

# NORTH NEWS



North Glasgow Housing Association's newspaper for tenants and owners

Summer 2009 Issue No 24



Staff and committee members check out the Red Road plans with Chief Executive Robert Tamburrini and Council Leader Steven Purcell

## Building starts on 22 new homes...

**NORTH Glasgow Housing Association is building another 22 affordable homes in Springburn.**

The £3.9million Elmvale Phase Two development will include a mix of 2, 3 and 5 bedroom terraced homes. Construction work is underway and is expected to be complete by spring next year.

The homes are being built by construction firm CCG on a vacant site adjoining the recently completed £5.7million Elmvale Phase One development at Hawthorn Street. A mix of 41 family homes and properties for people with particular needs were built as part of the earlier phase of the project.

Chief Executive of North Glasgow Housing Association, Robert Tamburrini, said: "In recent years we have helped transform housing in communities across the north of the city through our new build programme, making a real and meaningful difference to people's lives while we do so.

"It is essential that we continue to drive regeneration in North Glasgow at these difficult financial times to ensure that we play our part in helping sustain employment in the city."

Councillor Elaine McDougall, Glasgow City Council's Executive Member for Housing, said: "Another twenty-two affordable new homes for Springburn is fantastic news.

"I'm particularly pleased to see that in both phase one and phase two of the Elmvale development, the needs of larger families and those with special requirements are being catered for.

"This area of Glasgow is really reaping the benefits of having a strong local housing association to lead in redeveloping and regenerating their community."

Partnership and Innovation Manager at CCG, Darren McCann, said: "In conjunction with North Glasgow Housing Association and the designers, we have been looking closely at the design, materials and operational issues to provide a sustainable solution for this challenging site."

## Launch of £27m housing project

**COUNCILLOR Steven Purcell, the Leader of Glasgow City Council, has launched a multi-million pound regeneration project that will breathe new life into Red Road.**

The £27million Broomfield Road development will transform a 16-acre site through the construction of 198 homes in a new mixed tenure development. The project is a unique partnership between Alexander Morton Homes, North Glasgow Housing Association and City Building (Glasgow) LLP.

The site forms part of the Red Road Transformational Regeneration area and will be developed in two phases.

A total of 122 homes, including 52 for rent, 50 for private sale and 20 for low cost home ownership are being built as part of the first phase of the project.

They will be a mix of 2 and 3 bedroom detached, terraced, semi-detached homes and barrier free wheelchair accessible homes.

As lead developer Alexander Morton Homes is responsible for all site infrastructures. Lead contractor City Building is building the house structures using timber kits manufactured at its Royal Strathclyde Blindcraft Industries (RSBi) workshop less than one mile away.

North Glasgow Housing Association will allocate the 52 homes for rent and 20 for low cost home ownership. The 20 homes available to buy on a shared equity basis will be sold through the Scottish Government's LIFT scheme, which offers eligible buyers up to a 40% grant. With a 40% grant it is likely that 2 bedroom homes

will start at £66,000, and 3 bedrooms at £76,000.

Councillor Purcell, who was joined at the launch by a group of City Building apprentices, said: "This project will make a huge difference to the lives of people in the area, not just through improvements to the physical infrastructure, but also through the social legacy that the associated jobs and apprenticeship opportunities will bring.

"The mistake Glasgow made in the past during difficult economic times was in failing to invest for the future. Projects like this will help us ensure we don't make that mistake again.

"It's a perfect example of how partnerships between the public and private sectors can lead to

**Continued on Page Two**

# Launch of major housing project

**From Page One**

real benefits for ordinary people and yet another example of North Glasgow Housing Association's excellent record in delivering regeneration projects."

Chief Executive of North Glasgow Housing Association, Robert Tamburrini, said: "This unique partnership will make a major contribution to the regeneration of Red Road and bring new opportunities for tenants and home owners alike.

"We are committed to bringing real and lasting change to the area and have a strong partnership with Red Road and Balornock Local Housing Organisation.

"As well as providing affordable homes for rent it will ensure that first-time buyers and people on low incomes are given much needed assistance as they try to get on the property ladder.

"In the current financial climate it is vital that we continue building new homes to help sustain jobs and keep the economy moving. That is exactly what the Association and its partners are hoping to achieve at Broomfield Road."

Managing Director of City Building (Glasgow) LLP, Willie Docherty, said: "We are committed to delivering real and lasting physical and social change in communities across Glasgow.

"Broomfield Road will not only provide new homes for local families, it will also ensure that employment is safeguarded and created in the north of the city through our apprenticeship programme."

Sales Director at Alexander Morton Homes, Alex Benson, added: "We are passionate about building quality homes and we are delighted that home-owners, first-time buyers and housing association tenants will all benefit from new housing as part of this superb development in Broomfield Road.

"North Glasgow Housing Association and City Building have proven track-records in delivering successful housing and regeneration projects and we are looking forward to working with them to create this genuine mixed-tenure development."



Depute Chief Executive Bobby Fleming with City Building apprentice Leanne Mooney

## Local apprentices will be employed on major development

**AS WELL as creating a new modern, vibrant community the Broomfield Road development will help sustain employment in the area through City Building's apprenticeship programme.**

A total of 42 skilled workmen from City Building and 20 apprentices will be employed during the project. Around £13million of the overall investment will also be spent in Glasgow through City Building's supply chain.

City Building is one of the UK's largest construction companies and operates the UK's largest apprenticeship schemes.

Apprentice joiner Leanne Mooney from Lambhill says it is great news that local people will have the chance to work on a project that is bringing real improvements to their community.

Leanne said: "The apprenticeship scheme is giving local people a chance to learn their

trade while gaining practical work experience on the job. The training we get is first class and it is great to be able to deliver real improvements for tenants while working for a local employer."

