

WYNDFORD NEWS



Focus on the future

How new-look Wyndford will be a community transformed



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How Wyndford will be a community transformed



Artist's impression of how Wyndford will look

Hundreds of family homes and a new community hub are at the heart of a multi-million-pound transformation at Wyndford.

Original plans to build 300 homes would have seen £73 million invested in the area. However, new plans to deliver 380 new homes would see that investment increase to over £100m.

Ambitious new plans have been revealed for the first time showing how Wyndford will look thanks to the massive £100 million investment by Wheatley Homes Glasgow.

It will be one of Scotland's biggest regeneration projects, which will bring benefits for everyone living in the community.

Feedback, opinions and the views from the Wyndford

Futures Focus Group, tenants, homeowners and other residents have been crucial in shaping the regeneration plans.

The new Wyndford will see:

1. Over 380 new homes built

Our community surveys – including the views of tenants and homeowners – told us there was a need for larger homes in the area.

The new plans will see more than 380 state-of-the-art flats and houses built.

More than 40% of the new homes will have three-bedrooms or more to encourage families back to Wyndford.

Eighty-five per cent of the new flats and houses will be social rent.

The other 15% will be for mid-market rent for households with a combined earning of up to

£40,000 a year and who have no priority for social rent. The starting rent for our mid-market homes is £426 per month.

The new homes will have around 900 bedrooms – far more than the four outdated and unpopular multi-storeys which will be demolished.

2. A purpose built community hub

Glasgow City Council and Wheatley Group are committed to ensuring the continuation of the valuable services delivered from the hub and have plans to construct a brand new, purpose-built community hub.

The brand-new facility will include a large hall, cafe space, Click & Connect computers, bookable meeting rooms and much more.

The proposed facility would be

a replacement for the existing hub which would be replaced with high quality housing and green space as part of the development.

3. A new play park

The proposed new play park will form part of the early works in the summer. The proposed plan will see it located close to the nursery. It is being designed in consultation with the nursery staff.

4. More green spaces

The regeneration will create new green spaces and open areas where people can sit outdoors or play sport.

We'll also be encouraging people to use a bike, with one bike rack for each new flat as well as extra storage for guests to use.

In total, there are likely to be

more than 500 bike spaces.

At least 50 new trees will be planted to increase biodiversity, with a variety of plants and trees attracting birds and other wildlife.

5. New walking and cycling paths

The masterplan, which takes in the views of everyone in the community, is being created for submission to Glasgow City Council. It will include improved walking and cycling routes from east to west (Garrioch Gate to Kelvindale Road) and from north to south (Kelvindale Road to the River Kelvin Walkway).

6. Improved safety

New CCTV will help make the place safer to get around, particularly at night. It will also help reduce anti-social behaviour in the community.

£13M investment benefits all in neighbourhood

Tenants, homeowners and private renters will benefit from the regeneration plans.

The £100 million investment by Wheatley Homes Glasgow includes £13m to improve existing homes and the wider community.

As well as the planned new green spaces and a play park, other improvements are under way or already opened.

The new 24/7 concierge station in the Gatehouse on Glenfinnan Road connects the multi-storey blocks, meaning tenants can contact the concierge team at any time direct from their home.

New CCTV, 24/7 concierge and video-controlled entry systems and doors will make the place safer. Arrangements can also be made for customers to speak with staff in an interview booth in the Gatehouse.

Work is also underway to create better car parking and bin stores.

New bike stores will be added to encourage people to keep fit and reduce the number of vehicles.

Electric car charging points will help reduce emissions – and save residents money.

The regeneration will also create new jobs and training opportunities for local people.



All your questions about regeneration answered

We want everyone in Wyndford to have the facts about Wheatley Homes Glasgow's regeneration plans. That includes accurate information about the demolition and the new homes planned.

Our Questions and Answers below will help prevent any misunderstandings and half-truths.

Remember, if you have any questions about the regeneration, just get in touch.

Regular issues of this 'Wyndford News' will keep you updated, and you'll get lots of information at www.wheatleyhomes-glasgow.com/wyndford

Demolition contractors Safedem also issue regular newsletters, updating the community on the work.

You can also talk to one of our housing officers who are out and about in the community or call us on **0800 479 7979**.

