

Dalmuir Park
Housing Association



Annual Report 2010 - 2011



Chairman's Welcome

I am again pleased to hear the feedback received from tenants about the way Dalmuir Park Housing Association continues to support the community in a wide variety of ways, from offering advice on debt or anti-social problems to encouraging excellence in schools through our Pupil of the Year Award.

I believe that we continue to invest in people and property and offer a range of first class services to our customers. This is demonstrated in our latest and now fairly typical indicators of customer satisfaction which are some of the highest levels available.

We have continued to improve our website, and I hope you will agree that it is very user friendly and informative. We recognise the importance of this method of communication and continue to look at other innovative ways to contact tenants.

As ever I take this opportunity to thank the Management Committee and the staff team for their time, effort, commitment and loyalty over another year. The input made to the March 2011 Scottish Housing Regulator Inspection Visit (result awaited) was exceptional and much appreciated. Whatever the outcome, I am certain that everyone connected with the organisation appreciates the commitment to making even a small difference to people's lives and to the creation of a stronger community for the benefit of every individual.

John Gilleece

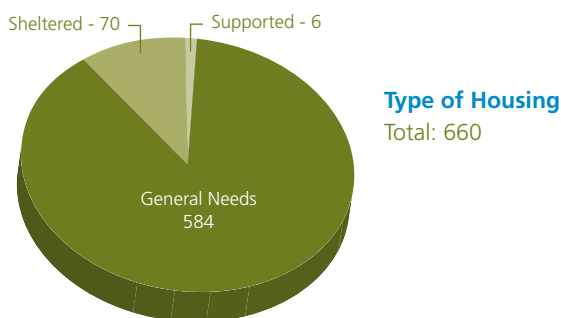
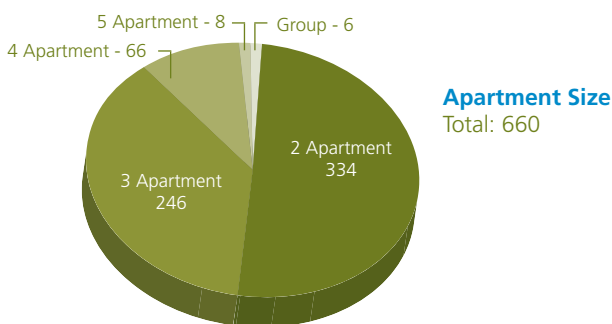
Chair, Dalmuir Park Housing Association

www.dpha.org

Housing Management

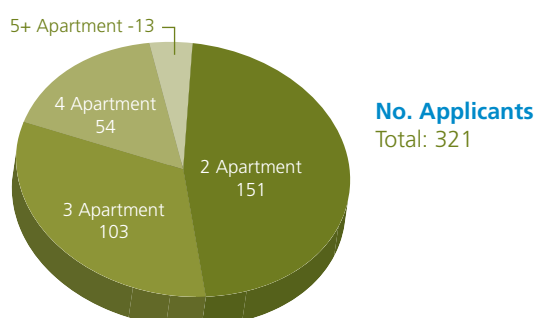
Housing Stock

We rent 660 homes to tenants, part own 32 shared ownership properties and provide a factoring service to 141 owner occupiers.



Waiting list

The Association has introduced a monthly rolling review of our waiting list and all applicants will receive a letter asking if they wish to remain on the list on the anniversary of their application, this system has been working well since its introduction after an upgrade to our management system. This will ensure we are performing better and our waiting list is as up-to-date as possible and we are not making offers to people who may not need or require to be rehoused.



Rent Increase

2011/12	4.8%
2010/11	3.4%
2009/10	1.9%
2008/09	5.0%
2007/08	5.4%

Rent increases are designed to balance the need to ensure the Association can meet its current and future costs while at the same time continue to charge affordable rent. This year's rent increase reflects the downturn in the economy and as a result DPHA only increased the rent by RPI rather than the usual increase of RPI+1%.