Apprentice plumber Robert Bogan from Carlestone Street in Springburn added: "It is fantastic to see Red Road being improved and the fact that local apprentices will be working on the job is great."

Chairman of City Building, Bailie Gerry Leonard, is delighted that the project is helping safeguard and create new jobs.

He said: "It is great news for North Glasgow that this project will help create jobs for local people through our apprenticeship programme. We are proud of our proven track record in delivering training opportunities for local people and this is the latest example of our commitment in this area."

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# WHATPEOPLESAY

**ROBERT BURNS** wrote the line: **To see ourselves as others see us. And that's exactly what the Association did recently at a management planning event.**

Quotes published in various outlets were included in the circulated paperwork. They came from a wide cross-section of business and other individuals.

Here we reproduce some of the quotes:

Glasgow businessman **Willie Haughey OBE** said: "North Glasgow Housing Association is doing a fantastic job and is a model for all housing associations. Lots of other people recognise that, not just me. I think the reason is the team at the Association has got a passion to make a big difference to peoples' lives."

Former Communities and Sports Minister, **Stewart Maxwell**, said: "I fully



Provost Robert Winter

recognise the good work of North Glasgow Housing Association and know that it is at the quality end of the market in terms of delivery and reputation."

Glasgow Lord Provost, Councillor **Robert Winter**, said: "It is important that we form lasting and meaningful partnerships with landlords such as North Glasgow Housing Association as we look to create sustainable communities."

Councillor **Elaine McDougall**, Glasgow City Council's Executive Member



Bailie Gerry Leonard

for Housing, said: "This area of Glasgow is really reaping the benefits of having a strong local housing association taking the lead in redeveloping and regenerating their community."

Chairperson of City Building (Glasgow LLP), Bailie **Gerry Leonard**, said: "We have a unique social ethos and are fully committed to projects like this, which will help change people's lives for the better."

Councillor **Steven Purcell**, the Leader of Glasgow City Council, said: "This is a



Becki Breakwell

perfect example of how partnerships between the public and private sectors can lead to real benefits for ordinary people and yet another example of North Glasgow Housing Association's excellent record in delivering regeneration projects."

Maryhill MSP, **Patricia Ferguson**, said: "North Glasgow Housing Association is playing such an important role in the regeneration of the north of the city. These new houses not only provide excellent family homes but



Kofi Ampofo-Asare

also include some of the very best wheelchair-accessible accommodation I have ever seen."

PATH (Scotland) trainee, **Kofi Ampofo-Asare**, said: "Words cannot describe how I felt being given such an opportunity by PATH Scotland and North Glasgow Housing Association."

Modern apprentice **Becki Breakwell**, said: "I'm really enjoying my new job. It is an excellent opportunity and all the staff have been really friendly, helping me fit in as part of the team."

Deputy Director of Glasgow City Council's Development and Regeneration Services, **Gerry Gormal**, said: "We have worked hard, in partnership with the social housing sector, to eradicate the scourge of homelessness in Glasgow, and it is gratifying to see those efforts coming to fruition in North Glasgow."

## Bill helps fight heart disease

**WHEN Bill Rossine suffered a heart attack three years ago it changed his life in more ways than one.**

Since then the 85-year-old has started going to the gym, taking part in fun runs and even turned his hand to hill walking and some gentle climbing. He does so in full consultation with medical practitioners and he is in no doubt about the positive impact it has made on his quality of life.

Earlier in the Spring he completed the annual ng5k fun run for the second time. At 85 years young he was the oldest person to take part. He has also completed the Great Scottish Walk, climbed the equivalent of Ben Lomond and abseiled 177ft down Glasgow University's Bell Tower.

Bill said: "I want to keep going because the satisfaction I get from knowing that I am fit enough to lead a normal life despite having a heart attack a few years ago is something I don't want to lose.

"I have been fortunate to have the support of Cardiac Physio – Lori Boyce, whose energy, encouragement and enthusiasm has been beneficial to myself and others"

"I hope that I can get the message to people that you can lead an active life even after a heart attack."

Bill has always been active in his local community. He is the secretary of North Glasgow Housing Association as well as being on a range of other groups including the local crime prevention panel.

Despite his many local commitments Bill is

also volunteering with the British Heart Foundation (BHF) Scotland, where he is currently highlighting the Hand on Heart campaign.

Bill said: "I felt that after everything that had been done to help me, I should give something back. I'm now a qualified instructor in emergency life support skills, after going through training with Heartstart UK, the BHF Scotland programme."

BHF Scotland Fundraising Volunteer Manager Carole Nicol, pictured right with Bill, said: "Bill is a natural networker so we've recognised that talent and asked him to work as a kind of ambassador for BHF Scotland.

"He's out there talking to people about our fundraising in Glasgow and helping bring in new volunteers. He's a great asset.

"BHF Scotland would not be able to save lives through pioneering heart research, or provide care for patients through our network of nurses and Heart HelpLine, without the vital funds raised by our dedicated volunteers.

"That's why we're asking you to put your hand on your heart and support BHF Scotland by donating your time. You can volunteer any way you want to and we'd love to hear your ideas on how you can help."

For more information about volunteering with BHF visit [www.bhf.org.uk/volunteer](http://www.bhf.org.uk/volunteer), email: [volunteer@bhf.org.uk](mailto:volunteer@bhf.org.uk) or call

**0300 456 8353.**



# LEARNINGZONE

## Graduation awards celebrate training projects



KEYS TO LEARN... graduates with representatives from the four partner organisations

**CELEBRATION events have been held to mark the achievements of participants in two important training initiatives.**

The projects are both aimed at helping people who have experienced homelessness.