Why are you demolishing four multi-stores?

We carried out a consultation with over 1400 tenants in Wyndford between November 2021 and January 2022. It showed 85% of tenants who replied voted in favour of the blocks being demolished – with 87% of tenants in the four blocks also supporting the plans. The consultation was overseen by leading independent consultation body TPAS Scotland.

How many new homes are you building?

Our updated plans for the community will see more than 380 new homes built, of which 85% will be for social rent and 15% for mid-market rent. All in, the homes will have around 900 bedrooms – which is far more than the four blocks which are to be demolished.

What size will the new homes be?

The homes will be a mix of one, two, three and four-bedroom houses and flats. They'll have energy-efficient features such

as high levels of insulation and solar panels which help tenants with the cost of heating their home. These bigger homes will help larger families remain in Wyndford.

How much will the mid-market homes cost to rent?

Mid-market rent is affordable housing aimed at people on modest incomes who don't have priority for social housing but can't afford to buy their own home. Mid-market rents with Lowther, our partners in Wheatley Group, start at £426 a month.

How long will it take to start building the new homes?

Work on clearing the site will start straight after the four multi-stores are demolished. This is expected to take 12 months, and work will start on the new homes after that. Subject to receiving the necessary consents from Glasgow City Council, we expect to start building the new homes in 2025.

Why are you demolishing the blocks when there is a



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

homelessness crisis?

The four blocks were no longer fit for purpose. They are all bedsits or one-bedroom flats.

The four multi-storey block of flats had high levels of turnover and low levels of demand. Wheatley Group works hard to support people who are homeless. It allocates 60% of its social homes to homeless people. We are on track to make 10,000 homes available to homeless people in Scotland by 2026.

Why not retrofit the flats instead of demolishing them?

Studies by leading architects and structural engineers show retrofitting the homes and trying to make them into larger flats would compromise the structural

integrity and stability of the buildings.

Are you making a profit from the sale of land after the demolition?

No. There will be no private homes for sale, no commercial units included in the plans, and no land will be sold to private developers.

What is the next stage of regeneration plans?

A masterplan is being developed by architects and the Wyndford Futures Focus Group.

It will be submitted to Glasgow City Council later this year.

At this stage, the whole community will have another chance to feedback on the

proposals.

What plans do the Council have for the Wyndford Hub?

The masterplan proposals will be subject to a full planning application and public consultation. The proposed new community hub will be subject to the appropriate Council approval.

The new hub would include a two-storey height hall, café, Click & Connect computers, bookable meeting rooms and more.

The proposals being developed include provision to ensure continuity of the services currently delivered from the existing hub until the new one is constructed.

'Make Wyndford easier and safer to get around'

Our community survey revealed residents want Wyndford to be more accessible, easier to make your way around and safer at night.

Tenants, homeowners and people in private rents in Wyndford all had their say in the survey.

The most recent survey, held last October, asked about accessibility and security.

People who took part felt entry points to Wyndford were easy to locate, but that traffic had more priority than pedestrians, and visitors found it more difficult to make their way around.

Safety

Respondents said the area also lacks ramps and handrails which would improve accessibility, as would repairing uneven paths.

Residents who took part also said they felt less safe at night and wanted better outdoor lighting to improve visibility.

A total of 74% of people who responded said the new CCTV, concierge station, pictured top left, controlled entry have improved safety.

Locality Housing Director Linzi Heggie said: "These surveys really help us gather people's views and I'd like to thank everyone who took part."

"We're already improving landscaping around the blocks at Carrbridge Drive, 76 Wyndford Road and the shops area, and many other issues raised will be addressed in the masterplan."

‘The blocks are an eyesore ...we need modern homes’



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

People across Wyndford tell us what regeneration means to them

Tenants across Wyndford are overwhelmingly in favour of Wheatley Homes Glasgow’s plans for the £100 million transformation of the community.

Four outdated and unpopular blocks at 151, 171, 191, and 120 Wyndford Road are to be demolished and hundreds of new energy-efficient homes built in their place.

The blocks were made up of

one-bedroom and studio flats and were unpopular with tenants and difficult to let.

All four blocks are now empty and are being prepared for demolition.

