



Newsletter

Gas Safety

Gas Servicing to Boilers

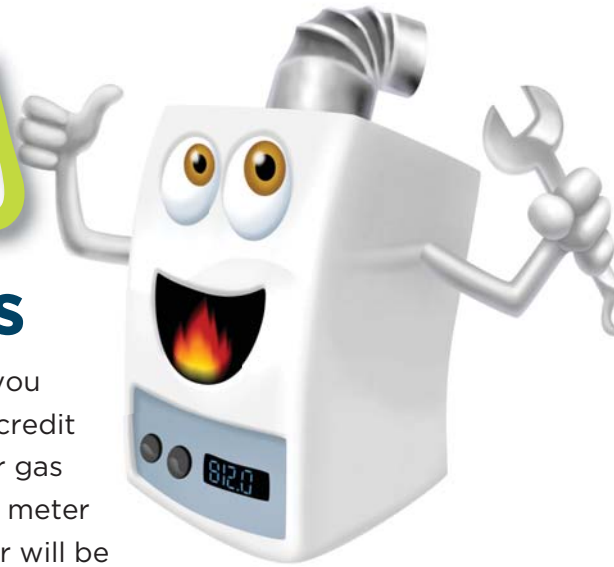
The Co-operative is required by law to carry out an annual safety/service check to all gas pipework, boilers and appliances installed within our properties. These checks are required to make sure your pipework, boiler and appliances are safe and the risk of any gas or carbon monoxide poisoning is minimised for your household.

The Co-operative carries out these checks on a 10 monthly cycle so that we can make sure the work is complete and you are safe before the anniversary date.

The gas service visit should only take approximately 30-40 minutes to complete and can make sure your life is not put at risk.

Our gas maintenance contractor, City Building (Glasgow), will postcard each property at least 2 weeks in advance of the arranged service date. If you need to change this appointment, you can do so by contacting either **City Building (Glasgow)** on 0800 595 595, or **Drumchapel Housing Co-operative** on 0141 944 4902.

As long as you have some credit in both your gas and electric meter the engineer will be able to do the service. If the engineer calls at your property and you have no credit in either of your meters and the required checks cannot be carried out, the engineer may have to close off (cap) your gas meter to make sure that you, your household members, your neighbours and your home are safe.



Please Note

Smoke Alarms & CO Alarms (Carbon Monoxide)

All smoke & CO alarms installed should be tested at the time of the annual gas service.

If any of the alarms are faulty the Co-operative will have them replaced. You should also test your alarms weekly and let us know if there are any issues.

SMOKE ALARMS AND CO ALARMS SAVE LIVES
- please help protect your family and home

AGM 2018

"I would like to thank all our tenants who made the AGM a great success, and our Board members too. And of course all our staff who worked hard to make it a great night"

Joan McFarlane, Chairperson





Making a difference in the lives of children and families in Drumchapel by providing support, strengthening relationships and empowering families to make positive change.



building strong family foundations



3D Drumchapel Family Programme (August-October 2018)

ALL our classes and activities are FREE OF CHARGE. Crèches are provided where stated

For more details or to book places, please contact us:

tel: 0141 944 5740 or email: info@3ddrumchapel.org.uk or www.facebook.com/3ddrumchapel

MONDAY

- 1pm – 3pm** **Mellow Bumps:** Six-week programme for pregnant mums that aids stress relief and relaxation. Phone to register. **Starts 27th August, crèche provided**
- 7pm – 9.30pm** **Mums' Night:** Grab a bit of 'me' time! **Meets fortnightly, starts 13th August at St Andrew's Church (next to the 10 O'Clock Shop)**

WEDNESDAY

- 10am – 11.30am** **SPACE peer support:** Group for parents/carers of children with additional support needs. **Meets monthly, 22nd August, 19th Sept, 31st October crèche provided**
- 10am- 11.30am** **Triple P Peer support:** Open to anyone who is doing, or has done, the Triple P programme. **Meets monthly, 5th September, 3rd October**
- 1pm – 2.30pm** **Baby Club & Breast Feeding Support Group:** Drop in session offering a baby weighing clinic, advice and support to parents and carers. Delivered by NHS Staff. **Runs throughout the year**
- 1.30pm – 2.45pm** **Baby & Me (Pre-Birth – 1 year):** Drop in session for new and expectant parents/carers and babies, with refreshments provided. A chance to meet with other families and take part in a fun play session. **Runs throughout the year**
- 3.30pm – 5.30pm** **SENsation Family Club (P1 – P7):** A six-week after school club full of fun activities for children with additional support needs and their families. **Starts 5th September**