The average weekly rent is now £51.09 – which is still one of the lowest in West Dunbartonshire.

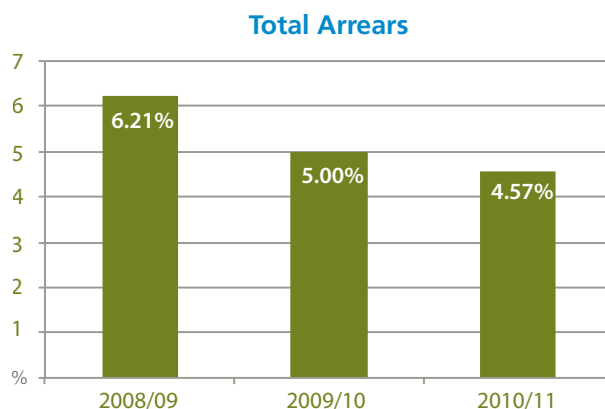
Performance

The Association is constantly seeking to improve its performance in delivering the best possible service to its customers and sets itself targets for key service areas.

The following statistics show how we performed in 2010/11. The targets are based on comparisons with similar organisations and figures that we strive to meet. Each year we review these targets to constantly try to improve performance.

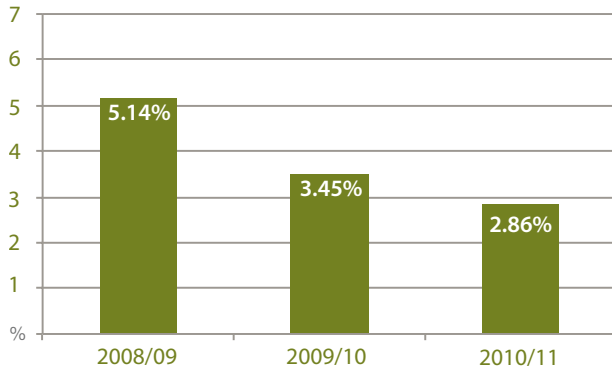
Rent arrears

The amount of money owed by tenants.



Housing Management Continued...

Non Technical Arrears



Reducing the amount of rent arrears is arguably the most difficult aspect of the job but one which the staff are constantly working hard to meet.

We successfully reduced the amount of money owed by around 0.59% from last year and plan to continue this trend with a further reduction as we have reduced the amount owed in the past three successive years. The Association uses various means to contact tenants in arrears including letters, home visits and text messaging.

However we still had to serve a Notice of Proceedings to 111 of our tenants. This is the first step in the legal action process. Of that 111 we proceeded to Court with 11 cases and were granted Decree three times. One led to an eviction with the other two abandoning their tenancies prior to the eviction taking place. We were able to enter into repayment arrangements in the remainder of these cases and they are being monitored very closely to ensure they do not renege on their agreement. It is the Association's policy, wherever possible, to explore every available option with tenants to ensure they are able to remain in their homes and we only pursue court action as a last resort.

We encourage all tenants who may be in financial difficulty to seek assistance from their Housing Officer, The Independent Resource Centre, Welfare Benefits and the Citizens Advice Bureau.

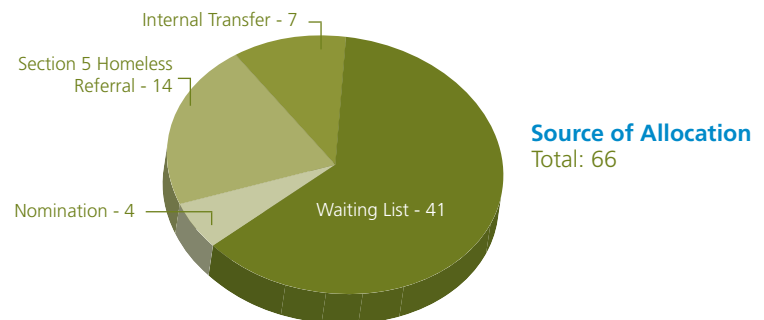
Lets by house size

Apt size	Number of lets
1	1
2	28
3	28
4	1
5	0
Sheltered	8
Total	66

Lets by Client Group

Couples without Children	8
Single Persons	43
Single Parents	13
Couple with Children	2
Other	0
Total	66

Source of Allocation



The number of lets fluctuate year on year (obviously determined by the number of properties given up) with 78 last year and 91 the year before. Proportionally more single persons were rehoused this year as well as a significantly fewer numbers of couples without children.

