

# Housing Staff Wise Up



FPFA was delighted to be invited to speak at the Wise Group Renfrewshire Recycling Sustainability in Action Event in February.

The Association has been working with the Wise Group Recycling project for a number of years. The project which is based in Greenhill Road in Paisley, trains individuals to recycle furniture and computers, which are then distributed to the community of Renfrewshire.

As well as referring individuals who require furniture to the Wise Group, the Association along with the Federation of Local Associations in Renfrewshire and Communities Scotland have provided financial support to the project.

At the event FPFA housing staff talked about how the recycle project helped with training and how the provision of furniture helped our tenants sustain their tenancy.

Other speakers at the event included Bill Anderson from the Paisley Partnership Regeneration Company who highlighted the employment impact of the project and Lindsay Chalmers from the Community Recycling Network for Scotland who spoke about the environmental impact of the Recycle project.

## Annual Garden Competition



Spring is in the air and the sun is out, so it's time to get your garden planted and tidied up for the season. We will be looking for that gifted, green fingered gardener who can transform their garden into a mass of flower and sculpted greenery.

There will be a first prize of £50.00 and a second prize of £25.00 in each category.

- Best Front Garden House**
- Best Front Garden Flat**
- Most Improved Garden**

*Judging is in June, so get started now!*

## DOG FOULING

Sadly there appears to have been an increase in dog fouling in and around the Estate. This is in many areas where children play, and, visitors have access. It is unsightly and a health hazard to all in the area.

It is an offence allowing a dog to foul in a public place. If a person in charge fails to clean up after their dog they can be fined.

It is no defence to claim ignorance of the dog's actions. This could result in a fine of up to £1000.

As a responsible dog owner you should always carry the means to clear up after your dog. This is your duty.

## Why don't you become a Member of the Association?

Membership applications are encouraged from anyone who is interested in supporting and further developing the aims and objectives of the Association.

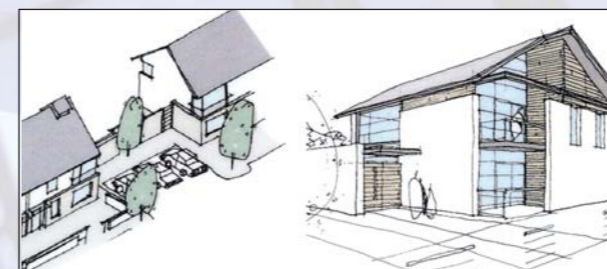
**For further details contact: 0141 887 4053 or call into the office.**

Ferguslie Park Housing Association, The Tannahill Centre, 76 Blackston Road, Paisley PA3 1NT Tel: 0141 887 4053 Fax: 0141 842 1333 Email: admin@fpfa.org.uk

# FERGUSLIE PARK NEWS

NEWSLETTER OF FERGUSLIE PARK HOUSING ASSOCIATION MARCH 2007

## New Housing Plans for Ferguslie!



Some proposals prepared in the design competition

Plans for new housing were moved a stage further this month when proposals for the designs for much needed amenity housing in Ferguslie were agreed between the Association and its design group involving architects, local people and staff.

The scheme proposed for Oakridge Crescent, has 26 amenity homes which will go a large way towards meeting the needs identified in Renfrewshires Local Housing Strategy for housing of suitable size and design suited to the elderly and infirm.

The process of design and agreement on what size and type of houses to build is well advanced with the proposals from a design competition currently under consideration by a design subgroup of local committee members from Ferguslie. This along with consultations with the Elderly Forum and other residents will give a clear picture of the demand in Ferguslie. FPFA is also completing a Housing Needs Analysis for consideration by its partners in the Area Development Framework Group for Ferguslie which with members from Renfrewshire Council, Communities Scotland and FPFA will agree the exact housing needs for Ferguslie.

Ferguslie Park Housing Association as the only locally managed and controlled housing organisation in Ferguslie, is committed to investing in Ferguslie and as part of its long term plans for the future will invest in more modern housing of varying tenures to contribute to a balanced community in Ferguslie.

### WHAT KIND OF AMENITY HOUSING IS PROPOSED?

Amenity Houses are designed with special adaptations for people with particular needs, but who do not usually require support by a warden. For example, amenity housing for older people could include bathroom handrails, non-slip flooring and electrical sockets in easy to reach places. They are designed to be flexible to accommodate peoples changing needs. Amenity housing allows older people and people with disabilities to live more independent lives, and often allows them to remain living in their local area beside family and friends who provide care and support.

We also plan to include Smart Home Systems in the development. These look at ways of using modern technology to make homes safer and every day tasks easier. For example remote control door and window openers, personal alarms, smoke detectors and video door entry systems.

The kind of items mentioned by local people at our meeting with the elderly forum include the above and especially specialist kitchens and bathrooms, easily accessible parking and gardens, downstairs bedrooms and toilets and good security and call systems.

