



Lochfield Park
Housing Association

Lochfield News

Spring 2017

Lochfield Park Housing Association

Welcome To Lochfield Park's Spring Newsletter

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KIDS

COMPETITION

**Enter for your
chance to win a
£30 Smyths
voucher &
sweetie hamper**

ehra

Easterhouse Housing and Regeneration Alliance

Wednesday
19th April 2017

FARE • Bannatyne House
31 Drumlanrig Avenue
Easterhouse • G34 0JF

Tenants' Conference

9.15am to 1.15pm • Tenants' Conference

The future is bright – the future is Easterhouse!

Hear all about: Cleansing Services; Thriving Survivors;
MacMillan – improving the Cancer journey; Environmental Task Force;
Thriving Places and much more...

2pm to 3.30pm • Greater Easterhouse Hustings

Come along and hear from, and question, the candidates who are
standing in the local election to represent you.

Contact your local housing office to let
them know you are going along, to arrange
free transport or for any other information.

Refreshments
and Transport
provided

Everyone Welcome



The office will be closed on the following
dates:

Friday 14th April & Monday 17th April,

Monday 1st May,

Friday 26th & Monday 29th May 2016

In case of an emergency please contact




City Building on 0800 595 595




Tenant Loyalty Scheme

The Tenant Loyalty Scheme is aimed at rewarding the vast majority of our tenants who pay their rent on time, maintain their property, are good neighbours and generally abide by the conditions of their tenancy.

Congratulations to our three **Spring Winners;**

-  • **Karen Shields, Dalilea Gardens**
-  • **Malcom McMillan, Glassel Road**
-  • **Mr C & Mrs J Brown, Lochfield Gardens**

Street	Qualifying Tenants 
Canonbie Street & Dalilea Drive	63
Corpach Place	32
Dalilea Place & Gardens	29
Drumlanrig Avenue	44
Glassel Road	46
Glengyre Street & Place	24
Lochdochart Road & Gardens	33
Lochfield Gardens	31
Lochend Road	25
Oakwood Crescent & Drive	20
Brucefield Park	19

Each winner will receive a £ 30 gift voucher for Morrison's.

Become a Member of Lochfield Park



Anyone over the age of 16 years is eligible to apply to become a member of Lochfield Park. Membership costs £1 and is for life. It allows you to receive our annual accounts, attend our annual general meeting, receive our Annual Report, stand for election to the Management Committee and vote on membership issues.

Lochfield Park is run by a Management Committee elected annually from within the membership. It is the Management Committee who oversees the work of the Association and has responsibility for agreeing all its policies and procedures.

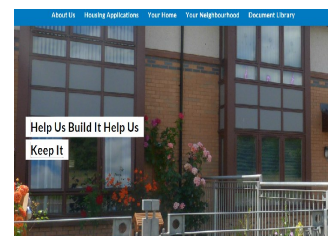


Our new website launched on 10th April 2017!

Pay us a visit at;

scottishhousingconnections.org/lochfield-park-housing-association/

Feedback Welcome!



New Neighbour Disputes and Anti-Social Policy



Problems with neighbours can range from noisy parties and in the worst cases criminal activity. Anti-social behaviour can make life very difficult for people living in the area and we want to stop it whenever we can.

We are currently reviewing our anti-social policy. Our major change proposed is that the policy be developed jointly with Easthall Park Housing Co-operative. This means that Lochfield Park and Easthall Park Housing Co-operative will use the same policy when it comes to dealing with neighbor nuisance and anti-social behavior.

Let us know what you think!

Contact the office with any feedback you would like to make.

Apply for Housing

Do you know anyone who would like to

apply for housing with

Lochfield Park?

If so we'd like to hear from them. All they need to do is complete an application for housing and return it to us.

This can be done through our website – <http://scottishhousingconnections.org/lochfield-park-housing-association/>

or by contacting our office. We have a wide selection of properties including homes suitable for wheelchair users and for people with mobility issues.

