



**Drumchapel
Housing**
Co-operative Limited

Summer 2023

Newsletter



INTIMATION OF AGM



**Drumchapel
Housing**
Co-operative Limited

**Drumchapel Housing Co-operative Ltd:
Annual General Meeting (AGM) 2023**

Date: 24 August 2023 • Time: 6PM

**Venue: Hybrid meeting at 4 Kinclaven Avenue
Drumchapel Glasgow G15 7SP and Online via Zoom**

4 Kinclaven Avenue • Drumchapel • Glasgow G15 7SP

Tel: 0141 944 4902 • Email: enquiries@drumchapelhc.org.uk

Web: www.drumchapelhc.org.uk

 Drumchapel Housing Co-operative



HAPPY TO TRANSLATE



Intimation

Dear Member

As you are aware the Co-operative, as a membership organisation is required under our rules to hold an Annual General Meeting (AGM) every year within six months of our financial year end. In accordance with the Co-operative's Rules, information regarding the nomination procedure for election to Drumchapel Housing Co-operative's Board of Management at the forthcoming AGM is outlined below.

Under rules 20.1 and 20.2 of the Co-operative's 2020 Model Rules virtual AGM's are permitted. Following on from last year the Co-operative has decided to host the 2023 AGM using a hybrid model which allows members to choose to attend either in person or virtually through Zoom.

If you wish to attend "virtually" you will have to be able to access Zoom from a computer, tablet, smart phone or laptop. You will, therefore, have to let us know in advance if you intend to join the meeting. If you are unable to attend in person or the virtual AGM, the option to submit your apologies or to complete a proxy form to appoint a proxy for someone to vote on your behalf will still be available to you. The form to allow you to do this will also be included in the AGM pack that will be sent to you no later than 14 days before the AGM – we will contact members proactively to encourage this.

Nomination for Election to Board of Management

Membership of the Co-operative carries with it the right to be nominated for election onto the Co-operative's Board of Management or to nominate another member who you feel would make a valuable contribution.

Only members are eligible to nominate another member or stand for election. A member cannot nominate himself/herself for election to the Board. Nominations must be in writing using the nomination form attached and must be signed and fully completed. If you wish to be nominated or nominate another member for election, please let us know and we will contact you to discuss the best way for us to assist you with the completion of the nomination form and its return to the Co-operative.

In accordance with our rules, completed nomination forms must be returned by close of business on Thursday 3rd August 2023. As such, should you

want to be nominated or to nominate, and need assistance to complete this process, please contact us by Monday 31 July 2023 to allow time for this to be completed by 3rd August 2023.

No nomination forms will be accepted after this date. Extra nomination forms are available – please simply contact us to request additional forms.

Further information including the agenda and papers for the AGM, proxy/postal vote procedures and intention to attend virtual AGM forms to allow us to issue access details will be sent out to all members at least 14 days before the AGM.

Yours sincerely

Josephine Barnshaw

Secretary

of AGM



**Drumchapel
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Important Message! Important Message! Important Message!

WE WANT YOU!

The Co-operative is looking for new Board members. As a Fully Mutual Co-operative our tenants are the people who form our Board and lead the organisation.



As we approach our AGM in August it looks like Board membership may fall below seven due to a number of long-standing Board members retiring from the Board, therefore it is critical new Board members are recruited. If Board membership was to fall below seven there are serious consequences for the Co-operative should this happen.

As per our Rules:

If at any time the number of Board Members falls below seven, the Board can continue to act only for another two months. If at the end of that period the Board has not found new Members to bring the number of Board Members up to seven, the only power it will have is to act to bring the number of Board Members up to seven.

This means the Co-operative cannot:

- instruct any works including repairs, carry out scheduled planned maintenance such as kitchen and bathroom replacements

- carry out any operational work such as garden maintenance, close cleaning etc

If we do not have enough Board members, the risks to you as tenants could mean another landlord may take over which could be another local RSL or GHA and the door to door service you receive at the moment could cease.

This is a voluntary role where your commitment and enthusiasm are rewarded by seeing real transformation take place in peoples' lives and living conditions.

