

Forgewood Housing Co-op

Autumn 2008 Newsletter



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Welcome to the Autumn 2008 edition of Forgewood Housing Co-op's newsletter. We hope that the information contained is informative to you. Please remember that our newsletters are also available online at www.forgewoodcoop.org.uk.

Great Gardens of the Co-op

The Co-op congratulates the winners of the garden competition this year. As you will be aware, prizes are awarded to the best kept in the flats and within the new build. This year's winners were:-



Flats

172 Fife Drive



Flats

164 Fife Drive



New Build

81 Kinloch Drive



New Build

69 Fife Drive

Bin Uplift - Alternative Collection

The Co-op has sent publicity out on the recyclable bin collection which we are sure most of you are aware of, and would like to remind people of the situation.



Bin uplift day is currently a Monday at Forgewood, and your general refuse bin will be uplifted one week, with the blue recyclable bin the following week. It seems that most people are becoming familiar with the new system even though it is still a new procedure for the Council. Many thanks to those who are making the effort to separate their waste. If you need a new blue bin because it has been lost, stolen or never delivered, you should contact the Council on 403110 and they will make a delivery to you. At the Co-op, we still have dvd's and information pamphlets on the new recyclable waste campaign as well as some self adhesive numbers for bins. Please contact the office should you wish to receive any.

Skip Delivery-Important Information

Firstly, due to industrial action, the Council will not be delivering the skip scheduled for Wednesday 24 September 2008 at the corner of Davaar Drive and Dinmont Crescent. It will instead be available on the following day (Thursday) at the same location. This is outwith our control.

Future dates and locations are as follows:

Thursday 25 September 2008 - Corner of Davaar Drive/Dinmont Crescent

Wednesday 22 October 2008 - Corner of Fife/Lorne Drive

Wednesday 19 November 2008 - Entrance to New Build Houses at Ashton St

Wednesday 17 December 2008 - Side of Forgewood Nursery

Wednesday 14 January 2009 - Corner of Davaar Drive/Dinmont Crescent

Wednesday 11 February 2009 - Corner of Fife/Lorne Drive

Wednesday 11 March 2009 - Entrance to New Build Houses at Ashton Street

Remember to be careful if using the skip. It's usually available from 8.30am to 12.30pm and you must not place fridges or freezers in the skip.

Office Closure

The Co-operative will be closed from **1.00pm on Thursday 25th September 2008 and will re-open at 9.00am on Tuesday 30th September 2008.**

A list of emergency contact numbers are listed at the back of this newsletter should you require assistance when the office is closed.

Satisfaction Surveys – Maintenance

The Co-op takes the views of customer satisfaction seriously and analyses any returns we get from jobs carried out. Unfortunately we do not receive as many satisfaction surveys as we would like. Standard practice is that anyone reporting a repair is given a satisfaction questionnaire to complete and return to the office or hand to the caretaker around the area. Please take a few moments to complete one of these surveys so that we can continually improve the maintenance service that is given to you. If you have reported a job, but have not received a survey form, please contact the office.

Landscape Contract

Land Engineering are still carrying out grounds maintenance work for the Co-op and will do so during the growing season. They are due to carry out 3 more cuts this year, and these are scheduled for week beginning Monday 13 October, 3 November and 24 November 2008. There will also be a hard prune to shrub areas carried out around December 2008. We hope you have been satisfied with the work from the contractor. If you have any queries about landscaping issues, please contact the Co-op and we will be happy to help.



Dog Issues

For some time now, we have been highlighting the concerns with dogs in the area. The main issues are the number of dogs that are not being kept under proper control and supervision, resulting in dog fouling in the estate. This is a breach within the Scottish Secure Tenancy Agreement that all Co-op tenants have signed. If you wish to keep a dog you must request permission from the Co-op. We sent out census forms to all tenants some months ago asking for relevant information regarding the household and covered the issue of pets on this questionnaire. Please contact us if you have not completed a form.