Keys to Learn is a partnership between North Glasgow Housing Association, Anniesland College, the Glasgow Homelessness Network (GHN) and the local economic development company Glasgow North Regeneration Agency.

It has Big Lottery funding and participants on the second phase recently completed the 16-week programme and received 'graduation' certificates at a celebration with their families at Petershill Park Leisure Centre.

The course is a mix of academic, vocational and

social skills and the ultimate aim is to help participants sustain their tenancy and hopefully secure further training or employment.

Representatives of the four partner groups attended the celebration and Bob Maguire from Anniesland College presented the certificates.

Robert Tamburrini, Chief Executive of North Glasgow Housing Association, told the graduates: "This is a big achievement for everyone who completed the course. It is a day for celebration and it's great to see the support of family units."

James Mitchell was among those who completed the course and received a certificate. He is a very talented artist and an exhibition of his work was displayed at the event.

The second initiative, the

Bob Allan Project, is run in partnership with GHN and is aimed at providing mentoring for people who have experienced homelessness.

Nine trainees, who had all experienced homelessness, gained a Peer Mentoring Award, accredited by the Scottish Qualifications Authority.

Their course covered the roles of a mentor, confidentiality, boundaries within a mentoring relationship, active listening and communication skills, sourcing appropriate signposting opportunities, goal planning and homelessness issues.

The project was established as a tribute to Bob Allan, the first Chief Executive of the Glasgow Housing Association (GHA).

A group of his former

colleagues worked in co-operation with the Keys to Learn project and secured additional funding from GHA.

The first graduates of the programme had their achievements recognised at a celebration event held in GHA's offices and received their certificates from Chief Executive Taroub Zahran.

Mr Allan's wife Chrissie, who also attended, said: "Bob's passion was helping those whose opportunities are often limited. He would have been delighted to see the success of the project thus far."

Sandra Forsythe, GHA's Tenant Chair, said: "It's great to see the first trainees of the Peer Mentoring project graduate. We're really proud to support this project in memory of Bob and his dedication to improving the quality of life and opportunities for vulnerable people in Glasgow."

Chrissie and Sandra cut a special cake featuring images of the nine new Mentors.

Laura Rolinson, from GHN, said: "The new Mentors already had a diverse range of skills, knowledge and life experiences. By earning this qualification, they are now in a unique and very practical position to inspire and motivate others finding their own route out of homelessness. We would like to thank GHA and Bob Allan's Pals for their continuing support for this innovative project."

New mentor Margaret McMillan said: "We all worked very hard over the 20 weeks of the course and have gained valuable knowledge which hopefully we can use to help others."



Some of the peer mentors with Robert Tamburrini and Ann Marie Devlin

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# Students focus on successes

A GROUP of students on a British Council training programme chose to visit North Glasgow Housing Association as part of their fourth and final module.

Drawn from across Scotland, the group were all active people seeking to make a positive change in their communities.

They were taking part in the British Council managed learning programme InterAction for community development.

The basis of the programme is that everyone can be a leader as everyone has the opportunity to influence someone.

The learning is based on asking about and focusing on problems, learning from successes, how to make changes in the systems we operate and ubuntu – an African philosophy of the interconnectedness of all people.

The British Council connects people worldwide with learning opportunities and creative ideas from the UK and builds lasting relationships between the UK and other countries. It has offices in over 100 countries, including Scotland.

The InterAction students were keen to meet participants on the Keys to



Students from the two learning programmes are pictured outside the Association offices with Chief Executive Robert Tamburrini and his Depute Ann Marie Devlin

Learn programme.

Lucy Butters, Senior Education Adviser (University and College Sectors) British Council Scotland accompanied the group on their visit to Springburn.

She said: "I was really impressed to meet the adults on your course who had taken a decision to change their lives and take part in your Keys to Learn Programme. The presentation we were

shown by Catherine McKay about her son's school and why she had chosen to attend the course was really honest and consequently really inspiring to me.

"The basis of the visit to North Glasgow Housing

Association and talking to the students was to learn from them and leave them thinking about their successes. I hope that we had a good impact on them too."

## Why don't YOU get involved?

DO you want to get involved in a project for your community and learn some basic computer skills along the way?

If you are aged 16-64 then a new course starting in August could help you do just that. There are 12 places on the course and as a group you decide what type of project you want to work on together. You could arrange a football match, plan a day trip, organise a dancing competition, publish a book, schedule a meeting or something else you all feel

passionate about as a group. The course will run for 12 hours each week and therefore won't affect anyone in receipt of benefits. Taking part in the programme you will learn how to:

- send an e-mail to the appropriate person seeking permission to run your event
- produce a brief presentation for other groups to inform them about your event
- let other groups that want to take part know about your event

through a social networking website like Facebook

- produce a publicity poster for your event using desktop publishing software
- keep track of your costs using spreadsheets
- write and print a letter to a sponsor with a request for funding using a word processor. Funding could be for the cost of venue hire, t-shirt printing or even food for your event.
- use the Internet to find out and print all the information you need

to know relating to your type of event

- take photographs using digital cameras to promote your event

You will use Microsoft Office software, MP3 Players, Digital cameras, Photoshop software, the Internet and E-mail so there are quite a lot of skills for you to pick up.

If you decide this is the course for you and you want to sign up please contact Brian Davey on 0141 560 6000 or e-mail [bdavey@northglasgowha.com](mailto:bdavey@northglasgowha.com)

# Opening of £7.7m landmark housing project



Maryhill MSP Patricia Ferguson cut the ribbon to open North Glasgow Housing Association's 900th new build home with Chief Executive Robert Tamburrini, Depute Ann Marie Devlin, Andrew Robertson, Alastair Wylie and Bailie Gerry Leonard

## NORTH Glasgow Housing Association's 900th new build home has been officially opened by Maryhill MSP Patricia Ferguson.