Wheatley Homes Glasgow held a consultation between November 2021 and January 2022, giving tenants in Wyndford the opportunity to have their say about plans for regeneration of the area.

Feedback was overwhelmingly positive, with 85% of Wyndford tenants who responded supporting the regeneration plans, and 87% of tenants living in the four 26-storey blocks earmarked for demolition also backing the plans.

Here are just some of what tenants and homeowners – some of who lived in the four multi-storey block of flats – have told us about the plans.



Regeneration is good for Wyndford

“I liked living in the blocks, but they were getting old. The regeneration is a good thing for Wyndford. It’s exciting. The area needs a bit of work done and new homes are a brilliant idea.”

Richard Shepherd



The regeneration will enhance Wyndford

“The high flats suited a particular time, but that time has passed now. They’re outdated and their time is up. No one has wanted to live there since the 1980s. Demand is so low they’re hard to let.”

“The regeneration will enhance Wyndford and bring more families back to the area. The whole place is due a makeover and that can only be a good thing.”

Bill Carroll

Good sense of community

“I looked at moving somewhere else, but I love living in Wyndford. There’s a really good sense of community here.”

“My new place is more modern, warmer and has more space. My housing officers have been excellent. They’re always available, really engaging. I have great faith Wyndford will continue to be a great place to live.”

Dharmacarini Kuladharini



I’m happy the blocks are coming down

“I’m happy the blocks are coming down. They’re an eyesore. We need more modern, up-to-date homes built in their place. I’m looking forward to more houses for families in Wyndford and for disabled people too.”

“The regeneration plans have given everyone in Wyndford something to look forward to.”

Lesley Green

Support for tenants is amazing

“Wyndford is a fantastic place to live, a good community with good people.”

“I lived on the 14th floor at 120 Wyndford Road. It was my home, but the turnover of tenants made it challenging for me.”

“The physical structure of the blocks wasn’t the best. The flats could have been warmer, and we had problems with the lifts all the time. The concierges did a good job, but it was difficult.”

“My experience with Wheatley is really positive. The support for tenants is amazing.”

Emma Wilcock

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Artist's impression of how the community hub will look

New community hub

A brand-new community hub is being proposed in the heart of Wyndford.

Glasgow City Council has plans to build a new purpose-built hub for the neighbourhood.

The new building will include a large hall, cafe space, Click & Connect computers, bookable meeting rooms and much more. The brand-new hub will replace the current Wyndford Hub, which is proposed to be demolished and make way for new homes and green spaces.

Community groups currently using the Wyndford Hub will be offered a move to temporary facilities within the local area while the new community hub is built.

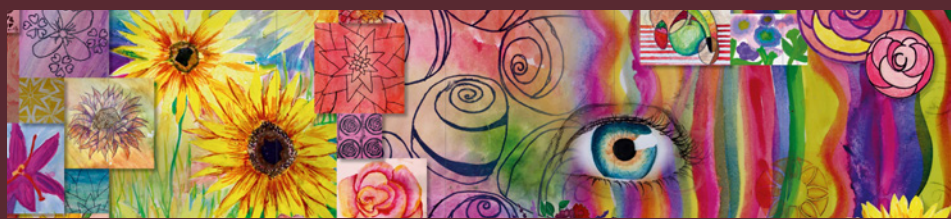
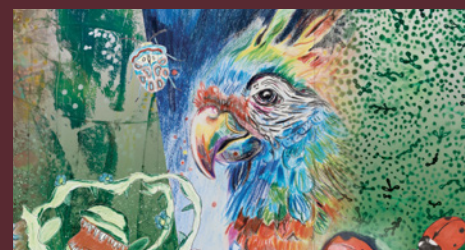
Glasgow City Council will work with the community groups using the hub to ensure services will continue as normal.

School project is out of this World

Creative kids are helping brighten up Wyndford with new artwork celebrating nature.

Young people from schools worked with art organisation WAVEparticle on the work, called 'The Natural World of Wyndford'.

The art is a celebration of nature and biodiversity – particularly the River Kelvin and the Clyde and Forth Canal – and features insects, birds and fish, as well as butterflies, grasshoppers, hedgehogs and more.



www.wheatleyhomes-glasgow.com/wyndford

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