

# Calway News

[www.calway.org.uk](http://www.calway.org.uk)

Spring 2022



## Glasgow Rocks basketball team targets Easterhouse for new home!

Scotland's only professional men's basketball team, the Glen Luss Glasgow Rocks, have submitted a proposal to set up home in Easterhouse.

They're looking to develop the existing Easterhouse Sports Complex to create a full-size arena and court with event seating, sports bar/cafe, gym, studio space and a club shop.

The facility will remain open throughout the week for the public to book court space, event space and use the gym.

Over the last few months, the team has been consulting with local community groups, potential neighbours and local housing associations who have offered their support for the move.

Duncan Smillie, Glasgow Rocks owner said:



"We have had approaches from other towns and cities in Scotland to relocate the franchise but our heart is in Glasgow and that is where we would prefer to remain.

"We are Scotland's only professional men's basketball team competing in a British league. We want to fly the flag for Scotland and Glasgow and we hope to do that from our new home in Easterhouse."

Glasgow Rocks' vision is that the new arena will help to improve the physical, mental and social wellbeing of everyone in Easterhouse. There will be employment/volunteer opportunities, accredited training

programmes in sport, visits to local schools, basketball camps for all ages, fitness sessions for all abilities, school holiday programmes and, for older residents, body-boosting bingo and walking basketball.

It's anticipated the move will also bring increased footfall to the area which will benefit local businesses. If the bid is successful, the team plans to move in early next season.

For more information on Glasgow Rocks, visit: [glasgowrocks.co.uk](http://glasgowrocks.co.uk)

Glasgow Rocks have very kindly offered two free pairs of tickets to see them play at the Emirates Arena. It's first come, first served, so call us now on 0141 771 7722. Be quick!

## Dear Residents and Customers,

## Welcome to the latest edition of Calvay News.

As we begin to see the first signs of spring and welcome the announcement from the Scottish Government to relax the Coronavirus restrictions, I have some more good news.

I'm delighted to tell you that we'll soon be starting work on site to deliver 43 new homes for rent at Garvel Crescent and Blyth Road. The developments on the current gap sites will provide 37 new homes at Garvel Crescent in a mix of cottage flats, terraced and semi-detached houses, while at Blyth Road, a terrace of 6 houses will be constructed, all to meet local housing need.



The buildings will be 2-storey with 1 and 2 bedroom cottage flats, with the houses ranging from 2, 3 and 4 bedrooms. The larger units can accommodate households of 5 and 6 people.

The total project cost is £8.3 million. We gratefully acknowledge the support and grant funding of £4.6 million from Glasgow City Council. Calvay Housing Association is funding the balance via a private loan.

The builder, Cruden Building (West) Ltd, will start on site in early Spring 2022 and we expect the developments will be ready for new tenants to move in around May 2023.

Best wishes,

**Anna Ellis**  
Chair



## Wednesday half day closures

Most of you will know that we currently close on the last Wednesday of each month for staff training. From mid-March, we'll now close at 1pm every Wednesday, to allow us to introduce a more structured programme of staff training and team meetings.

During this short period of closure, you should continue to report any emergency gas repairs to Gas Sure on 01294 468 113 and all other emergency repairs to City Building on **0800 595 595**. If you have a routine query, please phone our office on **0141 771 7722** and leave a voicemail message or email [enquiries@calvay.org.uk](mailto:enquiries@calvay.org.uk) and a staff member will get back to you.

## EASTER OFFICE CLOSURE

The Calvay Office will be closed on  
**Friday 15th April and  
Monday 18th April.**

For emergencies, please use the Useful Contact Numbers on the back page.

## Calvay Community Garden –

*tell us what you think*

Alongside this newsletter, you should also have received a questionnaire on the Calvay Community Garden at Calvay Crescent. Sadly, the garden hasn't been used for a while and we're keen to know your thoughts about what to do with the space.

So please help make a decision on this by completing the questionnaire and returning it to our office in the pre-paid envelope or by emailing it to [Olapawluk@glasgowkelvin.ac.uk](mailto:Olapawluk@glasgowkelvin.ac.uk) by **15th April**.

*Thank you.*

# EASTER CROSSWORD COMPETITION

Pop the kettle on and have a go at our fun Easter crossword! Return your completed crossword to the Calvay office. The first correct entry out the hat wins £20 ASDA vouchers. Closing date is 25th April 2022.