You will learn all about the Co-operative's work and attend Board meetings once every six weeks (normally on a Tuesday for a maximum of 2hrs). This can be done in person or via zoom. You will also have the opportunity to attend seminars and conferences. Full training will be given, and these new skills and knowledge can enhance your CV.

Remember the Co-operative needs you and this is an ideal opportunity for you to make a real difference to housing in your local area.

If interested or want further information of what is involved,
please contact Chantelle Devlin on: **0141 944 4902**
or e-mail: chantelle.devlin@drumchapelhc.org.uk
or in writing to: 4 Kinclaven Avenue, Drumchapel, Glasgow G15 7SP

SUMMER

Fun Day

Free Entry

Facepainting

Tombola

Bouncy Castles

Our Annual Summer Fun Day for our tenants is planned to take place on Saturday 9th September 2023 between 1-4pm.

You are invited to come along and join in the fun.

We would like to give a special Thank You to following suppliers and contractors for their kind donations to our Summer Fun Day:

- WMC Heating & Plumbing Services
- D.G Joiners
- City Building
- MCN
- Magnus Electrical Services
- Paterson Safety Anchors
- Mellicks Solicitors
- Edrington

Information Stalls

Animal Man

Food and Drink

Waste Disposal at Southdeen Road

We would like to remind all tenants on Southdeen Road that the Taylor bins situated at the close entrances at 25, 27, 29 and 31 Southdeen Road, are for solely for the use of those tenants who reside within these blocks to dispose of their general waste. There are reports of these bins being used by other tenants which is causing them to become full and overflow out onto the street.

Please help us keep the area tidy. If you are a tenant of a main door property and have excess rubbish bags, you can take these to Dawsholm Recycling Centre. You can also arrange for a bulk uplift by contacting Glasgow City Council, this a chargeable service. You can contact them –

- Online at www.glasgow.gov.uk under “Bins and Recycling”

- By downloading the MyGlasgow App and creating a MyGovScot account
- Phoning Glasgow City Council on **0141 287 9700** on a Tuesday and Wednesday between 9am and 3pm



Equality & Diversity

Drumchapel Housing Co-operative Limited sent a text message requesting that tenants provide information regarding ethnicity, age, disability etc, this is voluntary however providing this information will help us to provide support to meet the individual needs of our tenants more effectively as well as improving our services.

The text sent had a link to the Equality Monitoring Form, we posted the form to those tenants who we did not have a mobile number for.

If you have not received the form and would like to provide the information requested, we have forms available at our office or we can arrange for a form to be posted.

Thank you in advance for your participation.

Planned Maintenance Update

Boiler Replacements

We have now completed our boiler replacement program for 2023-24 to 54 properties. The project was completed by City Building with the last boilers being installed in May 2023.

We specified the Worcester 4000 boiler range, to all the properties within the program.

Our tenants will benefit from an 'A-rated' boiler for energy efficiency, along with increases hot water flow rates.

We have received very positive feedback from our tenants involved in this replacement program.

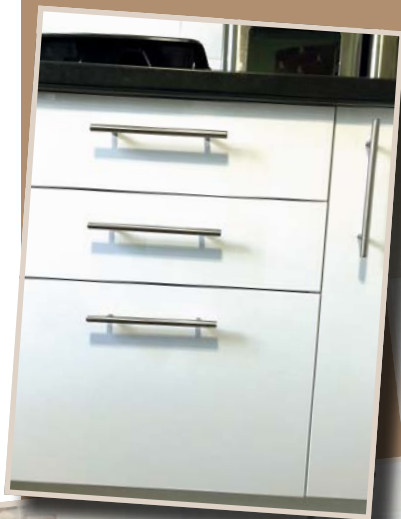


Kitchen Renewal Program

Our kitchen renewal program for 2023-24 is well underway to 65 of our properties.

The installations are being carried out by MCN Scotland and the program will run until August 2023.

So far, the feedback has been fairly positive with many of our tenants being delighted with the end results.



Staff Updates

Our office has recently undergone a new staff restructure. We would like to extend a warm welcome to our two new members of staff.



WELCOME

Reception

Saffron Walker join us in November as a temporary staff member to help provide administration support.



