

WYNDFORD NEWS

Wheatley
Homes
Glasgow



Building a bright future for Wyndford



Tenants Dharmacarini Kuladharini, left, and Parami McMillan with housing officer Gemma Woodrow, centre

Welcome to the latest update for tenants about the regeneration plans for Wyndford. Last year, we asked tenants and residents in the area to tell us what they thought about proposals to kick start the transformation of Wyndford, which would see hundreds of new homes built in the community.

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.

After listening carefully to tenants' views, the Wheatley Homes Glasgow Board, which includes tenants, unanimously approved the plans for the transformation of Wyndford.

Four unpopular multi-storey blocks – at 151, 171, 191 and 120 Wyndford Road – will be demolished to make way for the new homes.

Find out more about the latest news, new-build plans and investment inside.

Investment will see Wyndford transformed



Our regeneration plans for the area will see Wheatley Homes Glasgow invest £60million, building up to 300 new homes in Wyndford.

Around **255 of the new homes will be for social housing** – with the remaining 45 for affordable housing.

A large number of these homes will provide much-needed larger homes for families.

Following feedback from tenants, the new homes will offer modern, low-rise living spaces.

These new homes will also use the latest technology and energy-efficiency standards to help keep tenants' energy bills low.

To be clear, the regeneration proposals will have no private homes for sale or commercial units included – and **no land will be sold to private developers**.



Improvements taking shape

On top of the £60million being spent on new homes, Wheatley Homes Glasgow will also spend £13million on other improvements in Wyndford.

This investment will be spent dealing with the issues tenants told us were important to them.

Tenants can already see the investment work taking shape in the community.

We have already installed **new CCTV and new controlled entry systems** in five multi-storey blocks, with the others due by January 2023.

This CCTV will be connected to the new **24/7 concierge station**, which we are starting work on this month.

More improvements tenants want to see are coming in spring 2023.

This will include an **expanded Neighbourhood Environmental Team service, improved outdoor spaces, better car parking, new bike stores and new bin stores**.



Wyndford is a great place to live

Best pals so happy to stay in the community

Two best pals moved from 120 Wyndford Road – and are now neighbours in a nearby street.

Dharmacarini Kuladharini and Parami McMillan – friends for 20 years – didn't want to leave Wyndford and wanted to stay close to each other.

Now they're delighted with their new flats and are excited about the future.

Kuladharini, who stayed at 120 Wyndford Road for four years, said: "I looked at moving somewhere else, but I love living in Wyndford. There's a really good sense of community here and I feel at home. I grew up in a place just like this."

"My new place is more modern, warmer and has more space."

"We were given the disturbance allowance which was very helpful and made the move a lot easier."

"My housing officers Gemma and Kirsty Ann have been excellent. They're always available, really engaging."

"I'm interested in what's coming. I have great faith Wyndford will continue to be a great place to live."

Parami McMillan, who lived in Wyndford Road for three years, added: "Kuladharini and I asked if we could live close to each other, and Gemma was able to

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From page 3 accommodate us.

"I always wanted to stay in Wyndford. I grew up in Possil and I feel at home here. I have a lot of friends here. I really like my new place and the view is great.

"The regeneration plans look interesting. I took part in the focus groups and Wheatley staff

Wheatley staff were genuinely interested in tenants' views

were genuinely interested in tenants' views.

"From what I know, the four

blocks couldn't easily be brought up to standard and people didn't really want to live in them.

"Housing officers Gemma and Kirsty Ann are so helpful, always there when I need them.

"Most people I know here are satisfied with Wheatley."

Why it's just not possible to redevelop the four blocks

We asked a team of leading consultants and structural engineers if the four blocks could be redeveloped instead of being demolished.

The results of the study showed the blocks, which have a reinforced concrete structure, are very difficult and expensive to convert.

The level of work required would likely involve all the residents being moved out for lengthy periods.

We also asked experts about any environmental impact of demolishing the four blocks.

Redeveloping the blocks – or 'retrofit' as it is known – would

also have a carbon impact which would have to be offset.

A sustainability study for our multi-storeys across the city showed carbon created by new-build is paid back in **just 12 years** by the reduction in carbon emissions between a new-build flat and an existing multi-storey flat.