The Association reached the landmark as part of its recently completed Mireton Street development in Possilpark. A total of 65 homes were built as part of the £7.7million project.

The development includes a mix of 3 and 4 apartment terraced houses, 4 apartment semi-detached properties, 3 apartment wheelchair accessible bungalows and 5 apartment family homes. All homes have private back gardens and associated car parking spaces.

After cutting a ribbon to officially open the new homes, Maryhill MSP Patricia Ferguson, praised the Association for its continued commitment to regenerating communities across the north of the city.

She said: "It is a real privilege to officially open this new development by North Glasgow Housing Association, which is playing such an important role in the regeneration of Possilpark.

"These houses not only provide excellent family homes but also include some of the best wheelchair-accessible accommodation I have ever seen.

"Possilpark benefits from having a strong local housing association taking the lead in redeveloping the community.

"I look forward to continuing to work with and support North Glasgow Housing Association in the future and wish the tenants of this development all the best in their new homes."

Chief Executive of North Glasgow Housing Association, Robert Tamburrini, said: "Mireton Street is a landmark development for the Association as it takes the number of new homes we have provided to over 900.

"Importantly these homes for rent and low cost home ownership have helped create new opportunities for hundreds of local families and helped meet the wider housing needs of the city.

"Over the years our development programme has included family homes, properties for people with a range of support needs and people who have experienced homelessness.

"We are proud of our efforts in this area and we will strive to continue providing new and improved housing for the people of Glasgow."

Councillor Elaine McDougall, Executive Member for Housing at Glasgow City Council, said: "This is an excellent example of the type of high quality development that Glasgow City Council wants to see being built for affordable rented housing in our city.

"We are also delighted to see that one of the council's key aims to ensure good access to housing for everyone is being promoted in this development. With houses earmarked for particular needs along with mainstream housing serving the specific needs of local

people, I'm sure that these new homes will prove very popular."

Many of the new homes have been used to re-house tenants whose properties are included in Glasgow Housing Association's (GHA) demolition and regeneration programme.

GHA's Executive Director of Regeneration, Jim Sneddon, said: "We're delighted that our tenants are getting the chance to be re-housed in brand new, modern homes as part of the re-provisioning programme that was agreed at stock transfer in 2003. We hope they will be very happy in their new properties."

The new homes were built by construction firm CCG. Chief Executive, Alastair Wylie, said: "We congratulate North Glasgow Housing Association on reaching another significant milestone in the regeneration of communities in the north of the city.

"The Association has once again proven its ability to deliver new homes of real quality to meet the needs of local people. The success of the Association's housing and wider action activities is evident in the transformation of challenging sites like Mireton Street.

"To achieve this in such a cost and time efficient manner is further proof of the skills and determination of the Association's management committee, staff and partners. CCG are delighted to be part of the Association's ongoing success."

## Praise for 900 homes achievement

### THE ASSOCIATION'S achievement in delivering 900 new homes in North Glasgow has been recognised in the Scottish Parliament.

Following the recent opening of the 65-home Mireton Street development, Maryhill MSP Patricia Ferguson, submitted a motion to the Parliament, praising the Association for its ongoing commitment to building new homes in the area.

The motion says: "That the Parliament welcomes the completion of the 65-house development at Mireton Street in Possilpark, recognises the important contribution that this development makes to the regeneration of Possilpark, notes that this development brings the total number of houses built by North Glasgow Housing Association to 900, and congratulates the management committee, staff and tenants on reaching this milestone."

The parliamentary praise has been welcomed by Association Chairperson Pat Kenna who said: "We are rightly proud of our track record building new homes and regenerating communities over the years. It is pleasing that our efforts have been recognised in the Scottish Parliament."



Patricia Ferguson, Robert Tamburrini and tenant Helen McFarlane



Helen shows committee members, John Thorburn, Agnes Wilson and Helen White her new kitchen



Tenant Helen McFarlane shows off her new bedroom to Patricia Ferguson

## What a new home means to Helen and her family

IT IS often said that housing developments are about more than bricks and mortar and that is certainly the case at Mireton Street.

The Association might have spent £7.7million building 65 new homes in Mireton Street but the real success story is how these new homes are helping create new opportunities for local families.

Tenant Helen McFarlane and her family are really enjoying it in their new home in Mireton Street. Helen previously lived in the high-rise flats and maisonettes in Sighthill and loves her new living space.

She said: "I'm loving staying here. The houses are great and the area is just really quiet. I have a four-year old and he can get out and play in the garden which is great. We moved here from Sighthill and it is a big difference having your own back and front door."

Chairperson Pat Kenna is delighted that the new development is a hit with tenants. She said: "New build homes and sustainable communities are all about people so it is great to hear that tenants are pleased with the new homes in Mireton Street. It is certainly making a big difference to the area."



# CARRON TRANSFER

## REVIEW

**IN 2001 more than 750 tenants living in the Carron and Balornock areas voted to transfer control of their homes to North Glasgow Housing Association from Scottish Homes.**

Over 84 per cent of tenants in the area backed the proposals in a ballot paving the way for a £28million investment programme for their

homes and guarantees on future rent increases.

The same year the Association opened a new state-of-the-art office in Springburn. For transferring tenants Ned Donaldson House was their first housing office in their own community.

At the time of the transfer the Social Justice Minister, Jackie Baillie, praised the tenants for

embracing "community ownership" saying that she hoped others across Scotland would do the same.

She said: "Springburn tenants have voted for change in how their homes are run. They have voiced their confidence in housing associations and community ownership.