### HOUSING STRATEGY

The Waiting list of the Association for amenity houses currently stands at 39 of which 33 are judged a priority. Those on the list for *continued on page 2*

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## Editorial

Things are looking bright for Ferguslie as our development programme has really taken off.

Work on the Calder Road Refurbishment project is due to begin in April 2007. 1-8 Calder Road was acquired from Renfrewshire Council and is being refurbished into 4 large family homes. The new refurbished homes will be completed by August 2007.

Our proposals to build 26 amenity homes on a site next to St Fergus Chapel is at an advanced stage. We are in the process of purchasing the land and recruiting a design team for the project. Initial artists impressions of how the development could look are included in this newsletter. We aim to be on site in October 2007.

The Tannahill Centre has also been keeping us busy, we recently obtained new funding of the Tannahill Centre music club and plans for all sorts of new events are already in place.

Enjoy the spring and remember we will be out judging the garden competition, so get your spring blooms ready.

## Tannahill Centre Update...

In our last newsletter we informed you that the Association had taken over the ownership and management of the Tannahill Centre.

Now in every issue of our Newsletter we will keep you up to date with the latest news from the Tannahill Centre.

Over the last month we have issued a questionnaire about the Tannahill Centre to every home in Ferguslie Park. The questionnaire is designed to ask your opinion on the type of shops and activities you would like to see in the Tannahill Centre.

Feedback so far has been great. Suggestions received include:

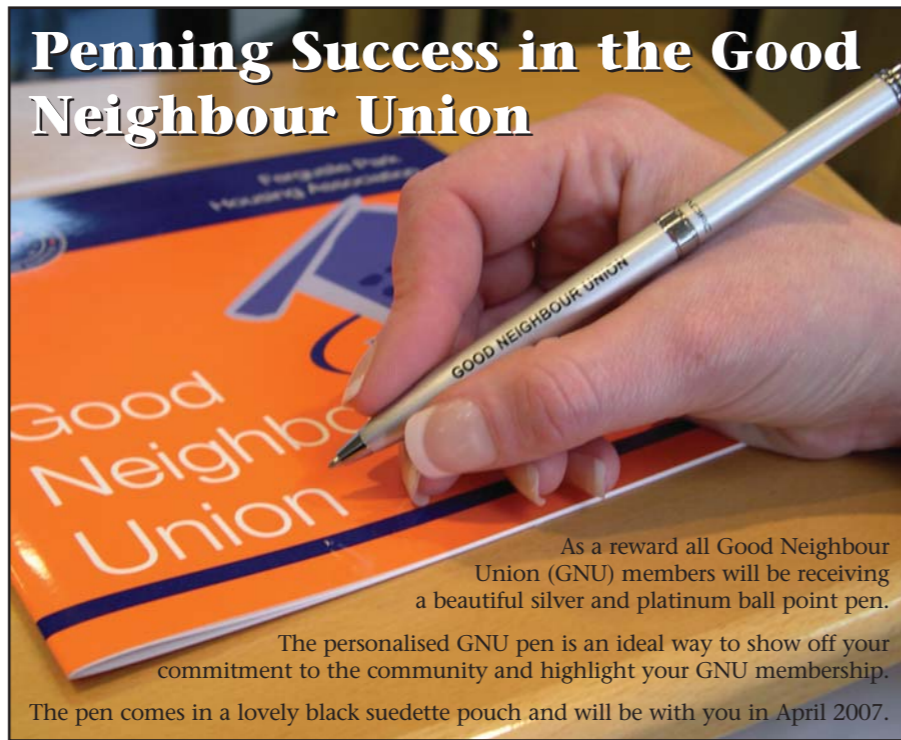
- "A soft play area for younger children",
- "Provision of fresh food and vegetables."
- "Beauty treatments, massage, facials and waxing"
- "More facilities for under fives"
- "Lift for disabled and elderly people"

The results from the questionnaire will play a key part in helping us decide how to develop the Tannahill Centre. It's still not too late to have your say, so why not tell us what you would like in the Tannahill Centre.

Plans for the redevelopment of the Tannahill Centre will soon be displayed and you will get an exclusive view of them in the next edition of Park Life the community newsletter.

In the meantime changes are being made in the Centre. Over the next few months a new reception desk will be put in place to mark our new commitment to customer service.

Additionally the popular music club in the Tannahill Centre is set to continue thanks to a successful funding bid by FPHA to the Local Action Fund.



## Penning Success in the Good Neighbour Union

As a reward all Good Neighbour Union (GNU) members will be receiving a beautiful silver and platinum ball point pen.

The personalised GNU pen is an ideal way to show off your commitment to the community and highlight your GNU membership.

The pen comes in a lovely black suedette pouch and will be with you in April 2007.

## New Housing Plans for Ferguslie!

► continued from front page

this development are suffering from a number of needs such as difficulty with stairs and special bathrooms and kitchens. Demand for this type of housing is increasing and to avoid people having to leave Ferguslie and the support of their family and friends it is imperative that this need is addressed.