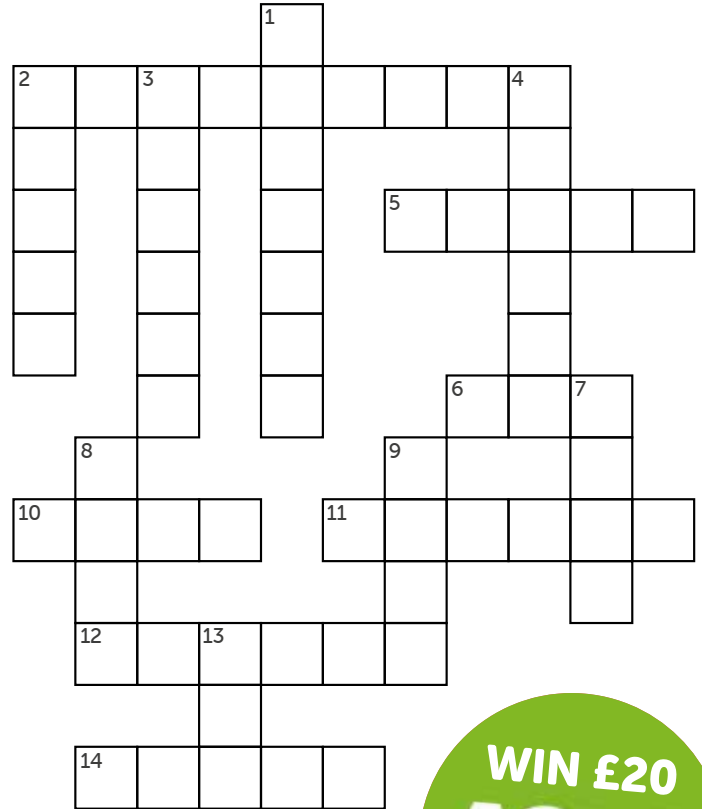
*Good luck!*

**Across**

- 2 A mother duck keeps a close eye on her \_\_\_\_\_.
- 5 Easter's month.
- 6 Which came first, the chicken or the \_\_\_\_\_?
- 10 A mother cow gives milk to her \_\_\_\_\_.
- 11 Easter is always on this day of the week.
- 12 Carry your Easter Eggs in a \_\_\_\_\_.
- 14 The Easter \_\_\_\_\_ hops around the world and delivers presents.

**Down**

- 1 April showers bring May \_\_\_\_\_.
- 2 Cows give milk for \_\_\_\_\_ products.
- 3 A mother hen watches over her baby \_\_\_\_\_.
- 4 Easter's season.
- 7 A baby \_\_\_\_\_ is called a kid.
- 8 A baby sheep is called a \_\_\_\_\_.
- 9 In the backyard, the kids are having an Easter Egg \_\_\_\_\_.
- 13 The \_\_\_\_\_ warms the earth and brings light to the world.



*Colour me!*



Name.....

Address.....

.....

.....

Tel.....

# Christmas Display Winners

Thank you to everyone who entered our Christmas competition - there were some fantastic displays in our community. Congratulations to our three prize winners for the best Christmas decorations in Barlanark!



Mrs Freeman, Kentallen Road



Ms Adams, Burnett Road



Mr Robertson, Bressay Close

*Sorry if you weren't one of the 2021 winners. Keep an eye out for this year's competition!*

# SANTA'S GROTTTO

Thank you to the Calvary Volunteer Group who organised our Santa's Grotto. It was a huge hit with our younger residents!



Heather Boyle



Kylie

## Breakfast Club -



### Plans to keep going

The Calvary Volunteers would like to thank all those currently using the Breakfast Club. It seems to be a great success!

Originally it was meant to run until the end of February 2022, however they've applied for more funding and hope to continue until March 2023. So please keep your tickets!

The Breakfast Club runs every Tuesday and Thursday from 10.00am till 11.30am and is open to elderly residents and those in single households.

If you would like to join this club, please contact a member of the Calvary Volunteer Group on **0141 771 1864**.

**A massive thank you again to Radio Clyde's Cash for Kids who donated £4,200 to help the children of Calvay over the festive period.**



These funds were transferred into ASDA vouchers for families to purchase food, clothing or basic essentials. We're grateful to Cash for Kids for the help they provided and we look forward to working with them again in the future.