THURSDAY

- 10am – 11am** **Sing & Play (1 – 2 years):** Brand new session filled with fun and play for the transition from baby to toddler. **Starts 30th August**
- 11am – 12noon** **Family Brunch (pre-birth – 1 year):** For new and expectant parents. Come along with family and children for a tasty free brunch. **Starts 16th August**
- 1.15pm – 2.30pm** **Twist & Shout (2 - 5 years):** Our popular action-packed session of movement, games and music for parents and kids! **Starts 23rd August**

DADS' WORK

We're excited to reveal that new Dads Worker is joining the team in August!
Watch our Facebook page and website for upcoming sessions or get in touch for more details

0141 944 5740

www.3ddrumchapel.org.uk

Drumchapel Community Centre, 320 Kinfauns Drive, Glasgow, G15 7HA

3D Drumchapel is a company limited by Guarantee
Scottish Company Registration No. 234098 Scottish Charity Registration No. SC029800
Registered address: 44 Histle Square, Glasgow, G15 8NH



Planned Maintenance

Windows and Bathrooms

The first phase of the window and bathroom replacement programme was completed in March 2018 and included:

76-98 Southdeen Avenue • 25-31 Southdeen Road

Feedback from tenants showed very high levels of satisfaction with the completed work, and we received a range of positive comments:



"It's made a real difference to noise levels - I can hardly hear the planes anymore."

"My windows do not have any draft coming through them now."

Phase 2

Phase 2 of the window and bathroom replacement programme will include **3-21 Southdeen Road / 110-118 Linkwood Drive**. All surveys for Phase 2 have now been completed and tenants have made their choices of wall boards and flooring. Phase 2 of the contract should start around mid-October 2018 and will be completed before Christmas 2018, weather permitting.



"Really happy with the overall service."

"What a difference it makes to have a shower in my bathroom."

Paintwork

The final year of the current painting contract was also completed and has made a real difference to the appearance of the stock and surrounding estate.

The painting programme is carried out on a 5 year cycle and will commence again in 2019.

We will carry out consultation on colour choices over the coming months and will keep you informed of work effecting your home.

We will also keep you up to date with any future planned maintenance work through our newsletter or by letter.



Dogs Trust

Community Event

- 🐾 FREE basic health check
- 🐾 FREE health and training advice
- 🐾 FREE information leaflets
- 🐾 FREE microchipping

Wednesday 3rd October

In Partnership with Drumchapel Housing Association

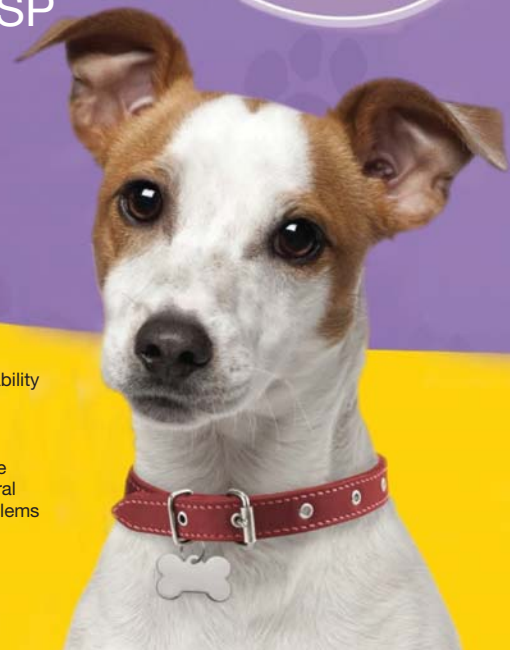
Drumchapel Housing Association,
4 Kinclaven Avenue, Drumchapel G15 7SP
11am – 3pm

The law has changed! You **MUST** have your dog microchipped.



