

WYNDFORD NEWS



Artwork on display, p4-5

‘Gold standard’

An independent tenant service has hailed the Wyndford Future Focus Group as the ‘gold standard’ for its work in shaping the regeneration of the area.

Tenants are leading the focus group and working closely with architects to create a masterplan for Wyndford.

Their work has been praised by TPAS Scotland – an independent national tenant and landlord participation advisory service – for being an outstanding example of tenants’ views driving positive change in communities. Full story

on page 6. Also in this issue, tenant David Somerville tells us why he’s excited about the future on page 7.

On page 3 we explore the results of our first resident survey about the regeneration plans, while on p4-5 you’ll see some of the spectacular artwork made by school kids from the area.

We bring you the latest about how we’ll be carrying out the demolition on page 8.

Remember, get in touch if you have any questions. Contact details are on the back page.



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New concierge station will keep Wyndford connected



Environmental team leader Dougie Milligan, left, with concierge Tommy Young

Wyndford's new concierge station has been officially opened.

Tenants joined Wheatley staff to formally open the new premises in the Gatehouse on Glenfinnan Road.

The new station is connected to each of the multi-storey blocks in the estate, meaning tenants can contact the NETs at any time direct from their living room.

New CCTV and state-of-the-art video-controlled entry systems which allow tenants to see whoever is buzzing them, has also been installed in each block.

Locality Housing Director Linzi



Heggie said: "The new concierge station is an important part of the regeneration of Wyndford and will be a great point of contact for the community."

"The new premises will help people feel safer and more connected."

"Many of our environmental staff are familiar faces in Wyndford. They're part of the community. People know them well and really appreciate the fantastic job they do."

Tenant David Somerville, from Invershin Drive, said: "The new concierge station will help people feel more secure."

"The new CCTV with the controlled entry works well and makes people feel safer because you can see who you're letting into the building."

The new station – and other improvements including new lighting, improved bin stores, landscaped green space and better car parking – is part of Wheatley Homes Glasgow's £73million transformation of Wyndford.

Almost all the tenants in the blocks have been re-housed and Wheatley is carrying out wider consultation with the community through a series of resident surveys.



Surveys mean residents are helping shape future plans

Rare shaping plans for the regeneration of the estate.

Regular surveys carried out online and in person are part of Wheatley's extensive consultation with the community over the plans.

The feedback from those surveys is already influencing what happens next, including the number and mix of the new homes planned.

The first survey, in September, asked for people's views on new homes and outdoor spaces.

Of the people who responded, 90% wanted new homes to address the re-housing needs of the community.

More than two-thirds of respondents (68%) wanted more larger homes and 80% wanted new homes to have access to shared gardens.

A total of 91% of people who took part in the survey wanted security to be improved – such as better lighting – to make outdoor spaces safer.

More than 80% of those who responded wanted the history of Wyndford to be represented in public spaces.

Linzi Heggie, Locality Housing Director, said: "Residents are at the heart of our plans and we're grateful to everyone who took the time to give us their views."

"The feedback we receive from these surveys is crucial to the masterplan for the area. The Wyndford Future Focus Group and Wheatley's regeneration team will look at the results to help shape future plans."

A second survey went out at the start of October, asking people about accessibility, open space and security.

It's a wonderful world



Schoolkids' dazzling artwork brightens up hoardings

Schoolkids in and around Wyndford have created stunning artwork which is on display in the community.

Pupils from Clevedon Secondary and Notre Dame High School, as well as North Kelvinside, St Mary's and Parkview primary schools, worked with art organisation WAVEparticle on the colourful creations, which are called 'World of Wyndford'.

Youngsters were asked to choose an object that was special to them – something from their home, for example, or a gift from a family member, or an object that reminded them of relatives – and talk about it with their families.

The objects were then transformed into vivid works of art which are on display on

security fence hoardings around Wyndford.

Joanne Oliveira, 11, who lives in Wyndford and is pictured on the front with sister Jed, and fellow pupils Madalena Ca and Esra Manna, said: "I chose a bracelet I got in Portugal. It's the most special thing I have. It reminds me of all the great times I had there."

'Seeing the work outside makes me feel so happy'

"Seeing the work outside in Wyndford makes me feel so happy. It's amazing!"

Duffy, a teacher at North Kelvinside Primary, said: "We had 24 kids involved in the project and they really enjoyed it."

"The objects reflect what is important to the young people."

One youngster chose prayer beads because they reminded him of his mum. They also reflect the diversity of the school.

"The love the young people feel for the objects really shone through."

"Wyndford" is also their home, and now everyone in Wyndford can see what's important to them.

"They are all so proud seeing their art on display."

Frank McCafferty, Wheatley Group Director of Assets and Repairs, added: "It's really important to us that the community are closely involved in the regeneration of Wyndford."

"We want people of all ages to play their part – and this fantastic artwork will be part of the story of the transformation of the community."



Focus group 'driving positive change'

Advisory service's praise for tenants

The Wyndford Future Focus Group has been hailed as the gold standard for its work shaping a £73 million regeneration of the estate.

Tenants are leading the focus group and working closely with architects to create a masterplan for the area.

Their work has been praised by TPAS Scotland – an independent national tenant and landlord participation advisory service – for being an outstanding example of tenants' views driving positive change in communities.

Tenant Chris Quinn, one of the co-chairs of the Wyndford Future Focus Group, said: "Wyndford is our community, and it is only right tenants have an active role in shaping regeneration plans.

"We are proud to live in Wyndford. We love living here and we want to make it an even better place for people to live – now, and in the future.

"There's so much to be excited about in Wyndford and we at the focus group are proud to play our part in helping shape the masterplan."

The focus group has already looked at the type and size of the new homes planned and discussed landscaping and



Tenants David Somerville and Chris Quinn, who both sit on the Wyndford Future Focus Group

green space around the estate.