Housing Management Continued...

Voids

The amount of rent lost on properties to be relet

Target	0.9%
Performance	1.0%

The performance was slightly over the target for last year but we intend to meet and better the target for next year. The streamlining of the waiting list will hopefully assist in this and it will be closely monitored to ensure we are performing to the best of our abilities.

Relet times

The number of days to relet a property

	Repair	Relet
Target	10 days	10 days
Performance	11 days	11 days

The performance was a slight improvement on last year. We will be striving to improve on this again next year to reduce the amount of rent lost due to the property being empty.

Estate Management

The Association works closely with the Council to ensure the estate is managed adequately.

The Council's night noise and anti-social behaviour team help us respond to neighbour nuisance effectively. We have a district-wide anti-social response policy with our partners and hopefully this has reflected in better coordination of complaints and responses.

The CCTV camera system also helps deter low level nuisance and provides the Police with assistance in resolving crime.

We continued to carry out inspections around the estate removing litter and cleaning up graffiti where noted. We introduced an Estate Action Plan with the desire to improve backcourts and common areas as well as encouraging residents to participate.

The garden competition remains a useful incentive for residents to assist in brightening up the area.

Cyclical and Planned Renewals

The Association spent around £83k on cyclical maintenance repairs this year. These repairs included gutter cleaning, common paintwork, gas servicing and electrical checks. We also spent around £323k on major repairs such as replacement gas central heating, kitchen renewals as well as a stone repair project. We expect to have new double glazed windows installed in various areas before the end of the year. The Association follows its Planned Maintenance programme which is linked to achieving the Scottish Housing Quality Standard. We have plans to invest significantly in the next 5 years and we have commissioned consultants to carry out a stock condition survey to assist us in establishing future investment priorities. The results of the survey may result in the existing plans being modified.

Wherever possible we will involve our customers in the investment process.

Development

We remain interested in acquiring development sites in the area however we are aware that government funding has been drastically reduced in recent years. West Dunbartonshire is also targeting available funds at the Council's regeneration areas. This will limit our plans. The Council's partial stock transfer proposal is likely to be a major opportunity for the Association. We have been invited to bid for the Clydebank West package which includes stock in Dalmuir, Mountblow and Radnor Park. The shape of the transfer package we would be involved in has recently changed and may be subject to further change as we move closer to the submission of the business plan.

We recognise that there are considerable risks associated with such opportunities and we will ensure that we balance the needs of our current tenants while seriously considering what benefits the transferring tenants will gain from our experience in developing maintaining and managing the surplus stock. We continue

Housing Management Continued...

to search for suitable premises for our care services. In the past we were negotiating with the Council to build an extension in the CE Centre. The future of the CE Centre is under review and we understand the Council will carry out a community consultation to determine the community's view on its future.

Benchmarking

Dalmuir Park Housing Association is a member of the Quality Efficiency Forum which is a Benchmarking Group made up of 24 RSLs drawn from throughout the sector in Scotland.

Here we compare our annual performance in a variety of fields against other members.

1. Non Technical Arrears

DPHA's current tenant rent arrears have shown a steady decrease during the past four years, ending March 2011 at 3.05%

- The QEF average is 2.70%
- The Scottish median is 2.30%

Our aim is to have a non technical arrear figure of 2.58% by the end of March 2012.

2. Lettings

Voids

The total rent loss due to voids equated to 0.94% of its annual rental income.

