

Welcome to Calvay Housing Association



How did it all begin?

Calvay Association grew out of a street committee set up in 1983 to promote better facilities for local people. Talks with Glasgow District Council (now Glasgow City Council) about improving housing in the area followed, but with little success. The District Council at the time simply did not have the money to pay for real improvements.

The Street Committee and the Council then approached the Scottish Office for permission to establish a new kind of Housing Association.

This would mean: ownership of council homes would be given to the Association and control given to you, the people living in those homes. Association status would enable the tenants to gain access to Government funds for improvements. What followed, after much struggle, is now history.

When the Association handed the keys to the tenants of the first modernised flats in December 1986, it was a triumph for local people and the start of a success story, which is here for everyone to see.

Homes for people

The main aim of Calvay Housing Association is described in its rules as:

"The acquisition, construction, improvement and management on the Association principle of houses to be occupied by members of the Association".

In simple terms this means that good quality housing should be available to rent in Calvay and people living in the area have a real say in the area's development. This remains the purpose of Calvay Housing Association and is what the improvements and the management of the homes is designed to achieve.

In addition to this the Association also dedicated itself to changing the tenure in the area. This was achieved through partnership working with developers, which provided houses for outright ownership in the area as well as Shared Ownership initiatives.

The Association in conjunction with the Social Work Department and other agencies also provides supported homes for special needs groups.

The Management Committee

The members who govern CHA are known collectively as the Management Committee. The Committee can have up to 15 members (minimum of 7), all volunteers, who are elected at the Annual General Meeting.

As well as those elected at the Annual General Meeting, the Management Committee can co-opt anyone they think will play a useful role in governing CHA. If a member retires between the Annual General Meetings then their vacancy can be filled on a casual basis until the next Annual General Meeting.

Committee Members are paid only essential expenses.

The day to day running of CHA is carried out by the Director and staff. As employees they have no vote at Committee meetings and have to follow the policies approved by the Committee.

Committee Members receive extensive training and professional advice to ensure the Association is following policies and adhering to legislation. Regular reports are provided to the Committee to ensure correct working practices are adhered to.

CHA's finances are subject to an annual audit by independent professional auditors. The annual accounts and subsequent Auditor's Report are presented to the members of CHA for approval at the Annual General Meeting.

All of CHA's operational activity is subject to close monitoring by the Scottish Housing Regulator.

What Does Your Membership Mean?

Membership of the Association is available to any tenant. What does this mean? For a start, the £1 that you pay will give you full membership and one share in Calvay Housing Association Limited.

As a member, you have an opportunity to help make decisions about your home and your tenancy as well as many other local issues. We want you to use this chance to play a part in shaping the Calvay of the future.

Don't Miss the Annual General Meeting!

Here you will learn how money has been spent by the Association on your behalf and what plans are afoot for the future. Most importantly you can have a say, vote on important issues and stand for election to the Management Committee. However, you can only attend if you are a Member of the Association.

The Management Committee, which has up to 15 members, oversees the running of the Association and makes sure that their decisions are carried out effectively by the staff. Some of your neighbours are already Committee Members.

Don't be put off because you don't have any experience or are nervous about meetings. Like people before you, you will learn new skills and meet new people.

Some of the benefits you can expect from serving on our Management Committee include:

- Develop a new sense of purpose
- Open your career paths with new skills and knowledge
- Get personal satisfaction from giving something back to the community
- Make a real difference to improve the quality of life for the Barlanark community
- Build a sense of achievement and improve your confidence and self esteem
- Have your views heard in a mutually supportive environment
- Play a crucial role in taking forward the work of CHA
- Access to training and personal development

How Else Can You Get Involved?

Although the Management Committee makes most of the big decisions on behalf of the members, there are other ways in which members/residents can be involved in the activities of the Association such as volunteering at the Calvay Centre to assist with a community activity or project.

Consulting Tenants/Members

Calvay Housing Association recognises its obligation to consult tenants on a range of issues, to consider their views when making decisions.

In particular we will consult all tenants on;

- Issues affecting their tenancy including any changes to our tenancy agreement
- Changes to rents and services
- The repairs service
- How we will deal with problems
- How we will communicate with tenants
- How tenants and residents can participate

We will conduct community consultations on specific issues, for example use of space in an area or parking solutions. We will use a variety of methods to consult our tenants, through:

- Using community and tenant events throughout the year for informal engagement to build relationships for further participation
- Door-to-door engagement
- Organising community consultation events
- Conducting surveys, including online surveys