The next meeting will examine how the homes will look – including the building materials used – as well as accessibility and security. Future meetings will cover issues including backcourts, car parking, street design and more.

Elaine Scoular, the Managing Director of TPAS Scotland, praised the work tenants are doing to transform Wyndford.

She said: "We've been advising tenants' groups and landlords for over 40 years and ensuring customers' views are reflected in

decision-making and the delivery of services.

"The work of the Wyndford Future Focus Group is an exemplar for other organisations to follow. It is a gold standard example of tenants having their say and directly influencing what happens in their community. The tenant group is driving positive change and shaping the future of their neighbourhood for the long-term benefit of everyone in the area."

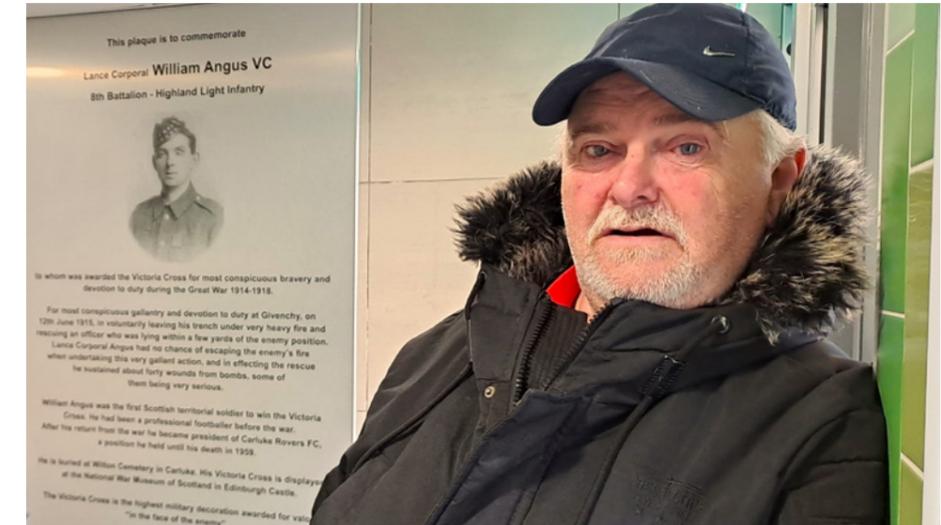
Henry McLaren, the other co-chair of the tenant-led group, added: "The overwhelming

majority of tenants in Wyndford fully support the plans by Wheatley Homes Glasgow.

"It's what tenants want to see and what our community needs.

"The views of the focus group and the residents we represent are clear – we are 100% behind plans to demolish the four blocks and to build at least 300 new affordable homes, including 255 homes for social rent.

"This regeneration will shape our community for the better, not only for the people who live here today, but for families and generations to come."



David: 'Regeneration is the best opportunity we'll get'

Tenant David Somerville says the transformation of Wyndford is 'the best opportunity we're going to get' to improve the area.

Two blocks (120 and 191 Wyndford Road) are empty, with tenants there already having moved to a home of their choice, and the empty blocks handed over to demolition contractor, Safedem.

The remaining two are expected to be empty before the end of the year.

David, 63, pictured above, from Invershin Drive, says the regeneration is 'overdue' and the four blocks should have come down years ago.

David said: "I've lived in Wyndford for 14 years. I stayed at 171 Wyndford Road for 10 years and the regeneration is overdue.

The blocks should have come down years ago.

"The regeneration will make

Wyndford a better place, especially for older people. It will also keep families in the area and there's a real need for that.

"The people I talk to are in favour of the plans. It's a good time for the investment in the area. It's all about what the community wants, and Wheatley is listening.

"The new homes will make Wyndford ten times better. It will help improve the reputation of Wyndford.

"People look after their homes when they live in a nice place. Anti-social behaviour will improve too.

"Walking around the area can be a bit depressing but seeing the new homes being built will help people's mental health. We've got a chance to make a difference.

"The regeneration is a good opportunity, the best opportunity we're going to get. It's about the big picture. It's about the community."

‘TopDownWay’ method will see block demolished piece by piece

The block at 120 Wyndford Road is to be brought down using a unique deconstruction method.

The 26-storey tower will be demolished piece by piece using the innovative ‘TopDownWay™’ technology, as part of Wheatley Homes Glasgow’s £73million transformation of the estate.

The pioneering ‘TopDownWay™’ will see contractors Safedem install a platform at the top of the building which allows demolition staff to remove the walls and floors piece by piece.

Once work on each floor is complete, the platform descends down the building until it reaches ground level. Work is expected to start early next year.

The deconstruction method system avoids the need for scaffolding, is safe, quick and clean, and will minimise dust, rubble and inconvenience to the community.

There are only two ‘TopDownWay™’ systems available in the world. With one becoming available early next year, and the block at 120 Wyndford Road already empty, that gave Safedem the opportunity to use the innovative method.

Three other blocks at 151, 171 and 191 Wyndford Road will be demolished with the traditional controlled use of explosives. The



four blocks will be replaced by hundreds of new homes.

Frank McCafferty, Wheatley Group Director of Assets and Repairs, said: “The innovative ‘TopDownWay™’ will help keep disruption to a minimum as we work with the community to transform Wyndford.

“The method keeps dust, noise and vibration to a minimum and will see fewer roads closed.

“As well as that, it will help fast track the new-build programme

– and allow Wheatley to start building the new homes quicker than would have been possible if we waited for all four blocks to be ready for demolition.”

The ‘TopDownWay™’ was used in the demolition of the Whitevale and Bluevale high-rise flats in the Gallowgate in Glasgow which took place in 2014.

Contractors Safedem have won the World Demolition Awards on two previous occasions.