- The QEF average is 0.62%
- The Scottish median is 0.53%

Re-Lets

The Association took on average, 23 days to re-let its empty properties. This is an improvement from the 27 days reported in the previous year.

- The QEF average is 20 days
- The Scottish median is 18 days

Our aim is to decrease the number of days to relet to 20 by the end of March 2012 broken down into 10 days to repair and 10 days to allocate.

3. Tenancy Sustainment

DPHA's sustainment level increased from 86.81% to 91.67% well above the peer group average of 87.78%. Sustainment levels within the peer group ranged between 71.17% and 100%



Scottish Housing Quality

This year around 650 homes were brought closer to the standard with the installation of new energy efficient, gas fired, heating systems to replace the old electric storage heaters. We are very close to meeting the standard early and are about to start a stock condition survey to verify our predictions and to help us plan future investments. We remain on target to meet the standard by 2015 by completing the heating projects and window replacement projects throughout our estate.

Maintenance and Repairs

Performance Targets	Target Response times	Number of repairs completed	Number of repairs completed of time	Percentage of repairs completed on time
Emergency (Within 24 hours)	24hrs	267	267	100%
Urgent (Within 48 hours)	2 days	148	148	100%
Routine (Within 10 days)	10 days	1,592	1,456	91.5%

The Association carried out over 2,707 routine repairs in 2010/11 at a cost of £267k. This is an average of 4 repairs per unit. Almost £61k was spent on void repairs (around £750 per unit) prior to relet. This figure includes major repairs carried out when the property was vacant.

We are relatively happy with the repairs performance although we will continue to look for improvements in performance and service standards. We are keen to hear what you think of our services and value your feedback.

Gas Servicing

We aim to service all gas appliances in our properties at least once every 12 months.

Last year we serviced 99% of all appliances within the timescale. The 1% which were serviced late were due to problems gaining access. Last year we introduced a new Gas Servicing policy which includes a process of forcing entry where required, to ensure compliance with our legal obligations and should increase the safety of all of our tenants.

Tenant and Resident Participation

Dalmuir Park Housing Association held two separate open forums for all tenants and residents who live in Dalmuir to attend if they had any queries or concerns with regard to the service they receive from us.

These open forums were held in Dalmuir Library on a weekday evening until 7:30pm and on a Saturday from 9:00am until noon.

One of the questions we posed was “would you be interested in joining a residents group?”

We appreciate that, for a variety of reasons, tenants may not be able (or want) to join the full Management Committee of the Association but may still want to be involved in tenant participation and we were pleased that seven people expressed an interest in joining a residents group.

At Dalmuir Park HA we have a Register of Interested Tenants and Residents to ensure that these individuals are able to have their voices heard.

We will regularly write to individuals on the Register of Interested Tenants and Residents asking them to review a new strategy or policy, or we could invite them to a tenant focus event or working group. We'll keep individuals on the Register informed of other projects or initiatives where they could get involved.

We hope more and more people will be agreeable to join the Register of Interested Tenants and Residents as you are the most qualified to tell us what you want the Association to do in your locale to make it a more attractive area to live.

Tenant Satisfaction Survey

Our continuous monitoring of Tenant's Satisfaction commenced in 2009. We will continue and complete this throughout 2011. It is effectively a series of regular "mini" surveys four times each year over the course of three years. We hope this method will ensure that we get continuous feedback and can review the responses and fine tune any action to improve the service.