"This means that the community will now be

able to maximise investment by leveraging in significant private funding which would not otherwise have been available."

Since the transfer the Association has delivered for the tenants in Carron and Balornock. Homes have been improved through new central heating systems and double glazed windows.

Rents have been kept

affordable by limiting any increases to a maximum of inflation only and tenants now have access to a housing office on their own doorstep in the heart of Springburn.

Now almost eight years on we look at just how the housing stock transfer is benefiting the local community.



Tenant, Christine McGregor pictured with Robert McKinnon of North Glasgow HA and Davie Smith of City Technical Services during the refurbishment of her flat in Eccles Street

## Tenants delighted with improvements to their homes...

**TENANTS in the Carron area are delighted with the improvements made to their homes as a direct result of the housing stock transfer back in 2001.**

The Association has promised to spend over £28million improving homes through the installation of double glazed windows, new kitchen and bathrooms, and modern central heating systems.

That work is well underway with many tenants now reaping the benefits of the stock transfer programme. Isabel Robertson from Carbisdale Street is one of the area's many happy residents.

She said: "I still had the original stone pantry when the new kitchens were installed a few years ago, and now have loads of

cupboard space.

"The new double glazing which was installed last year is a personal favourite and instantly noticed when I have visitors. It's easily wiped clean and there is no painting required for window frames.

"I've just had my new bathroom suite, heating and boiler installed making another improvement to the appearance of the flats.

"Throughout all the work the workmen were pleasant and very helpful, and there was no damage to the surrounding areas."

Association committee member Isabel Cross said: "The Association has made a number of key promises to tenants at the time of the transfer and it is continuing to meet these promises and more."

## Delivering on transfer promise to our tenants

**MORE than 400 tenants in the Carron area have recently had new double glazed windows installed in their homes.**

The Association invested over £1.5million fitting the new windows in a total of 416 homes in the Carron area of Springburn. Multi-storey flats and tenements have been improved through the project.

The work forms part of North Glasgow Housing Association's Planned Maintenance Programme, which was approved as a result of the housing stock transfer.

As well as the installation of double glazed windows, veranda areas in three eight-storey tower blocks in Carron Crescent have also been enclosed to help increase the energy efficiency of homes.

Completion of the project will help ensure that the homes meet the Scottish Housing Quality Standard (SHQS) – rigorous Scottish Government quality targets for houses in the social rented sector.

Chief Executive of North Glasgow Housing Association, Robert Tamburrini, said: "Once again the Association has delivered on its promises to tenants by installing these new windows in over 400 homes.

"Completion of the works will make a very real difference to tenants by ensuring they have warm, dry and safe homes. By making the homes more energy efficient it will also make them more cost effective to heat.

"We are delighted to have worked in partnership with CMS Enviro Systems to deliver this project. Feedback from tenants on the quality of the work has been excellent to say the least."

The new windows were installed by CMS Enviro Systems, one of the leading window manufacturers in Central Scotland.

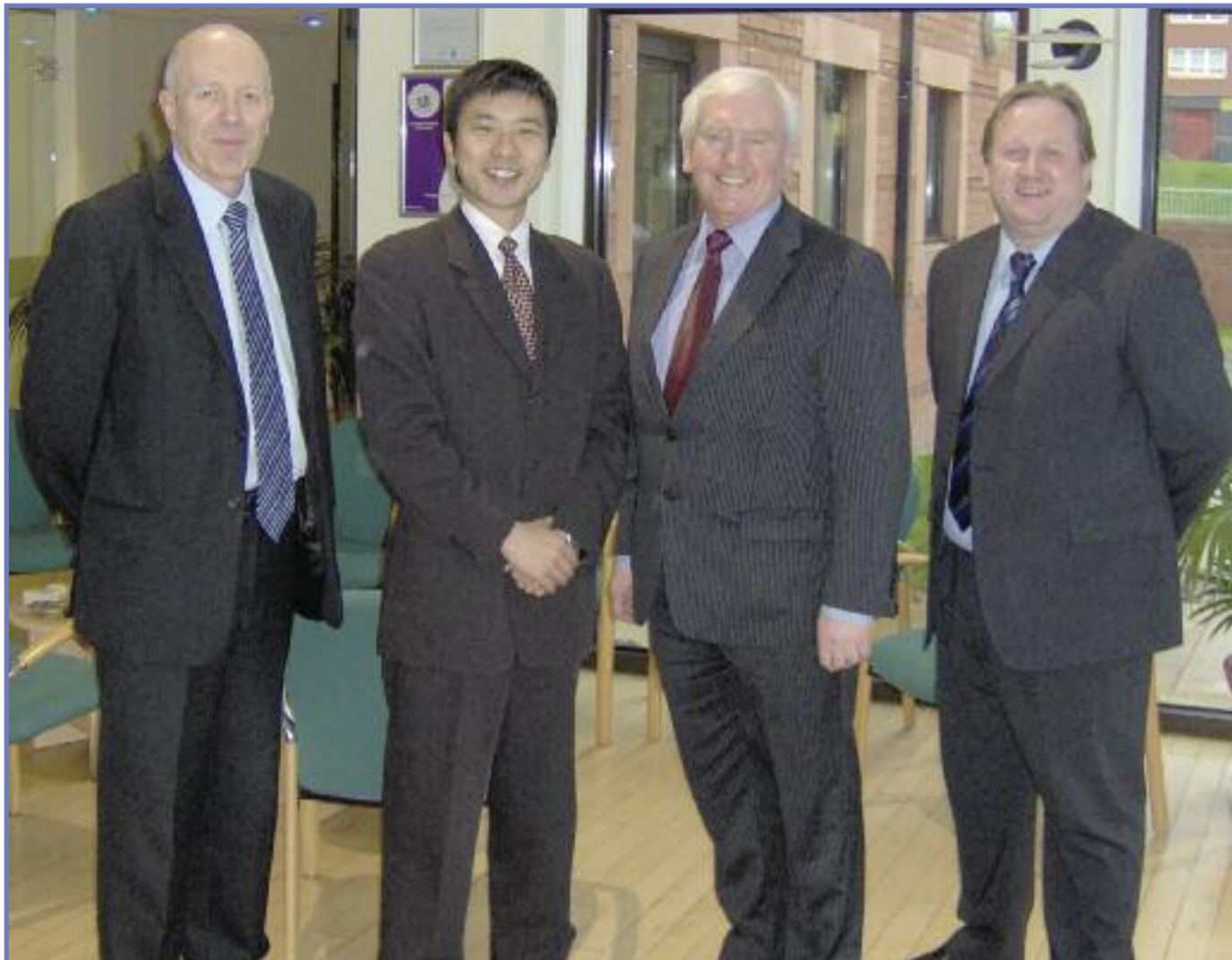
Dave MacGregor, Director of CMS Enviro Systems, said: "We are pleased the project went so smoothly as high rise refurbishments can, for various reasons, present their own unique challenges.

