

# WYNDFORD NEWS



**Hands up who's getting involved!**

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**W**elcome to our latest newsletter keeping you up to date about our plans for the transformation of Wyndford.

Young people from primary and secondary schools across the area are creating artwork to go on display across Wyndford.

Lots more activities will be held over the summer so as many folk as possible can get involved.

You can read more about that on page 2.

There's also lots of information on pages 4 and 5 answering all your questions about the plans for

Wyndford to give you everything you need to know.

You can read about how excited Wyndford residents are about the regeneration of the area, as well as the latest on the new concierge station and more.

And we've also included an update on the demolition work and what it will involve.

Remember, if you have any questions, don't hesitate to get in touch.

You can find details on how to get in touch on the back page of this newsletter.



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# Something for everyone as children's art will take centre stage

Whether you're eight or 80, there's an opportunity for everyone in Wyndford to get involved in the regeneration work.

Working with Wheatley, art organisation WAVEparticle have been engaging with pupils from local primary and secondary schools to get their views on the area.

Not only that, they've been creating artwork that will soon be on display in Wyndford.

Pupils from various local secondary and primary schools including North Kelvinside, St Marcus Primary School, Clevedon, Notre Dame, St Mary's and Parkview - as well as the G20 youth project and the Hub Steering Group - have all been taking part in workshops to plan and create the artwork.

One of the teachers from North Kelvinside, Sharon Duffy, said: "The workshop

was a fantastic experience for our children and one I'm sure they will remember for a very long time.

"The conversations and discussions that evolved throughout the morning were informative, interesting and, as one child said, 'heart-warming'."

Peter McCaughey, Lead Artist and Director of WAVEparticle, said: "The ambition for this artwork is to celebrate the vision, quality and skill of the schoolchildren.

It will create rich, colourful indoor and outdoor displays that engage the Wyndford community and people who pass by."

We'll hold more events this summer, with community get-togethers and interactive online activities to get as many people as possible involved.



## Project will bring jobs and training boost for people

Wheatley's new-build and investment programme include 'community benefits' clauses which mean contractors are obliged to provide jobs, training and other opportunities to people in our communities.

As part of that, Safedem will be providing jobs, work placements and apprenticeships to people in Wyndford while they carry out work on the demolition.

They'll be creating new jobs, including demolition operatives, community liaison officers and admin officers, and up to eight apprenticeships to work on the Wyndford project.

Safedem will also create up to six work placements as well as work experience for two people.

If you or anyone you know is interested in any of these jobs or work placements, phone Tracey Sinclair of Safedem on 01382 811 444.

Safedem's Community Liaison Team will be working with schools, nurseries, and other community groups in Wyndford with a focus on making sure everyone stays safe around the demolition site.

You can read more about that, and about the demolition process, on the back page of this newsletter.

Safedem will also be arranging a wide range of activities with schools, including competitions, as well as providing donations and other types of support for local groups and charities in the area.



# Your questions answered

**It's important residents in Wyndford have all the facts about the demolition and the proposals for the new homes in the area.**

Our Question and Answers below give you the information you need to know. We don't want there to be any misunderstandings or people hearing half-truths.

Remember, tenants who have any questions about the regeneration can contact their housing officer.

**When will residents find out more about the regeneration plans?**

A masterplan is being developed by architects and the Wyndford Futures focus group. It is expected to be submitted to Glasgow City Council in 2024. Tenants are playing a key role with architects to help decide the new homes, green areas, paths and more. Tenants will be involved throughout the regeneration and will always help shape the plans.

**What is the Wyndford Future Focus Group and who can join?**

We invited tenants to get in touch to be part of a focus group to help create the masterplan for the £73 million regeneration. There will be lots of opportunities for homeowners, private tenants, and other key community stakeholders to have their say while the masterplan is being developed.

**Is it not better to retrofit the**

**flats than demolish them?**

Studies by leading architects and structural engineers have shown 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.

**Why are you demolishing four multi-storied when there is a homelessness crisis?**

The four blocks were no longer fit for purpose, had high turnover and low demand. Wheatley Group allocates 60% of its social homes to homeless applicants. Last year, we provided more than 1300 homes to homeless people and families in Glasgow.

**Will the new homes be for private rent?**

No. Around 255 will be for social rent, including larger family-style homes, and 45 for mid-market rent.

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

Mid-market rents start at £435 a month. They will be for local people who earn between £21,000 and £40,000 and who have no priority for social housing but can't afford to buy their own home. The homes will be a mix of one, two, three and four-bedroom houses and flats. The homes will

be high-quality and fuel-efficient, offering the same number, if not more, bedrooms as the blocks which will be demolished.

**Who will demolish the flats?**

Safedem are the two-times World Demolition Team of the Year. They are leading experts and have safely brought down buildings across the world.

**Is it true the demolition will close the Kelvin walkway for years?**

Absolutely not. The masterplan is looking at ways to improve the walkway to make it more accessible for the community.

**I've heard talk about the loss of 57,000 tonnes of embodied carbon. What does this mean?**

Embodied carbon is the amount of carbon emitted during the construction of a building. These emissions happened when the blocks were built in the 1960s. They are not the same thing as CO2 emissions which are harming the planet.

**“Tenants will be involved throughout the regeneration and will help shape the plans”**

**Will the demolition release hazardous substances into the air?**

No. Safedem will survey the blocks to identify any hazardous materials. Those materials will then be safely removed.

**Will the demolition have an impact on the environment?**



We are taking all precautions and following all regulations to prevent any impact on the environment or wildlife.

**Will the demolition be noisy?**

Work to prepare the blocks for demolition will be carried out 8am-6pm, Monday to Friday. Safedem will keep any disruption to a minimum.