Here's how these vouchers helped one local family:

*"The vouchers from Cash for Kids really helped us through winter. My three kids were each able to get new warm winter clothes, jackets, hats, gloves and wellie boots so they are nice and warm for our winter walks. Without the vouchers I would have struggled to afford this as I am a single parent, working part time and left with little every month after bills. It was nice to be able to buy new clothing for the kids rather than second hand."*



## Calvay Bingo Every Wednesday

The Calvay Centre,  
7-9pm

*All welcome*

## MCMILLAN DONATION

**£160  
RAISED**

**Many thanks to everyone who bought tickets at the Calvay Volunteer Group's Tombola in aid of McMillan charity.**

It was a great success and we raised **£160**. The thank you from McMillan can be seen on the Calvay Café noticeboard.

## CALVAY CONTRACTORS' CHRISTMAS KINDNESS

A massive thank you to one of our contractors, Sheils Construction Joinery and Maintenance Ltd, who once again made the very generous Christmas donation of **£250** to Glasgow Children's Hospital Charity on our behalf.

Thanks also go to our contractors Binbusters Eastend Ltd, who made a donation of bottles to the Calvay Volunteer Group Christmas Tombola. The funds raised from this help towards activities for our community, such as Santa's Grotto and Hallowe'en Parties for the children.

## I.T. Suite open at Calvay Centre

Would you like to learn some computer skills? The I.T. Suite is now open with some one day classes being run by Kelvin College. Contact the office on **0141 771 1864** for more information.



Here at Calvay Housing Association, we aim to provide good quality housing at affordable rents.

## Keeping your rent affordable

We know that about 68% of our tenants receive some housing benefit or Universal Credit. While we're aware of the ongoing welfare benefit cuts imposed by the Westminster Government, the effect of most of these is being reduced by the help being offered by the Scottish Government.

The rise in utility bills and the effects of Covid may also affect peoples' incomes and although these factors are completely outwith our control, we cannot ignore them in our efforts to address affordability.

The Scottish Federation of Housing Associations (SFHA) and Housemark (a data and insight company for the UK housing sector) have developed an 'affordability tool' to help work out the effect of different rent levels on various household types. The tool can be used to measure how affordable a certain rent level might be for those on "moderate incomes".

The affordability tool calculates what percentage of income would be spent on rent. **An affordable rent is considered to be one which is less than 25% of income.** A result of above 30% would fail the affordability test, and between 25-30% would have potential for concern and difficulty.

We ran affordability tests across 13 different combinations of our properties and household sizes and types, and associated income levels.

Based on a 4.2% rent increase for 2022/23, the toolkit showed that Calvay rents for 2022/2023 would be affordable for all household types.

Although we believe our rents to be affordable, they are less affordable for single person households. This is because one person in a household has to pay all the rent themselves, without having anyone to share it with. This makes their rent less affordable than when there are two adults sharing.

The Joseph Rowntree Trust who research poverty, explain the situation with affordability and one-person households as follows:

*"...any problems are likely to hit one-person households hardest. This is partly because house prices will on average represent a higher proportion of income for single people (one earner) than for couples (two potential earners) and partly because living alone is more common among those aged under 30 (who typically have lower incomes) than among those aged 30 to 65 (often higher incomes)."*

In future, we'll continue to keep an eye on affordability, including affordability for single person households especially when we're considering rent increases.

## Safety first



We have a legal obligation to ensure the safety of all our tenants, but particularly where a gas appliance is installed in your home. We've got a system in place to make sure all our gas appliances meet a certain standard that is acceptable by the approved authorities (Health & Safety Executive and Gas Safe).

During the course of each year, we organise an annual service to inspect your gas heating appliance and keep a record of this being carried out. So please provide access when requested, as this inspection is vital to check your appliances are working safely, and ensure the health & safety of you, your family and your neighbours. Please refer to 5.8 (installations) of your tenancy agreement for further information.



# ASSISTED / OPTIONAL GARDENING SCHEMES

At Calvay, we have responsibility for maintaining common backcourts and open space landscaped areas only – not private gardens

However, as a goodwill gesture, we currently provide a garden maintenance service for some elderly and infirm tenants who are unable to maintain their own gardens. This is known as the "Assisted Gardening Scheme".

We also provide a chargeable service for people who choose to pay to have their gardens maintained, rather than do so themselves. This is known as the "Optional Gardening Service".

## Assisted Gardening Scheme

This service is available to Calvay HA tenants who meet the following criteria:

- The tenant is over 70 years of age AND/OR
- Has a medical condition that prevents them from maintaining their garden AND
- There are no able bodied persons between the ages of 16 and 69 in the household.