Core Questions 2011

2.1	Keeping you informed about services, activities.	99%
2.2	Taking account of tenants views.	99%
2.7	Aware of the complaints procedure.	100%
2.11	Satisfied with Landlord.	99%
3.1	View of quality of services provided.	100%
4.2	Rent payment method convenient.	99%
4.4	House, services received, good value for money.	93%
6.8	Satisfied with overall design of home.	99%
7.1	View of neighbourhood.	95%
7.7	View of Police Service.	89%
1.5	Quality of information before becoming a tenant.	98%
1.6	Explanation of tenancy agreement.	99%

Repairs

5.1	Satisfaction with repairs service.	98%
5.4	Easy to report a repair.	97%
5.5	Helpfulness of organisation's repair staff.	99%
5.7	Tradesmen arrive at correct time.	99%
5.10	Quality of repairs.	100%

Home

6.3	Feeling of security in home.	100%
6.6	Satisfied with heating system.	100%

Care Services

Sheltered Housing Services

Our Sheltered Housing Services continue to offer support to 70 households within our Shaftesbury Street and Nairn Street Sheltered Housing complexes.

In May 2010 the Association commissioned consultants to carry out a face-to-face survey of Dalmuir Park HA's sheltered tenants. The survey was designed to determine whether the housing services to the sheltered complexes met the aspirations and expectations of tenants and whether there was a need for change and the areas where that change may be required. Seventy one percent of our tenants participated and they told us:

1. Introduction to DPHA Sheltered Accommodation

- 70% received information about their sheltered housing complex.
- 70% were given a guided tour of the complex.

2. Staff Performance

- 89% said the staff was either excellent or very good, treating them with dignity and compassion.
- 91% said the staff was either excellent or very good when requesting assistance.
- 90% thought the emergency out-of-hours service was either excellent or very good.

3. Common Room/Organised Activities

- 63% tenants use the Common Room.
- 48% would welcome more external social events organised by staff and volunteers.



- 91% would not have any objections to buying a ticket to help towards social events.
- 52% were aware the Common Room can be booked for residents' private functions.

4. Laundry Room

- 96% said the current laundry service met their needs.

5. Daily Call Service

- 98% said they use the daily call service.
- 98% said the service is either excellent or very good.

Towards the end of the year the Association replaced the old Wardens Call and Alarm System to a new state-of-the-art system and the Community Rooms in each complex were redecorated and fully refurbished at a cost of £51k.

This much needed makeover has reinvigorated both staff and tenants to provide their many and varied community activities throughout the year including jewellery making, stained glass making, enamelling, bingo, film nights, keep fit and lunch clubs.

Lynx Care – Elderly Care from DPHA

Lynx Care was set up by DPHA to offer practical domestic support to tenants living within their own homes. We continue to offer services such as support with housework, shopping, escorting to appointments or social events and practical personal support to access other community services, all of which help to sustain independent living in the community.

Lynx Care's workload and client base is dictated by West Dunbartonshire Council's assessment of local needs within the community. We have been informed that these needs have changed, with WDC less able to fund our "personal support", but more likely to use Lynx Care to support the increasing need for "personal care". The past year has been difficult as we have attempted to gradually phase out personal support with least possible disturbance to clients and absorb the Council's reduction in funding. A DPHA financial subsidy to Lynx Care of over £9k was required. At the same time we have had to re-train staff to relevant levels of SVQ and formally register Lynx Care as a personal care provider with Social Care and Social Work Improvement Scotland (SCSWIS), formerly the Care Commission. This process has now been completed and we hope to make the full transition of services into personal care over the course of 2011-12.



The project had a turnover of £71k (2010 - £96k) and, as stated, a deficit of just over £9k (2010 surplus of just under £250), and these figures reflect both the ongoing reduction in service hours commissioned by the Council and the Association's subsidy in support of the service.

Dalmuir Out of School Care Group (DOSCG)

DOSCG provide out of school care facilities, servicing 3 local primary schools during term time (Clydemuir, Our Lady of Loretto and St. Stephen's) and from the wider community during holiday periods. The service is currently run from Dalmuir Community Education Centre on Duntocher Road and has extended the places on offer from 50 to 75 for children between the ages of 4-14 years.

The children were offered and enjoyed an imaginative array of activities throughout the year including trips and outings to popular destinations.

The project, with a turnover of £123k (2010 - £136k) including over £3k (2010 - £3k) from fundraising activities, reported a surplus of £1k (2010 £15k) and has now produced a surplus for two years running in stark contrast to the deficit of £17k in 2009.