Microchipping offer open to dog owners aged 18 or over regardless of benefit status, subject to availability and resources of the charity. All breeds of dogs are welcome, however Dogs Trust will not chip active hunting hounds or litters of puppies. We ask that puppies under 6 months old are fully vaccinated and proof of vaccinations are brought along to the event. If your puppy has recently been vaccinated, they must be carried for the 10 days following their final vaccination. Dogs over 6 months old do not require proof of vaccination. Where offered, the basic health check is for ears, teeth, coat condition and general fitness only. No other veterinary treatment will be available. If your dog requires treatment for any problems found during the basic health check you will be advised to see a Veterinary Surgeon. The Promoter: Dogs Trust, 17 Wakley Street, London, EC1V 7RQ Reg. Charity Number 227523 and SCO37843

www.dogstrust.org.uk/communityevents



Dog Fouling

Dog fouling can be an issue especially amongst gardens and common areas around flats. We urge tenants to be respectful and to pick up after their dog, and hope that highlighting the issue will help people to be mindful of the mess it can cause.

Community Safety Glasgow have issued fixed penalty notices in the past and will continue to monitor the area closely to make sure it is both safe and clean.

Drumchapel Housing Co-operative work closely with Community Safety Glasgow and are notified of any fines that are issued and will

treat any fines issued as a breach of tenancy, as per section 2.5 of the Tenancy Agreement:

You must take all reasonable steps to ensure that any pet does not foul or cause damage to, or deterioration in, the condition of the house, your neighbour's property, anything belonging to us or anything that we are responsible for, including the common parts.



Yakety Yak - you talk back

We want to hear our tenants' thoughts and suggestions about the service we provide, and what you feel we are already doing well.

Each month we will bring you something relating to the Co-operative and award a prize drawn from all the responses that we receive.

This month we want to hear about... **REPAIRS**

Do you feel contractors arrive timeously? What is your opinion of the standard of repairs carried out? Is there anything you feel that we could be doing more?

Comments...



Hallowe'en

We welcome all school-age children to come into our reception area on Wednesday 31 October 2018 to show off their most hideous and hilarious Hallowe'en outfits, and perform a joke, song, dance, story or anything else that comes to mind.

Trick or treat bags will be given out to all children - the spookier, the better!



Doorstep Crime and Bogus Callers

What is doorstep crime?

From bogus callers to rogue traders, doorstep criminals are cunning, creative, and often very convincing.

Anyone can be fooled as these people are professional con artists. However, the over 60s are often specifically targeted.

What types of doorstep criminals are there?

There are two main types:

Bogus callers try to get into your home or obtain personal details by pretending to be someone they're not, including council staff, charity collectors, meter readers and police officers. In reality, they are criminals trying to steal money and valuables.

Rogue traders usually cold-call, claiming to be workers offering to sell services, make repairs or carry out work on your house, garden or driveway. In reality they charge inflated prices for shoddy or unnecessary work.

We **DO NOT** recommend dealing with cold-callers for property maintenance and home repairs.

How can I spot a Rogue Trader?

- They may tell you the work is urgent and needs to be carried out immediately.
- They will normally ask for payment there and then and may offer to come to the bank with you if you don't have the cash at hand.



How can I protect myself from doorstep crime?

- Be on guard if someone turns up unexpectedly.
- Keep front and back doors locked.
- Use the door viewer or nearby window when answering the door.
- Fit a door chain or bar – use it and keep it on when talking to callers at the door.
- If you're not sure, don't answer the door.
- Don't feel embarrassed - genuine callers expect you to be careful.
- Only let callers in if they have an appointment and you have confirmed they are genuine.
- Always ask for identification badges of anyone you answer the door to, but don't rely on them. Identity cards can be faked – phone the company to verify their identity.
- Some companies offer a password system. Ask your utility providers if this can be used and if you have a password with a company make sure the caller uses it.
- Never let people try to persuade you to let them into your home even if they are asking for help – they may not be genuine. If someone is persistent, ask them to call at another time and arrange for a friend or family member to be with you.
- Never agree to pay for goods or give money to strangers who arrive at your door.
- Don't keep large amounts of money in your home.
- Remember, it's your home. There's no reason why anyone should ever enter your home against your wishes.
- If you're not sure, don't answer the door.