If you have any concerns about a dog or dogs in the estate not being supervised properly, we urge you to contact the Council's Dog Warden (Sandra Douglas on 01698 403110) as well as the Co-op. Sandra can take steps to visit the area and issue on the spot fines if an owner is found to be letting their dog foul in the estate without uplifting with the appropriate dog bags. These bags are still available free of charge at the office. Furthermore, you should also speak to the Dog Warden should you wish to have your dog chipped, as this is a free service that can be organised. We hope to see an improvement in the near future in respect of dog supervision.

Common Housing Register

For some years now, the Co-op has worked alongside North Lanarkshire Council and other Registered Social Landlords in North Lanarkshire to develop and implement a Common Housing Register. The register would enter all housing applicants onto a single list, saving anyone having to fill in application forms with different landlords. It is nearing the time for completion and anyone who has their name on the list of a social landlord like the Co-op or North Lanarkshire Council will receive a common housing application form in the coming weeks. Please ensure that you complete this form and return it to any participating social landlord if you are seeking rehousing.

Changes to Benefits System

The Government has announced some important changes regarding various benefits and these take effect in October 2008.

These changes relate to the following:

Backdated housing benefit and council tax benefit. Previously anyone applying for backdated housing benefit or council tax benefit could do so and apply back to a period of one year. This has now changed with anyone under 60 being allowed to apply for up to 6 months backdated benefit, and those over 60 only being allowed to apply for backdated benefit for a period of 3 months.

There are also changes proposed in relation to **extended payments** for Council tax and housing benefit.

For more information on any of the above please contact North Lanarkshire Council on 01236 638615.

EMPLOYMENT SUPPORT ALLOWANCE (ESA)

The above benefit will replace Incapacity Benefit and Income Support paid on incapacity grounds for new customers from 27 October 2008. For more information please contact Job centre Plus (Flemington House, Windmillhill Street, Motherwell) on 01698 483500 or visit the website at www.dwp.gov.uk



Emergency & Useful Contact Numbers

Emergency Numbers (24hrs)

Saltire 0845 606 1555 - *Gas Central Heating Repairs*

Maintenance & Property Care 01698 403146 - *All other emergency repairs*

National Grid 0800 111 999 - *Gas Leaks (Transco)*

Scottish Power 0845 272 7999 - *Loss of electricity supply. Please check meter credit if you have a prepayment type facility prior to calling out.*

Scottish Water 0845 601 8855 - *Loss of water supply or problems with mains water supply*

Useful Numbers

Community Police 01698 483009 (Rob Brown) Citizens Advice 01698 251981

Benefits Agency/Job Centre 01698 483500 Crimestoppers 0800 555 111

Council Tax 01698 403170 Housing Benefit 01236 638615

Northline : Bulk Uplifts, Pest Control, Abandoned Vehicles, Roads and
Lighting, Graffiti Removal, Dog Warden
Contact: 01698 403110



Annual General Meeting

The Co-op's AGM took place on Wednesday 17 September 2008. Thanks to everyone who took the time to come along. We are pleased to announce again that there was a good attendance. The management committee is now as follows:

John Burton, Chairperson

Alan Thomson, Vice Chair

William Muir, Secretary

James Barr, Treasurer

David Wood

Charles Millar

Bernadette Burns

John McAvoy

Moyra Cullen

Isabella Stevenson

Janette Duffy

Marina Johnstone

We currently have 12 management committee members and actively encourage any of our share members participating. If you would like to get involved with management committee you should contact the office where appropriate advice will be given. If you are not a shareholder, why don't you consider joining for a £1 one off fee, and this would entitle you to come along as an observer to a management committee meeting, or indeed be elected or elect someone to management committee.

Forgewood Housing Co-operative Ltd, 79 Kinloch Drive, Motherwell, ML1 3XD

Opening Hours 9.00am - 4.30pm Monday to Friday

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