Community Development & Wider Role

Dalmuir Park Housing Association believes that quality of life depends on many 'people-centred' activities and opportunities beyond the simple provision of a home. We can provide such opportunities through wider vision. We want to merge our experience and expertise with that of the community to provide desired improvements to community services and the creation of new social or learning networks which, through the involvement of individuals, firmly establishes pride in the area and the community.

The Association hopes that people will respond to our approach in a positive way, becoming more responsible tenants with increased incomes, more self-respect, more respect for neighbours and more respect for Dalmuir Park Housing Association and the local community.

Key partners involved in our strategy are Winning Leishman (Fundraising Consultants) and Community Links Scotland, as well as the various existing community groups, organisations and projects who will be encouraged to participate.



Here are some of the projects we were involved in this year:

Soccer Sixes

This activity has been in the programme for many years and remains one of the most popular. Sponsorship from one of our contractors, David Mitchell Plastering & Building Ltd, enables the Association to run the tournament on a bi-annual basis.

The tournament, involving 13 local schools and around 130 kids, is played over three mornings at The Playdrome Sport Centre in Clydebank with the eventual winners being presented with the Laurence McColgan Trophy.



The Association prides itself in promoting fair play and teams are assessed throughout the competition. A trophy is awarded to the team deemed to have caught the eye of the Association officials.

All players competing in the finals are rewarded with medals during the closing ceremony.

Winners

- Winter 2010 - St Mary's Primary
- Spring 2011 - St Stephen's Primary

Fair Play Winners

- Winter 2010 - OHR Primary
- Spring 2011 - OHR Primary



Pupil of The Year

This event was added to our Community Development Program in January 2011.

Forming a Community Partnership with The Beardmore Hotel & Conference Centre and three local primary schools, Our Lady of Loretto, Clydemuir & St Stephens, the Association organises an awards evening to merit outstanding achievement within the schools.

Each school nominates a Pupil of the Month, throughout the school year. At an awards day prior to the end of term, the Pupils of The Year (one from each school) are announced and presented with a trophy. The Association also presents all nominees with a gift voucher for their achievements.

The Beardmore Hotel & Conference Centre kindly presents each winner with a personal invitation to attend an 'Oscar Style' awards night at the hotel for themselves and up to five family members. Here they are given the red carpet treatment, soft drinks reception followed by a meal for all their family.



The Beardmore Sculpture and Garden

This impressive piece of public art commemorates the proud shipbuilding heritage of the area and the people who were part of that, and the sculpture is now widely recognised as an iconic image of Dalmuir dominating the Beardmore Street site. The artwork is equally impressive at night, but more work is required on the lighting and on some informative signage.

Garden Competition

This activity sees the green-fingered thrive to achieve one of three prizes:

- **Best Individual Garden 2010** - Netta Buchanan
- **Best Back Court 2010** - Gina McGeever
- **Best Achievement 2010** - Margaret Young

Dalmuir Park Sports Club

A partnership was formed in 2009 between the Association and Dalmuir Park Sports Club. The primary goal of the partnership was to form a Sports Club within the local community.

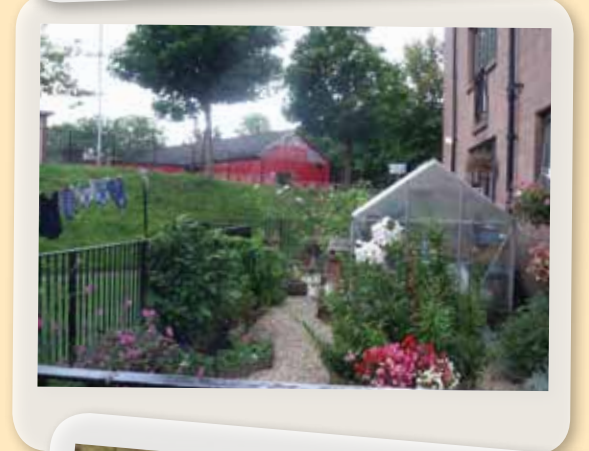
The Association realised that the creation of a Sports Club would provide development for an age group vastly under-catered for within the area.