Our properties are located in the Lochend area of Greater Easterhouse.

Greater Easterhouse Common Housing Register Application Form

PLEASE NOTE:

INFORMATION/SUPPORTING DOCUMENTS

- This application form can be used to apply to any of the above named Housing Organisations. Please ensure the form is printed on the official blue section as they will forward copies to all relevant authorities. All applications must provide proof of current address when receiving form.
- Before completing the form, please read the Declaration form and (if applicable), you must sign the declaration. In the case of joint applicants, both must sign the declaration.
- Personal information provided on this form will be treated as confidential and confidential to the members of the Housing Register.
- Please ensure all supporting documents have been received, to help us process your application as quickly as possible.
- Proof of current address, e.g. Benefit Letters, Driving License, NHS Card, Council Tax Statements, Tenancy Agreement. *A proof required and where a Benefit Letter is provided, you must also provide your benefit return.
- Progression: Copy of Progression Record MUST be required.
- Confirmation from landlord, police, social work, or other relevant bodies should be provided for consideration of points.
- Homeless: Confirmation from Homeless Casework Team or copy of application to other Housing Association forms.

PERSONAL DETAILS

1. MAIN APPLICANT		2. JOINT APPLICANT	
First Name (Surname)	Full Name	First Name (Surname)	Full Name
Address	Address	Address	Address
Postcode	Postcode	Postcode	Postcode
Home Telephone No.	Home Telephone No.	Home Telephone No.	Home Telephone No.
Other Contact No. (e.g. Mobile)	Other Contact No. (e.g. Mobile)	Other Contact No. (e.g. Mobile)	Other Contact No. (e.g. Mobile)
Email Address	Email Address	Email Address	Email Address
Home Occupation No.	Home Occupation No.	Home Occupation No.	Home Occupation No.

Meeting the Scottish Social Housing Charter

We are currently working on our Annual Return of the Charter. Copies will be distributed to all tenants. Look out for yours, and as always, we would value any feedback you may wish to give.



Garden Maintenance Assisted Garden Maintenance Scheme

Tenants who are unable to maintain their own garden due to ill health or frailty are eligible for the above service.

The cost of the Assisted Garden Maintenance Service is £50.

This relates to 12 cuts April—September (weather permitting).

Garden Maintenance Scheme

If you would like to be part of this service but do not qualify for the Assisted Garden Maintenance Service, you can still get your grass cut at a cost of £100 for 12 cuts, April—September (weather permitting).

Please contact the office as soon as possible if you would like to be included in any of the above.

Garden Competition

Spring will see our tenants getting ready for our annual garden competition!

The aim of the competition is to recognise, and thank, tenants who take pride in their gardens and do their bit to make the neighbourhood an attractive place to live.

The winners will be presented at our Annual General Meeting in September.

Good Luck!



Planned Maintenance Schedule for 2017/2018

Kitchen Replacements will be carried out in the following properties this year;

- Dalilea Drive- 1 (A, B, C), 3 (A, B), 5 (A,B), 7 (A, B), 9 (A, B), 11 (A, B), 17
- All properties at Dalilea Place
- Lochend Road- 116 (A, B), 118 (A, B) 120a, 122 (A-D) 124 (A, B)
126 (A-B), 128
- 40 Canonbie Street

We aim to give tenants a range of choice in their new kitchens

Planning is at an early stage and further information will follow in due course.

Annual House Visits

As part of the Estate Management Service an Annual House visit is carried out to every Association house.

The purpose of the visit is two-fold:

- It is an opportunity for tenants to discuss any housing matters with staff,
- It allows the Association to ensure that the houses are being maintained to an acceptable standard.

These visits will be carried out between April & September this year.

If you would like to arrange a specific date and time for your visit please contact, Victoria at the office on

0141 771 2228

Vandalism

Recently there has been a number of vandalism in the area.

Please be advised that Glasgow City Council, Land & Environmental Services will charge anyone found vandalising public property

This is also a breach of your tenancy agreement and action will be taken against any tenant found guilty of such action.