### Please note:

- You must also provide proof of eligibility ie: medical letters, DWP award letters, etc.
- Household compositions will be checked by Property Services Officers, to make sure that records are accurate and up to date. We'll also carry out an annual review before any new season commences.

- No authorisation will be given until the household records have been verified. So if you have a change in household composition, you must inform the office.

## Optional Gardening Service

This service is available to tenants, owners and sharing owners within Calvay HA, for a charge. This service includes grass-cutting, hedge trimming, weeding and weed-killing, which is carried out via regular visits throughout the season.

### How much does it cost?

The Optional Gardening Service costs £211.20 per year (1st April – 31st March). This full amount must be paid upfront before any work is instructed. If you wish to join the scheme mid-summer, the same amount must be paid upfront too. This is because the first cut is generally a lot more expensive, as the grass is overgrown by this stage.

You can make payment over the telephone using your debit / credit card.

### Who provides the garden services?

This year we've appointed a new Landscape Contractor, John O'Conner (GM) Limited, who will carry out this service from 1 April 2022 to 31 March 2023.

## Planning some alterations to your home? Remember to let us know

If you want to carry out any refurbishments to your home, be it minor (such as changing electrical accessories, doors, shower, etc.) or major works - and including solid floor or laminate floor installation - you must first seek our permission.

Here's how it works:

- You begin by requesting an "Alteration to Property" form from the office.
- You complete this and return it to us.
- A member of our staff may contact you for further information or to arrange a visit to clarify your request.
- We send you a letter advising if your request has been approved or not.

The purpose of this process is to protect you and your tenancy – there's also the possibility you might qualify for the major alterations compensation scheme.

*Please refer to section 5.24 – 5.26 of your Tenancy Agreement for further information.*



# STOP PRESS

## Stock Condition Surveys 2022

We need to update our database with the current condition of our homes to ensure they continue to meet the Scottish Housing Quality Standard (SHQS) and, if not, plan for the improvements required to meet SHQS, as well as future Energy Efficiency Standards.

We've appointed a specialist surveyor firm Brown & Wallace to inspect approximately 248 homes between 1 June 2022 and 26 August 2022. They'll write to you to let you know when they plan to call on homes within your street and undertake inspections. If for some reason they cannot gain access to the

identified homes, they'll call on other homes of a similar age, type and condition.

Please help us by giving the Brown & Wallace team access. They'll have identity badges and a Letter of Authority with the Calvay Housing Association logo. If you're unsure about the surveyor at your door, or have any other queries about this, call us on 0141 771 7722.

At Calvay we're committed to making sure we treat everybody fairly. We must also meet the regulatory requirements of the Scottish Housing Regulator. In order to check we're not discriminating, we'll be gathering information on equalities from tenants, applicants, staff and Committee Members.

The main reasons behind collecting this information are:

- to make sure we can tailor our services where appropriate to meet the demands of a diverse tenant population
- to make sure that we continue to act as a fair and good employer

We'll be sending all tenants (including joint tenants) a questionnaire on equalities information and will ask you to provide information on each of the protected characteristics under the Equality Act 2010. These are:

- age
- disability
- gender reassignment
- marriage and civil partnership
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

We hope we'll receive a good response and be able to gather enough information to inform our service delivery and meet our obligations under the Scottish Social Housing Charter. This includes ensuring that "every tenant and other customer have their individual needs recognised, is treated fairly and with respect, and receives fair access to housing

## USEFUL TELEPHONE NUMBERS

**Gas Repairs** (All tenants) –  
**Gas Sure:** 01294 468 113

**All other Emergency Repairs:**  
0800 595 595

**Cleansing:** 0141 287 9700

**Gas** (Scottish Gas Networks):  
0800 111 999

**Scottish Power** (Emergency Supply): 0800 092 9290 or 105

**Water Mains Leaks:**  
0800 077 8778

**Road & Lighting Repairs:**  
0800 373 635

**Out of Hours Homeless Services:** 0800 838 502

**Police Scotland:** 01786 200000

**Environmental Protection Agency Noise Pollution:**  
0141 287 6688 / 0141 287 6689

**Housing Benefit & Council Tax Services:** 0141 287 5050

**Abandoned Cars:**  
0141 276 0859

**Crime Stoppers:** 0800 555 111