The club's mission is to encourage children to develop skill, gain confidence and build a positive attitude to physical activity through participation in sport. It is run by a committee and all coaches are SFA qualified.

The club is currently thriving and is already achieving success with their football squads.

Hanging Baskets

During the summer months the Association erects around 100 Hanging Baskets throughout the local area. These have proved very popular with tenants and when in full bloom make a huge difference to the area with their bright colours.



Bounce Party

Added to our Community Development Program in 2009 this activity is loved by kids of primary school age. An action packed hour of fun on an inflated adventure zone coupled with soft play activities sees the kids eager for complimentary water or juice. Afterwards they retire to a private area where they are treated to a McDonald's, can play games and listen to their favourite music.



Donations 2010/11	£
Independent Resource Centre	4,343
St Stephen's Primary – Eco Flag	228
Dalmuir Park Sports Club	1,600
543 Club	800
6th Clydebank Scout Group	100
Nairn Street Sheltered Housing	750
Shaftesbury Street Sheltered Housing	750
CHAS	100
EQUA Group	50
Kilpatrick Thistle	100
TOTAL	8,821

Financial Performance 2010/11

Over the course of the year the Association's 30 year projections and Business Plan (formerly Internal Management Plan) have been revisited to take into account the changes in the financial markets along with identified operational risks in order to ensure the Association's financial viability and its capacity to meet its long term commitments.

The Association has also scrutinised its investments and mortgages extremely closely given the instability within financial markets and has taken the opportunity to redeem its high interest bearing Scottish Homes loan portfolio for £292,774.

Financial Highlights

The Management Committee is satisfied with the Association's financial performance during the year and is pleased to report a surplus for the year of £47,960 (2010 - £157,599). Turnover for the year increased by 1% to £2,514,552 (2010 - £2,496,636) whilst operating costs increased by 3% to £2,418,422 (2010 - £2,339,498).

The Association's investments consist of a programmed outlay of £380,000 on shares held within a Corporate Bond Fund managed by HBOS UK Investments Funds. The Corporate Bond Fund is a cautious-medium risk fund which aims to provide an above average income from a diversified portfolio of interest bearing securities. This portfolio has been exposed to the turbulence in the global financial markets over the past few years and the value of the shares held by the Association at the end of March was valued at £321,900 (2010 - £323,670), providing an unrealised loss for the year of £1,770 (2010 - gain £61,785).

Income and Expenditure Account	2011 (£)	2010 (£)
Turnover:	2,514,552	2,496,636
Operating Costs:	2,418,422	2,339,498
Operating Surplus	96,130	157,138
Unrealised (Loss) / Gain on Investments	(1,770)	61,785
Interest receivable	21,321	19,565
Interest payable	(67,721)	(80,889)
Surplus for the year	47,960	157,599

The Association presents a strong balance sheet position with a closing cash balance of £780,512 (2010 - £1,335,155) and net current assets of £990,590 (2010 - £1,376,040) after having redeemed Scottish Homes loan portfolio for £292,774 (2010 - £nil) and the purchase of other fixed assets £197,423 (2010 - £6,592).

Balance Sheet	2011 (£)	2010 (£)
Housing Properties and Other Fixed Assets	2,553,777	2,460,360
Investments	321,900	323,670
Tangible Fixed Assets	2,875,677	2,784,030
Current Assets	1,190,995	1,684,542
Current Liabilities	(200,405)	(308,502)
Net Current Assets	990,590	1,376,040
Total Net Assets less Current Liabilities	3,866,267	4,160,070
Creditors: Amounts falling due after more than one year	(958,393)	(1,300,131)
Net Assets	2,907,874	2,859,939
Capital and Reserves	2,907,874	2,859,939

A full copy of the Association's audited accounts for the year ended 31 March 2011 is available on request.