**How will I find out more about the demolition plans?**

Safedem will issue regular newsletters, updating the community on details of work, safety advice, their work with schools and creating jobs and training. You'll also get updates at [www.wheatleyhomes-glasgow.com](http://www.wheatleyhomes-glasgow.com)

**What will happen to the rubble from the demolished blocks?**

Up to 98% of the demolition material from the blocks will be recycled. The remaining material can be used as foundations for new homes or to build new roads.

**How long will it take to clear the site for work to start on the new homes?**

Site clearance will start straight after the blocks are demolished. This is expected to take 12 months, after which work will start on the new homes. Subject to receiving the necessary consents from Glasgow City Council, we expect to make a start on the new homes in summer 2025.

**Will I have to leave my home for the blocks to be demolished?**

You'll be able to carry on as normal while Safedem prepare the blocks for demolition. On the day of the blowdown, we may need some residents to vacate their homes for a few hours.

**Is Wheatley Group planning to demolish the Maryhill Hub?**

Wheatley Group doesn't own the Maryhill Hub. Glasgow City Council runs Maryhill Hub for the community. We're working with the council to ask people what services they would like to see delivered in the local area.

Residents are on the Maryhill Hub Steering Group and we're discussing plans with them too.



# Regeneration will be 'fresh start'



Residents Bill Carroll, left, and Chris Quinn, right, with Dugald Milligan of Wheatley's environmental team

**The multi-million-pound regeneration of Wyndford and the demolition of four outdated multi-storey flats will be a "fresh start" and attract families back to the community.**

Tenants and homeowners living in the Glasgow community have thrown their support behind plans by Wheatley Homes Glasgow to invest £73 million transforming the neighbourhood.

Four unpopular tower blocks, made up of small bedsits and one-bedroom flats, will be demolished to make way for around 300 affordable homes.

Bill Carroll, who has lived in Wyndford for more than half a

century, believes it is the right time to demolish these blocks and build larger family homes.

Bill, a homeowner said: "The regeneration will bring more families back to Wyndford.

Families will be happy with low-level homes.

"They'll be able to let their kids play outside and keep an eye on them.

"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 the area and encourage everyone to take more care of the place. We want people not only to be happy to live here, but proud to live here."

As well as investing £60m on new homes, Wheatley

**"The regeneration will enhance the area and encourage everyone to take more care of the place."**



*"Everyone I've spoken to is really looking forward to what's coming, especially tenants with families. There's a real need for bigger homes in the area."*

Tenant Chris Quinn

is spending £13m on other improvements, including environmental upgrades, a new concierge station, and more.

Bill added: "The regeneration plans are very important for everyone in Wyndford. Owners will benefit from the regeneration plans just as much as tenants.

"I want to bring up the prestige of Wyndford. I want the place to look nice when people come to visit."

Wheatley Homes Glasgow tenant Chris Quinn is also backing the plans.

He said: "Everyone I've spoken to is really looking forward to what's coming, especially tenants with families. There's a real need

for bigger homes in the area.

"People in Wyndford are excited. They can't wait for the changes here. It's what tenants want. It's a fresh start for Wyndford. The regeneration will create a better place for everyone."

So far 99% of tenants in the blocks at 151, 171, 191 and 120 Wyndford Road have already moved or have been offered another Wheatley home in the area of their choice.

A masterplan for the area is currently being developed, in conjunction with the tenants' Wyndford Futures focus group, and is expected to be submitted to Glasgow City Council in 2024



# Demolition work will start soon

**Work on the demolition of 151, 171, 191, and 120 Wyndford Road will start soon.**

Before work starts, boundary fences will be put up to keep the public and Safedem staff safe.

Safedem will first carry out surveys of the buildings. After that, they'll be stripped of fixtures and fittings and any asbestos containing materials.

Most climbers will be erected on the outside of the buildings to help with the safe removal of exterior panels. There will be no risk to you while this work is carried out.

Safedem will follow strict health and safety guidelines and all the work will be closely monitored.

It will take several months for each building to be stripped back. After that, the buildings can be demolished. It's expected to take a year to process the demolition materials.

There will be large vehicles entering and leaving the site. Please help us make sure residents stay away from the site and take extra care crossing nearby roads.

We'll do all we can to keep disruption to a minimum.

If you have any questions, phone Tracey Sinclair of Safedem on 01382 811444.



# ‘It can only be a good thing’

## New base, CCTV and upgrades to benefit the area

As well as investing £60m on new homes, Wheatley is spending £13m on other improvements across Wyndford.

A new concierge station – a base for our environmental teams who keep Wyndford clean and safe every day – will open soon.

The new premises, (bottom right) will be connected to each multi-storey block in the estate, and residents there will be able to buzz the concierge direct from their home at any time.

New CCTV has also been installed in every multi-storey block, along with state-of-the-art video-controlled entry systems which mean tenants there will be able to see whoever is buzzing them via their handset. That will also help people feel safer and more secure at home.

Work on other environmental improvements upgrades will start later this year.

Car parking around 76 Wyndford Road and Glenfinnan Drive will be upgraded, helping make spaces safer. New lighting, improved bin stores, new bike sheds and landscaped green space will also help transform Wyndford – and will be at no cost to owners.

Owner Bill Carroll said: “No one knows the estate like those who have lived there for a long time.

“The new car parking and the



landscaping will make a big difference. Cars are often parked on the pavements, which is a safety issue, and the new bin stores will help keep the place clean.

“Anything that’s done to improve the estate is to be welcomed.

“It’s time for some external regeneration in Wyndford to bring the area into the 21st century. The whole place is due a makeover and that can only be a good thing.”



### Get in touch

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