Up to **98%** of all materials from the demolition would be recycled, which reduces the volume of material going to landfill. The demolition material would be crushed onsite and reused in the new-build homes.

The crushing process will be safely managed by the

expert demolition contractor. They will minimise any dust by using targeted water spraying. Air quality tests will also be undertaken during the demolition.

Having considered all the evidence and the views of the community, the Wheatley Homes Glasgow Board decided the four blocks do not have a sustainable long-term future.

Glasgow City Council, as the strategic housing authority, will work with Wheatley Homes Glasgow to bring housing options to the area which better meet the needs of residents and support sustainability outcomes.





Richard Shepherd, 35, moved from 191 Wyndford Road to a neighbouring area in March.

He said: "I lived at 191 Wyndford Road for eight years. I liked living there, but the blocks were getting old. The regeneration is a good idea."

"It's exciting for Wyndford. I feel positive about the changes and what's happening will be

'New homes are a brilliant idea'

good for the area.

"I think the regeneration plans are a good thing for Wyndford.

"The area needs a bit of work done and new homes are a brilliant idea."

"I'd be interested in moving into

one of the new homes.

"I like Wyndford. Everyone knows each other, people look out for one another. My mum, my aunt and my cousin live here too.

"I feel part of a community.

"My housing officer Garry has been great. Whenever I've needed help he's always been there for me. All the housing staff are really good."



Sean: Time is up for the blocks... the regeneration of Wyndford is overdue

Sean McNeill, 31, a support worker, moved from 120 Wyndford Road to Dennistoun in January this year.

He said: "I liked Wyndford, but I didn't enjoy living in the blocks. The flats were too small and draughty and living there was affecting my mental health.

"Time is up for the blocks. They should have been demolished years ago. The regeneration of Wyndford is overdue. It's definitely the way forward.

"I was there for six years and Wheatley staff were always great,

always available. A good housing officer makes such a difference.

"I wanted to move back to the east end – it's where I'm from and where my family is.

"Arranging the move was a really smooth process and my new home in Dennistoun is perfect. It's made such a positive difference to me already.

"Some people have been overly negative about the plans for Wyndford but Wheatley have always been very open about the regeneration and kept people informed."

Supporting tenants at every step

We are in regular touch with every tenant living in the four blocks at 151, 171, 191 and 120 Wyndford Road which are set for demolition.

Tenants in these four blocks are being given expert support and a personalised one-on-one 'housing options' interview to help us identify what their individual needs and preferences.

So far, 82% of tenants have either moved or have been offered another Wheatley home in an area of their choice.

Those who wish to return to Wyndford after the redevelopment is completed will be given priority for one of the new homes we are building as part of the regeneration of the area.

We've arranged a 'disturbance' payment of £1,250 to help people with the cost of moving, which is usually paid once the customer is matched to a property.

A 'home loss' payment of £1,500 is also paid when the customer moves out. Both payments can be made by bank transfer.

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What happens next?

The views of tenants and the community will continue to be important as work begins on a regeneration masterplan for Wyndford.

From December, we will work closely with the Wyndford Future Focus Group, Maryhill Hub Steering Group and the wider community to gather your thoughts and opinions.

We will be holding a series of meetings and consultation events so everyone has their chance to get involved.

Are you interested in being part of the Wyndford Future Focus Group? Get in touch with your housing officer or give us a call and help shape the future of Wyndford.

Residents have also told us how important the services delivered from the local community hub are to the community.

We have been working closely with our partners at Glasgow City Council (GCC) who own and manage the Maryhill Hub.

As part of the masterplan development, Wheatley Homes Glasgow and the council will ask for feedback from the community about what services offered by Maryhill Hub are important to them, as well as what other local services they and their families could benefit from.

Key dates

We expect work on the



demolition of the four blocks to start in Spring 2023.

The masterplan is expected to be completed by April 2024.

Subject to the required consents being in place, and following completion of the demolition, work on the new homes is planned to start in summer 2025.

Any questions?

Tenants will always be at the heart of our plans for Wyndford.

Remember, we are here to support you every step of the way and will always be happy to answer any questions.

Talk to your housing officer, give us a call, or drop us an email.

Get in touch

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