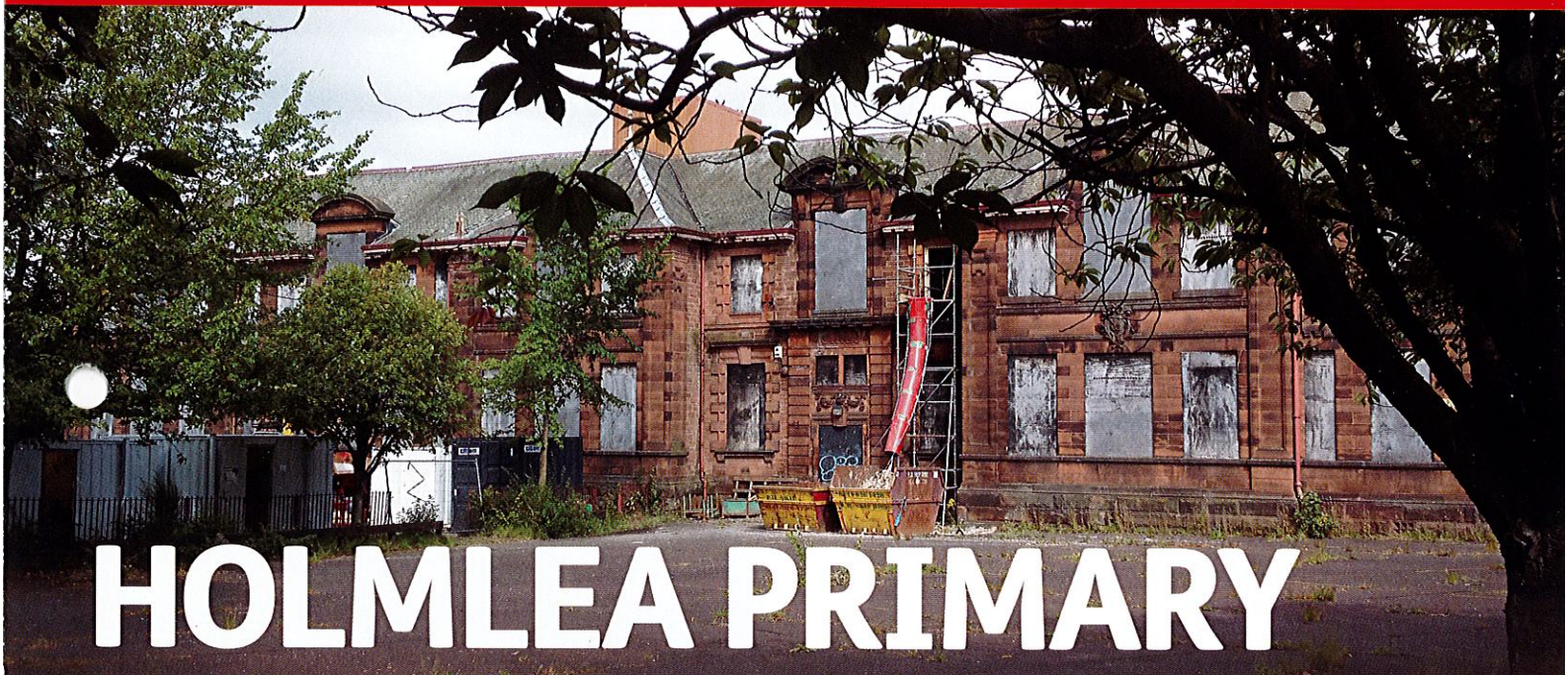
# CATHCART STANDARD

 **CDHA**  
Cathcart & District Housing Association



The Newsletter of Cathcart & District Housing Association

**AUGUST 2015 • ISSUE 21**



## HOLMLEA PRIMARY SCHOOL RENOVATION IN EARLY STAGES

Following months of negotiations between CDHA, our partner housing association Home Scotland and Glasgow City Council we are pleased to announce that the early part of the work towards the renovation of Holmlea Primary School has commenced.

Currently surveys are being carried out to determine the level of works that require to be done. An ecological survey has been carried out which has determined that there are no bats present in the school building. Bats are protected and it is necessary to ascertain whether there are any there prior to work commencing. The building survey has commenced and this will provide a detailed analysis of all aspects of the building and allow for measured specification to be provided by way of a brief to the main contractors in due course.

The main work being carried out at the school currently is the removal of the pigeon guano which is itself a specialist job. Once this has been done the internal rot survey can commence. All of the above works are being carried out as a two stage process called enablement works. The result of these works will ensure that we are able to prepare an accurate specification which we hope to be able to issue for tendering purposes later this year.



The Design stage is still very much ongoing our Architects are working very hard in conjunction with planners to ensure that the best possible outcome is achieved on the site.

If all goes well we anticipate a site start on the renovation and building works to be around April 2016.

We will publish plans as soon as the final design has been achieved.



# Community Garden – Cumming Drive

As reported in previous issues the community garden being created by Stanmore Social (a social enterprise company) in conjunction with Urban Roots and CDHA, in Cumming Drive Mount Florida has flourished throughout the early part of this year.

Residents are benefiting from the first harvests. There is little to no dog fouling in the area, which was previously an issue. The space is developing into a beautiful and fruitful community environment.

There have been assorted fruit trees planted (cherry, plum, pear, apple, damson), These have all been fairly mature trees and so have had a few cherries and will have a few apples in this first year.