Ferguslie Park Housing Association is committed to widening the range of housing choices for older and disabled people and also to addressing the need identified in the Local Housing Strategy for more specialised housing throughout the Renfrewshire Area. A recent consultation of elderly residents in Ferguslie Park indicated that 80% of those taking part in the survey felt that there was a need for more suitable housing for older people in the area. The most common reasons for this were that they wished to remain living near family and friends, rather than moving outwith the area to find suitable accommodation, but also because many had lived in Ferguslie Park all their lives and they like living here. Many of those on our list are also returning to the area to be with family and friends.

Within Ferguslie Park, almost 15% of the population have a permanent disability in comparison to 8% for the whole of Renfrewshire. This itself shows we need to continue to provide housing which meets the needs of people in the local community. Also, there are nearly 13% of the local



community providing a carers service to a member of their family within their own home, and it is essential that the Association recognise that these people may require to be rehoused with their families as their needs and care requirements change.

### HIGH QUALITY HOUSING FOR FERUSLIE PARK

The Association is keen to see a really high quality, well designed development take shape. As a result of this we are currently undertaking a Design Competition for this development. Three architects have each been asked to produce a plan for the St Fergus Site, these will then be judged on quality, value for money and how well they meet tenants' needs. The best design will be chosen and will be displayed in the Tannahill Centre for the local community to come in and comment on.

### FUTURE PLANNING

The Association also recognises that the site at Blackstoun Road is a main through route to Ferguslie Park, and in its overgrown and untidy state does not provide a good impression on first entering the area. The provision of a high quality, well designed housing development will not only improve the area but make it a more attractive environment for further investment in shopping and office facilities which, along with the new Primary School on Blackstoun Road will go a considerable way to completing the centre of Ferguslie. The Association is also involved in further proposals to develop rented and shared owner type housing in this area to broaden the tenures and mix of people in the area.

The Association will keep the local community of Ferguslie up to date on the projects progress, but if you wish further information please contact Mairi Urquhart on 0141 847 5212 or call into the Association Offices. Or why not just.....watch that space!!

# Your Rent is Important

Rent is the Associations largest source of income and makes it possible for the Association to pay for the management and maintenance of your home.

### The things rental income is used to pay for include:

- Replacement of kitchens/bathrooms/central heating
- Regular maintenance and repair of windows/gutters
- Servicing of gas and electrical heating
- Day to day repairs
- Maintenance of open spaces/grass cutting
- Repairs to void properties
- Repairs caused by vandalism
- Repayment of loans used to build your property
- Staff costs/office accommodation

Without your rent the Association would not be able to operate and paying your rent on time is essential to the running of the Association.

### RENT CONSULTATION 2007/08

Every year the Association reviews your rent and this year the Association proposed a rental increase of 4%. The proposed 4% increase is lower than inflation and is lower than last years rent increase.

We asked your views about the proposed rent increase and received some good feedback.

Tenants were asked to complete a short questionnaire while in the Association office and the questionnaire was available on the Association website.

Feedback from the consultation was very positive. Everyone consulted thought the rent they paid was value for money.

Overall the majority view was that 4% was a fair rental increase. As a result of the consultation the Association is pleased to announce that the rent increase of 4% has been agreed.

## FPTV Springs Some New Programmes

Spring viewing on FPTV is sure to keep you entertained. Showing now is the brand new management committee animated film. This light hearted film highlights the important role of the management committee who run the Association.



Also showing this spring is a Digital Inclusion Project film which was made by volunteers and focuses on how the project was delivered. Additionally a wider action film highlighting the Youthbuild programme in Ferguslie Park is available for your viewing pleasure.



ROBERT CRAIG  
Chief Executive - Ferguslie Park HA

Screens in the Tannahill Centre and the Associations office will be showing FPTV programmes this Spring. So next time you're in the Tannahill Centre or the Associations office tune in and prepare to be entertained. FPTV programmes are also showing on the Associations website [www.fpha.org.uk](http://www.fpha.org.uk).



ROSS HODGART  
Youthbuild Trainee - Ferguslie Park HA

If you have an idea about programmes you would like to see on FPTV or would like to be involved in FPTV please contact Susan Johnstone at the Associations Office.

## Meet Rita Your Welfare Rights Officer



Rita Shearer is the Associations new Welfare Rights Officer, who will be available to help you with any benefit related matters.

Rita can carry out benefits checks to ensure you are receiving all the benefits you are entitled too, she can assist with complicated benefit claim forms, help you pursue any backdated benefit and represent you at benefit appeal hearings.

So if you would like help sorting out your benefit entitlement or just want to check you are receiving all the benefits you are entitled to please contact the Association on 0141-887-4053 and arrange an appointment to see Rita.

Rita's advice is free and independent and she is dedicated to the interests of her clients.