Saffron previously worked for Mitie as a Workforce Planner and after five years, she felt like she needed a change. After recently applying for the Receptionist/ Administration Assistant post we advertised, she was successful in securing the job and will become a full-time member of staff from the beginning of August 2023.

Maintenance

Alex Gemmell also joined us in November as a temporary member of staff. Alex has 32 years' experience working in Glasgow and North Lanarkshire within the housing sector.



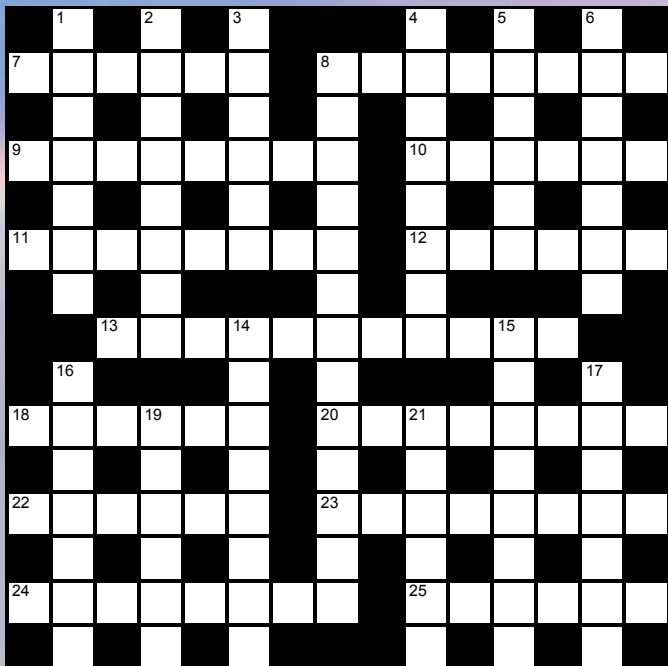
Alex was very impressed with the commitment and vision Drumchapel Housing Co-operative have for their tenants and was grateful to be given the opportunity to work with the Senior Management Team, Board and staff team. In March 2023, he was successful in becoming our full time Senior Maintenance Officer.

Useful Numbers

Emergency Services	999	Roads and Lighting Faults	0800 37 36 35
Police Scotland	101	Pest Control	0141 287 1059
Noise Team	0141 287 1060	Housing Benefit/Council Tax	0141 287 5050
Dog Fouling	0300 343 7027	CCTV Operators	0141 287 9999
Graffiti Removal	0300 343 7027	Emergency Repairs (including Gas Central Heating)	0800 595 595
Glasgow City Council, Community Safety Department	0141 276 7400	National Grid (gas emergency)	0800 111 999
For Glasgow City Council, you can go online at www.glasgow.gov.uk for more information		Environmental team including Dog Fouling/ Graffiti/Fly tipping	0300 343 7027
Abandoned Cars	0141 276 0859		
Bulk Uplift	0141 287 9700		
Scottish Water for mains leaks or Bursts	0800 077 8778		

Puzzle Page

JUST FOR FUN



Across

- 7 Missing (6)
- 8 Enormous (8)
- 9 Type of lights (8)
- 10 Shrink back (6)
- 11 Saviour (8)
- 12 Man (6)
- 13 Moving to and fro (11)
- 18 Austrian composer (6)
- 20 Inspector (8)
- 22 Light-hearted TV show (6)
- 23 Person practising deception under an assumed name (8)
- 24 Forced high notes (8)
- 25 Tooth covering (6)

Down

- 1 Belly (7)
- 2 Uneasy (8)
- 3 Flowing water (6)
- 4 Yes (3,5)
- 5 Tapered frozen mass (6)
- 6 Circumscribed (7)
- 8 Supreme commander (13)
- 14 Cosy (8)
- 15 Abroad (8)
- 16 Of local interest (7)
- 17 Regimental commander (7)
- 19 Charge (6)
- 21 Small sword (6)

	9	8			4			5
6				8		9		1
	1	4					7	6
2	3			9		1	6	
			2		1			
	7	9		5			2	4
9	8					6	5	
5		1		7				2
4			5			7	1	

FIND THE 10 DIFFERENCES