These people are showing no respect for the area they live in and must be stopped.

If you see anyone
vandalising in the area
please report the matter to
our office on

0141 771 2228.



Please pick up
after your pet

Dog Fouling

Dog fouling is an issue in our area. Cleaning up after your pet and reporting dog fouling will help keep your community a clean and attractive place to live.

If you have noticed dog fouling you should report this to Glasgow City Council by calling **0141 287 0315**, emailing clean@glasgow.gov.uk, or filling out the online form at www.glasgow.gov.uk/cleanglasgow.



Paying Your Rent

Lochfield Park relies on you paying your rent to maintain the level of service we provide, it is therefore essential that you pay your rent on time.

There are a number of ways in which you can pay your rent, giving flexibility to suit your needs;

- Rent card at any Post Office or any shop displaying the “Pay Point” or “Payzone”;
- Standing Order or Direct Debit;
- At our office using your debit card or by calling us on 0141 771 2228;
- Allpay App on your smartphone which can be downloaded from the App Store or Google play, this allows you to pay 24 hours a day.

Difficulties Paying Your Rent

If you are experiencing difficulties please contact our office for assistance or make an appointment to see Paul our Money Advice Officer.

If you are having difficulties finding the money to pay your rent, you should get in touch with the Office straight away. As well as checking to see if you are eligible for any benefits, we will make a sensible arrangement with you to pay what you owe.



Ending Your Tenancy

We would remind all tenants that it is a condition of your tenancy agreement with us that you provide a minimum of **4 weeks** notice prior to terminating your tenancy. This allows us to check the property prior to the next tenant moving in.

If you fail to provide notice you will be charged 4 weeks rent which Lochfield Park will recover from you by contacting you at your new address.

You must contact the office and complete a termination of tenancy form before you leave.

If you leave without notice this may be treated as an abandonment which could prevent you from being rehoused in the future.

Keep Us Up To Date

Helps us provide an efficient, great service!

If you change your household composition please notify the office to allow us to update your tenant records.

Similarly, if you change your mobile or landline contact number remember to update the office.

This helps us provide the quickest, easiest service that we can.



Benefit Cap exemption for Universal Credit claimants changing

From 1 April 2017 the earnings threshold that applies to the Benefit Cap exemption for Universal Credit claimants will be changed from a fixed amount of £430 per month to the amount claimants would earn if they (or one of them, if a couple) was working 16 hours per week at national minimum wage.

The change means that for example, after April 2017 a working Universal Credit claimant aged over 25 in receipt of the Housing element (who is not otherwise exempt from the Benefit Cap) would have to earn £520 instead of £430 per month to be exempt from the cap. The same change will be applied to the earnings threshold for the 9 months grace period but will not affect people who have already started a grace period .



Tax Credits & Universal Credit Two Child Limit

For Child Tax Credit, elements will not be included for a third (or more) child born on or after 6 April 2017 unless an exception applies. Elements will continue to be included for all children born before 6 April 2017.

For Universal Credit, elements will not be included for the third (or more) child who joins the family on or after 6 April 2017 unless an exception applies. Elements will continue to be included for all children who were part of the family before 6 April 2017.

Families with more than two children cannot make a new claim for Universal Credit until November 2018, even if they are in a full digital service area. They will have to claim Child Tax Credit in the meantime.



Kids Corner



Can you count how many chicks are hiding in our
Spring Newsletter?

Entries will be put into a draw to win £30 Gift Voucher for
Smyth's and a sweetie hamper.

Please return completed entries to Victoria at the Office.

Childs Name:

Address:

Answer:



A winner will be drawn Friday 28th April 2017.

Good Luck !



Get in touch

We are always looking for ways to improve our services to our tenants, if we have missed anything that you would like to see in your newsletters, do not hesitate to contact the office.

Office

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Regulator No. HAC268

Scottish Charity No.
SC037694

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number:

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