Early spring 2015 - 9 Raised beds were built and planted all of which are now flourishing with crops of salad, onions, brassicas, rhubarb, peas and beans, beetroot, potatoes, flowers and more. One of the beds is being used by Mount Florida Primary School.

April 2015 - 70 volunteers from Scottish Business in the Community came and helped plant the three large banks with lots of lavender, other bee and butterfly friendly plants and bushes and currant, gooseberry and blueberry bushes.

This has been a successful project and future plans include the installation of a standpipe/ tap for water supply along with beehives and seating.



## CLOSE SECURITY

It has come to our attention over recent times that close security doors have been left in an unlocked position. We are taking this opportunity to remind you as residents that these doors are there for your safety and leaving them off the latch gives people who should not necessarily be there, easy access to your building.

We would therefore ask that you ensure that your building is kept

secure at all times even if it is just a visit to the shops this would then ensure that only those people who are entitled to be in the building gain access to it.

If you see anyone acting in a suspicious manner in your building please do not hesitate

to contact the Police on 101 and advise them of this.





# Maintenance Matters

## Close Painting

The following properties will have their closes decorated as part of this year's programme.

- 217 Clarkston Road
- 333 Clarkston Road
- 347 Clarkston Road
- 161 Holmlea Road
- 185 Holmlea Road
- 279 Holmlea Road
- 287 Holmlea Road
- 295 Holmlea Road
- 311 Holmlea Road
- 319 Holmlea Road
- 335 Holmlea Road
- 343 Holmlea Road
- 111 Cumming Drive
- 125 Cumming Drive
- 83 Cumming Drive
- 8 Holmhead Road
- 124 Mount Annan Drive
- 31 Rannoch Street

Work is commencing end August 2015 and letters are being sent out to all tenants and owners prior to work commencing in their close.



## Window Replacement Contract 2015

A window replacement contract will shortly commence to 26 of our tenement properties. We have recently processed our tenders and tenants will be notified within the next two weeks as to who the successful contractor will be.

We anticipate work commencing in September 2015. The contractors will only be in your home for 1 day and you will receive full information from us advising who the contractor will be. This will be followed up with a letter from the contractor advising what date your windows will be replaced.

You will be asked to clear the area in front of the windows and ensure a clear way from front door to your windows. Any tenant who cannot move furniture owing to age or disability will be assisted by the contractor in this regard.

## Gas Maintenance

Our Gas service contract is currently being tendered and we will publish the outcome of this process in our next newsletter.

We would take this opportunity to remind everyone that it is a legal duty on the Landlord to service gas appliances i.e. boilers and fires every year. It is part of your tenancy requirements that you provide access for this work to be carried out. Most people understand the importance of this work and make access readily available. This is most appreciated and helps keep costs down when there is no need for constant repeat callouts.

However we also understand that it isn't always possible to provide access at the time the appointment is scheduled for and our gas contractors will attend out of hours and in some cases at weekends in order to ensure this important work is carried out. If you are due to have your gas boiler serviced and think there may be a problem with access please call Sandra on 0141 633 2779.





# TENANTS CONTENT INSURANCE

We would wish once more to bring to your attention the importance of having contents insurance.

**Scenario 1:** The person above accidentally leaves the bath running with the plug in and falls asleep. The bath will overflow and it will be a short time later that the water will penetrate your flat. If you are not at home and the person upstairs does not wake up the water will continue to pour down. Your carpets and furniture will be drenched perhaps ruined. The building insurance will only pay for a new ceiling and repair to any lights or kitchen units.

## **YOUR OWN FURNITURE WILL NOT BE COVERED**

Contents insurance is available reasonably cheaply and our Money advice people are available to provide assistance to any of our tenants or sharing owners. Call 0141 633 2779 for an appointment or e mail [info@cathcartha.co.uk](mailto:info@cathcartha.co.uk)

**Scenario 2:** You go away on holiday and whilst you are away there is a break in to your flat. The burglar breaks a window to gain access and then manages to open your entrance door and steal your TV, ipod, and other valuables. The building insurance will pay for the repair to the window and any damage.

## **YOUR BELONGINGS ARE NOT COVERED.**

## Over 65s – Attendance Allowance

Attendance allowance is a benefit for people over the age of 65. There are two rates of award – the lower rate (£55.10 per week) and the higher rate (£82.30) per week. In order to qualify for this award you must reasonably require some help with an aspect of personal care because of health conditions. This may be with cleaning, washing etc. or it maybe you just need some supervision in order to make you feel safe. Entitlement to this award is not means tested and whether you have savings or not you may be entitled if your health/age dictates.

Our Welfare rights officers are available for appointments in the office or home appointments if you prefer and will advise and assist with the claiming of this benefit.

## Stage 3 Medical Adaptations

Stage 3 adaptations are changes made to your home (usually your bathroom) to suit changes in medical/mobility conditions. It maybe you require grab rails but not a fully adapted bathroom and we can assist with this.

If you think you may qualify for an adaptation to your house you will require to be referred to us by an occupational therapist. Your doctor will be able to set up an appointment with an Occupational Therapist and once we receive his/her report we will take matters forward on your behalf.

**How to contact us:** Cathcart & District Housing Association Ltd, 3/5 Rhannan Road, Cathcart, Glasgow G44 3AZ. Tel: 0141 633 2779 or e-mail [info@cathcartha.co.uk](mailto:info@cathcartha.co.uk)

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