"The positive feedback received from this project is a testament to North Glasgow Housing Association, their tenants and CMS.

"Our close working partnership with landlords such as North Glasgow Housing Association allows us to deliver a 99.5% 'excellent' customer satisfaction rating for window installations."

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Deputy Chief Executive Bobby Fleming, Mr Iizuka, Depute Lord Provost and Councillor for Springburn Allan Stewart, and Investment and Regeneration Manager Stevie Nugent

## Japanese housing official learns about regeneration

**A LEADING housing official from Japan has praised North Glasgow Housing Association for its commitment to regeneration after a recent visit to the city.**

Tsutomu Iizuka from the Japan Urban Renaissance Agency spent a day in North Glasgow where he was given an insight into the Association's approach to building homes and improving communities.

Mr Iizuka heads up the Japan Urban Renaissance Agency, which manages around 200,000 homes across Japan.

And he was greatly impressed with how Glasgow City Council and local housing organisations have worked in partnership with local people to successfully improve homes and communities.

Mr Iizuka said: "I am delighted to have this opportunity to be able to visit Glasgow and learn from your advanced experience about housing estates regeneration. In Japan we are currently trying to refurbish housing estates. When we are doing this we are trying to not only look at buildings but also vitality of life.

"The most important factor in

regeneration projects seems to be resident participation and it is something we want to learn about. I would like to know how to involve residents to achieve refurbishment and new build housing.

"The visit to North Glasgow Housing Association has given us an understanding of how communities can be successfully regenerated by involving local people. This is something that we are very interested in and will use when I return to Japan."

Depute Lord Provost and Councillor for Springburn, Allan Stewart, was part of the group who welcomed Mr Iizuka to North Glasgow.

He said: "It was great to welcome Mr Iizuka to North Glasgow to learn more about how we deliver regeneration projects compared with Japan. He was impressed with how we involve local people in the decision making process.

"North Glasgow Housing Association is one of the leading housing providers in the city and it is a testament to their work that we had visitors from Japan here learning about the work they do in local communities."

As part of his visit to North Glasgow Housing Association, Mr Iizuka, was taken on a tour of the Association's recently completed housing developments in Springburn and Possilpark.

He also visited some of the wider community regeneration projects in operation in the north of the city including Petershill Park – a £6.1 million football stadium, leisure complex and business centre.

Depute Chief Executive of North Glasgow Housing Association, Bobby Fleming, said: "Working with our partners including the City Council we are committed to bringing about real and lasting change.

"In recent years we have been able to not only improve housing but also create additional opportunities for local people through initiatives such as the new Petershill Park.

"A key success in our efforts has been the involvement of local people and we are delighted to be able to share our experiences in these areas with our visitors from Japan."

## Digger apology after defamation court action

**ROBERT Tamburrini, the Association's Chief Executive, received a front page apology from 'The Digger' after a defamation action was raised in the Court of Session.**

The publication also agreed to pay substantial judicial expenses and make a £1,000 donation to a registered charity of Mr Tamburrini's choice, the Glasgow based Disability Community.

The case was raised after The Digger published a series of untrue allegations made by a tenant, Mr John Quinn.

In a subsequent court action, Mr Tamburrini was exonerated of any wrongdoing with the sheriff finding that Mr Quinn had lied in the witness box. The sheriff also reported Mr Quinn to the procurator fiscal and indicated that consideration should be given to prosecuting him for perjury.

The sheriff said in his written judgement that Mr Quinn "bore a grudge against the NGHHA and the defender {Mr Tamburrini} and this grudge resulted from the NGHHA's refusal of his job application and thereafter their refusal to re-house him. As a result of this grudge, he has mounted a campaign to harass and intimidate NGHHA staff and the defender."

A spokesman for the Association said: "The board feel strongly the action by Mr Quinn was a blatant abuse of the Court's time and taxpayers' money."

Copies of Sheriff Peeble's full judgement are available on request.

In the recent front page apology The Digger states: "During 2006 and 2007 we published a series of articles relating to the Chief Executive of North Glasgow Housing Association, Mr Robert Tamburrini. The articles contained a number of untrue allegations made by a Mr John Quinn."

The apology added: "The Digger magazine and its publisher, Mr James Cruickshank regrets publishing these serious, yet unfounded, allegations concerning Mr Tamburrini and we unreservedly withdraw them.

"We also unreservedly withdraw statements attributed to Mr Cruickshank in the magazine The Firm, in September 2007, which repeated the allegations against Mr Tamburrini.