Beardmore Trust

Pupils from local primary school, St. Stephen's were delighted to help out DPHA with our latest community project. The Association was looking for a logo and letterhead for a new charitable company currently being set up to represent the Dalmuir community and to try to attract more funding into the area.

The company will be called The Beardmore Trust, and pupils came up with some brilliant ideas for a company logo which linked Dalmuir present to Dalmuir past as suggested by the reference to the huge shipyard of William Beardmore which was located on the River Clyde at Dalmuir 100 years ago.

School Placement - Merkland School

This year we were approached by an East Dunbartonshire school, Merkland, who cater for children with disabilities.

In November we were delighted to welcome 16-year-old Lucy Archer as our junior administration assistant. We hope this will prove to be a meaningful placement for Lucy, who is considering a career in administration, possibly with a Housing Association or in the Voluntary Sector.



Dalmuir Park Housing Association Staff

Pat Gilbride Director

Admin & Finance

Brian Inglis Finance Manager
 Terrie Jack Finance Officer
 Gary Earl Finance Assistant
 Carla Cameron Finance Assistant
 Laura Greenlees Admin Assistant
 Mhairi Brady Admin Assistant (Temp)
 Christine Whiteside Admin Assistant (Temp)

Housing & Maintenance

Joe McNichol Housing Services Manager
 David Anderson Maintenance Manager
 John Mallon Housing Services Team Leader
 Gillian Macauley Housing Officer
 Donald MacKay Housing Officer
 Anne-Marie Cooper Housing Assistant
 Estate Management
 Margo MacPherson Housing Assistant –
 Maintenance

Direct Services

Pat Fox Handyman
 Anthony Pirrie Gardener
 Anne Kennedy Cleaner

Care & Support

Yvonne Mathieson Sessional Caretaker/ Warden
 & Lynx Care Support Worker
 Carolanne Brand Sessional Lynx Care Support
 Worker & Playworker
 Alexis Beattie Sessional Caretaker & Warden
 Iain Gillies Sessional Caretaker & Warden
 Victor Harper Sessional Caretaker & Warden
 Christine Totten Sessional Caretaker & Warden
 William MacPherson Sessional Caretaker & Warden

Sheltered Housing

Angela Flaherty Warden – Nairn Street
 Alexis Beattie Warden - Nailrn Street
 Ann McColgan Warden – Shaftesbury Street
 Margaret McKeown Warden – Shaftesbury Street

Lynx Care

Margaret McKeown Senior Support Worker
 Kat Docherty Support Worker

Christine Sproat Support Worker
 Brenda King Support Worker
 Alexis Beattie Support Worker

DOSCG

Elaine Kelly Joint Co-ordinator
 Tina Brown Joint Co-ordinator
 Yvonne Mathieson Playworker
 Lorraine Browning Playworker
 Karen O'Neill Playworker
 Donna Finlayson Playworker
 Victoria Baird Sessional Worker

Leavers During The Year

Jacqui Mills Administrator
 Susan Weir Warden
 Alistair Ronald Warden
 Michelle Wilson Admin Assistant (Temp)

Management Committee

John Gilleece Chair
 Karen Hillhouse Vice Chair
 Christine Bradley Secretary
 Alison Quinn Treasurer
 Laurie MacKay
 Marion Birnie
 Anne Meikle
 Fiona McGregor
 Elizabeth Binnie Retired 01/04/2010
 Rose Healy Retired 26/05/2010
 Georgette Murray Co-opted Member
 Councillor im McElhill Co-opted Member (WDC)

Governing Body

Through open election	9
Co-opted	2
Tenants	5
Factored Owners	1
Other	5



Dalmuir Park
Housing Association

Dalmuir Park Housing Association
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Dalmuir Park is registered charity no. SCO 33471