"We sincerely apologise to Mr Tamburrini for any distress caused to him, his family or his employers by the publication of these untrue allegations. We have paid the costs of the Court action brought against us and agreed to print this apology to resolve the matter.

"We are also paying, at Mr Tamburrini's request, £1,000 to a charity of his choosing."

Peter Watson, Senior Partner of Levy & McRae Solicitors, who represented Mr Tamburrini, said: "The Digger published wholly untrue allegations about our client over the course of a two-year period and the front page public apology demonstrates the seriousness of its actions.

"The Digger's false articles seriously impacted on the reputation of our client and his employer, the North Glasgow Housing Association, and we are delighted with the outcome that involves The Digger paying Mr Tamburrini's judicial expenses and £1,000 to a charity of his choosing.

"Unfounded articles by publications such as The Digger cannot be allowed to go unchallenged as they damage the reputation of journalism as a whole."



# Red Road groups get together in new premises

**TWO very important and successful projects in North Glasgow have come together to share the one building.**

Alive and Kicking Project already based at 94 Red Road have been joined by the Red Road Family Centre project (formerly Red Rd Women's Centre) at 90 Red Road.

The building was previously used by Glasgow City Council Social Work and has been refurbished thanks to financial contributions from Glasgow Housing Association, North Glasgow Community Health and Care Partnership and North Glasgow Community Planning Partnership.

The upgrading of the building to accommodate the requirements of the Red Road Family Centre was managed by North Glasgow Housing Association who will continue to property manage the building on behalf of the two projects.

Ann Marie Robertson, Project Manager of the Alive and Kicking Project welcomed the arrival of the Red Road Family Centre. She said: "It is great to see the property being fully utilised. We look forward to working alongside our new neighbours".



Depute Chief Executive Bobby Fleming with Linda Fraser and colleagues of the Red Road Family Centre

Anyone over 60 in the north of the city who is interested in joining in social or recreational activities or wants to get access to a daily hot meal should contact Alive and Kicking at 558 0329 or pop in to 94 Red Rd.

Linda Fraser, Project Co-ordinator of Red Road Family Centre expressed delight at being able to move out of their old premises at 10/20 Petershill Court which was inadequate for their purposes and is scheduled for demolition.

The Red Road Family Centre provides a range of education, training, group work and casework services. By moving to the new premises they have been able to extend their childcare services and can now offer full day care services for ages 0-12 and after school care.

Linda and her staff are delighted with the refurbishment works. She said: "I would like to say a big thanks to North Glasgow Housing Association for managing the refurbishment works and to Glasgow Housing association, North Glasgow Community Health and Care Partnership and North Glasgow Local Community Planning Partnership for providing funding to enable the works to be carried out.

"We are looking forward to providing a range of services for all ages from this building along with our neighbours at Alive and Kicking".

For more information on Red Rd Family Centre contact **0141 557 5571**.



Red Road Family Centre staff meet with their new neighbours from the Alive and Kicking Project



formed for the benefit of the community

## It's FREE... and it's Fun in the Park

THOUSANDS of people from across the north of the city are expected to turn out for the annual Springburn Fun in the Park event on Saturday 25th July 2009.

Fun in the Park has firmly established itself as one of North Glasgow's biggest annual family events with approximately 6,500 people joining in on the fun last year.

This year's event, which is organised by North Glasgow Healthy

Living Community, promises to be bigger and better with an action packed afternoon of FREE activities to keep the whole family amused.

Activities on offer include live music, mountain biking, bouncy castles, martial arts display, face painting, football coaching, cheerleading display, adventure courses, keep fit display and much more.

A host of local health and wellbeing projects will also be on

# 32 new homes are ready ahead of time



ON SITE... Robert McKinnon, Stevie Nugent, Gemma Lee, Bob Innes, Veronica Flynn and Laura McHugh

**THIRTY-TWO new homes have been built on the site of the former social work offices at Fernbank.**

And as they were reaching completion – ahead of schedule – staff members from the Investment and Regeneration, Housing Management and Corporate Services teams were given a guided tour by Project Architect Sarah Johnson.

The development consists of 24 mainstream flats and eight ambulant disabled flats, all built to Secure by Design Standard.

Built in partnership with Glasgow City Council, the contractors were CCG Ltd and tenants who have viewed the properties are impressed by their work.

Ann Marie Devlin, Senior Depute Chief Executive, said: "Tenants like the modern layout of



INSIDE... Tom Kelly, Angela Anderson, John Egan and architect Sarah Johnson

the flats and the high level of equipment.

"Flats within the development contain a bathroom with both a bath and walk-in shower. The kitchens are spacious and all bedrooms have large built-in wardrobes.

"We have allocated these properties in line with the Association's Allocations Policy giving particular priority to those applicants who were previously homeless and to those who suffer from a severe medical condition.

"We have also reserved four flats for use as temporary accommodation by the City Council's Asylum Support Team."

Alan Robertson, Homelessness Casework Services Manager, said: "We are delighted that North Glasgow Housing Association have again demonstrated their commitment to tackling homelessness by allocating a percentage of these properties to homeless households."

John Donaldson, the City Council's Head of immigration and Emergency Services, said: "From past experience the mixture of asylum seekers, refugees and local community initiatives has worked well. We are excited about the prospects of developing new links with NGHHA that benefit the local population and the new Glaswegians."



## Get help for your business

**GETTING a loan to start or improve a business can be daunting, particularly in the current economic climate.**

DSL Finance is a Community Development Finance initiative and a subsidiary of Community Enterprise in Scotland (CEiS).

It was set up with money from the Body Shop 15 years ago to help create jobs and investment in disadvantaged communities.

Karen Barr, pictured with Brian Davey, and Kimberley Duff needed help to get laundry business, Soapy Bubbles, off the ground nine years ago and later to make improvements.

They provide wash, dry, iron and dry cleaning facilities from their premises in Broomfield Road, Barmulloch.

On two occasions DSL stepped in with loans when banks refused help.

Karen said: "The money was paid back long ago but we would have been in a different kind of soapy bubble without help from DSL Finance."

If you think DSL could help your business go to [www.dsl-businessfinance.co.uk](http://www.dsl-businessfinance.co.uk) or call them on 0141 425 2930.

## Benefits of insurance

**ALL tenants and owner occupiers should take out household contents insurance.**

The Scottish Federation of Housing Associations (SFHA) offers a Diamond Insurance Scheme, which is underwritten by Royal & SunAlliance.

Standard cover in the North Glasgow area costs 59p per £1,000 a month for standard cover or 76p per £1,000 for standard and accidental damage.

Benefits include no excess to pay following a claim, no extra security in your home and no need for a bank account.

Payments can be made either monthly or annually by a payment card or through a bank account if you have one.

There are just a few questions to answer in the application forms which are available from the Association's offices.

hand to provide local people with information and advice on a range of topics including community safety, recycling, smoking cessation, volunteering and healthy eating.

The fun starts at 12 noon so bring all the family along this summer to 'Fun in the Park' and create a memorable family day out.

The annual Possil Gala will be held on Saturday 22nd August.



Pictured at last year's event are Shannon Graham, Kerry Anderson and Cara Anderson from Laverockhall Street



IN THE FUTURE ....This is the architect's view of what the proposed Saracen Exchange will look like

**POSSILPARK is set to benefit from a £15million investment that will transform a derelict site on Saracen Street into a state of the art community facility for local people.**

The proposed development – called Saracen Exchange – will be a new community, business and health hub for the area. It is being led by Glasgow North Regeneration Agency (GNRA).

An outline planning application for the regeneration project has been submitted to Glasgow City Council. It includes plans to build a new health centre, provide new business accommodation and retail space.

North Glasgow Housing Association is also looking into the possibility of locating new offices and affordable housing at the site.

Chief Executive of GNRA, Cathy Lang, said: "This exciting new development will transform a site which has lain derelict for over 15 years.

"Saracen Exchange marks an important milestone for Possilpark - not only will it create an attractive landmark for the area but it will also become home to a whole range of new services and top quality facilities – all easily accessible by local residents.

"Once complete Saracen Exchange will bring long lasting economic, social and health benefits to the whole area."

Chairman of North Glasgow Community Health Care

## £15m civic space will transform the heart of Possilpark

Partnership, Councillor Jim Mackechnie, said: "Saracen Exchange is a multi million pound public investment which will play a huge part in the regeneration of Possilpark.

"This new facility will not only provide top quality health and social care to local residents, but will be a symbol of a positive future for the neighbourhood.

"Taken together with the highly successful Keppoch community campus and proposals for new housing and improvements to the Saracen Street streetscape, Saracen Exchange takes its place in a series of developments that it is hoped will re-vitalise the area and bring new opportunities to the local community."

Whilst GNRA are lead agency in the overall development of Saracen Exchange, there is a strong partnership with the National Health Service Board for Greater Glasgow and Clyde (NHSGG&C) who are playing a major role by funding the new health and social care centre that will form an integral part of the new

development at a cost of £9m.

Director of North Glasgow CHCP, Alex McKenzie, said: "We have been working very closely with GNRA throughout this project and are excited about the prospect of creating a new health centre for Possilpark fit for the 21st century and beyond.

"Our aim is to create a state of the art facility that will offer local residents access to a full range of new integrated and holistic health services, which once up and running, will have a huge positive impact on the health and quality of life of everyone living in the area."

Depute Chief Executive of North Glasgow Housing Association, Bobby Fleming, said: "Added to the recent improvements to housing in Possilpark, Saracen Exchange will play a key role in the long-term regeneration of the area.

"It will transform the heart of Possilpark by creating a new civic space and bring a number of significant other benefits to local people in terms of wellbeing, economic activity and job creation."

## Take the Gold Pledge to make your home smoke free...

**THE North Glasgow Smoke Free Homes & Zones project is hoping to raise awareness of the dangers of second hand smoke amongst parents and carers of young children.**

People who sign up to the project are given support to make their homes smoke free. This is done by either taking a Gold Pledge that will make their home completely smoke free, or taking the Silver Pledge which allows smoking in one well ventilated room, but never in the presence of their children. The hope is that everyone will eventually be able to move to a smoke free home (Gold Pledge) which is the only option that offers complete protection.

Children and those with existing heart and lung problems are particularly vulnerable to the effects of second hand smoke. It is estimated that 17,000 children per year under the age of five in the UK are admitted to hospital as a result of being exposed to second hand smoke.

The risk of asthma, pneumonia, bronchitis, coughing and wheezing, middle ear infections and cot death, are increased in young children who are exposed to second hand smoke. Adults exposed to second hand smoke have an increased risk of heart disease by 23% and lung cancer by 20-30%.

The benefits in making your home smoke free will start immediately, as there will no longer be 4,000 chemicals polluting the air. Children will breathe in smoke free air and will be less likely to develop asthma.

For further information on how to sign up for Smoke Free Homes and Zones, please contact Irene Stewart on 0141-201 9725. If you would like information on stopping smoking, please call North Glasgow Stop Smoking Service on 0141 232 9113 or 0141 201 9729.



## How to get in touch with us

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INVESTORS IN PEOPLE



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[www.northglasgowha.com](http://www.northglasgowha.com)