

WYNDFORD NEWS



Lesley so excited about future

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Welcome to the latest newsletter updating you on our plans for the transformation of Wyndford.

Tenants have backed ambitious proposals which will see Wheatley invest £73 million building 300 new homes in the area and carrying out other major

improvements. More than 250 of the new homes will be for social housing, with the rest for affordable housing, and a large number will be much-needed homes for families. Four unpopular multi-storey blocks – at 151, 171, 191 and 120 Wyndford Road – will be demolished to

make way for the new homes.

Inside, you'll find out more about the proposals for new-build homes and further investment, hear from tenants who are positive about the future, and how you can get involved in shaping the plans.

The future looks better than it did

Lesley says regeneration plans give everyone in Wyndford something to look forward to



Tenant Lesley Green is backing plans to transform Wyndford. Lesley, from Carrbridge Drive, says she loves living in the estate and that she's happy the blocks are coming down.

She's also encouraging as many tenants as possible to take part in the Wyndford Futures focus group so they can give their views and shape the regeneration that will make the area an even better place to live.

Lesley said: "I grew up in Maryhill and I've lived in Wyndford for six years. It's a good community and I like it here. People look out for each other.

"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 to accommodate families in Wyndford and more accessible homes for disabled people too.

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

Lesley has joined other tenants, along with Wheatley staff and architects, at meetings of the Wyndford Futures focus group.

The group, which will meet every six to eight weeks, is an important way for tenants to get involved, make sure their voices are heard and help shape the regeneration proposals.

Lesley said: "Wheatley have always been open to tenants' views. Staff are very hands-on and willing to listen and take tenants' views on board.

"The meetings are a chance to hear from tenants and make us part of the plans. The architects were really involved too, listening and paying attention to what we said we want.



"Wheatley really wants to work with us, so it would be good if as many tenants as possible go to these meetings.

"The future looks better than it did. We're enthusiastic about making our community somewhere we actually want to live."

'My housing officer was great... always so helpful'

More than 96% of tenants in the blocks at 151, 171, 191 and 120 Wyndford Road have either already moved or have been offered another Wheatley home in the area of their choice.

Every tenant living in the four blocks was given a personalised one-on-one 'housing options' interview to discuss their individual housing needs and preferences.

Tenants have praised the support they received.

Salar Alizadeh moved from 171 Wyndford Road to a new flat in Dalmarnock in January.

He said: "I lived in the block for two and a half years. My flat was a bit old and I'm so happy with my new one.

"My housing officer Shannon was great. She offered me three or four different places until I found this one.

"She was always very helpful, very patient, asked me where I wanted to live and told me not to worry, she would find me somewhere. I really appreciate what she did.

"I had no problems in Wyndford but I like where I am now. I'm in a bigger flat, closer to the city centre. I'm so happy."

Emma Wilcock, who moved from 120 Wyndford Road to nearby Kirkhill Place, said: "If the people living in the four blocks are treated with the same degree of sensitivity and care I was, then the outcomes will be good. Tenants there have been given options."

Tenants in the four blocks 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.

Upgrades 'will make a big difference'

As well as new homes, we're investing £13m on other improvements.

New CCTV has been installed in every multi-storey block in Wyndford, along with state-of-the-art video-controlled entry systems.

Work on a new concierge station, fully connected to each block, should be finished in a few months. Along with the new 24/7 NETs service, this should improve security and help keep people safe.

Work on environmental

upgrades around 76 Wyndford Road and Carrbridge Drive, including better car parking and lighting, improved bin stores and green space, should start later this year. Homeowners in these areas won't face any bills for this work.

Owner Bill Carroll, from Carrbridge Drive, said: "The new car parking areas will make a big difference, while the new bin stores will help keep the area clean. Anything that's done to bring up the estate is to be welcomed."



Emma: 'Wyndford is spectacular... I'm so positive about the future'

Tenant Emma Wilcock says Wyndford is a fantastic place to live – and that Wheatley staff have always been really supportive to her.

Emma, who moved from 120 Wyndford Road to the mini-multis at Kirkhill Place, just 150 yards away, has lived in Maryhill for more than 20 years – first in Colina Street, then Wyndford.

She described Wyndford as a good community with good people.

And she said Wheatley staff could not have been more supportive – and that it's the right time to demolish the four blocks to make way for the new homes which will transform the estate.

Emma said: "I'm really positive about Wyndford. It's a fantastic place to live, a good community with good people.

"We're fortunate to live in such a spectacular place with such great amenities on our doorstep.

"It's a mixed community, with Polish, African, white Scottish.

As a trans woman, I feel really comfortable living here.

"People have always been good to me here and the community has rallied round to support me when things were difficult."

While she has always loved living in Wyndford, Emma says the time is up for the blocks – and demolishing them is the right thing to do.

'The physical structure of the blocks wasn't the best... the concierges did a good job, but it was difficult'

She said: "I lived on the 14th floor of the block at 120 Wyndford Road. It was my home, but the turnover of tenants made it challenging for me.

"I didn't know who was living

above or below me, whether they would be okay.

"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 entrance to the blocks was pretty grim and not very inviting.

"The concierges did a good job, but it was difficult."

Emma was also full of praise for Wheatley staff.

She added: "Wheatley have always been very supportive. I was dealt with sensitively and my needs were catered for.

"My current housing officer Gemma has been fantastic, as were the housing officers here previously.

"My experience with Wheatley has always been really positive. The support for tenants is amazing.

"It's a really good organisation. Staff have always been superb with me.

"The future is positive."

Focus group is great way for tenants to shape plans

The 'Wyndford Futures' focus group is an important way for tenants to have their say.

The focus group has met four times and will meet every six to eight weeks to discuss different elements of the regeneration, including design of the

masterplan. The meetings are a chance for tenants to engage with Wheatley staff, architects and others to help shape the masterplan and to help further refine our £73m investment and regeneration plans.

Parami McMillan, pictured far

right, said: "I took part in the focus groups and Wheatley staff were genuinely interested in tenants' views."

Tenant feedback is crucial to enabling the architects to start the masterplan design.

The next focus group will

take place in early April and will be supported by the Tenant Participation Advisory Service (TPAS) Scotland. The wider community will have the chance to have their say, and we'll engage with all residents and stakeholders throughout the regeneration.



A new report by leading Architect Dr Richard Atkins has dismissed claims retrofitting the blocks would be a 'greener option'.

Dr Atkins, pictured inset, a Fellow of the Royal Incorporation of Architects in Scotland, has over 40 years' experience in the sector and is a member of The Royal Institute of British Architects and a Fellow of the Royal Society of Arts. His PhD is in 'Assessing Environmental, Social and Financial Sustainability in the Existing Built Environment' and specialises in environmental sustainability.

In his report, Dr Atkins states: 'There is little or no basis on which to argue for the retention of the existing blocks on the grounds of either energy efficiency or CO2(e) emissions' as the four blocks have 'no embodied emissions value'. As well as increasing the number of bed spaces and mix of house types, the proposed new homes will emit 48% less carbon than retrofitting the blocks, even if that was possible, which it is not.

Up to 98% of the demolition material from the blocks will also be recycled and, importantly, the new homes will use net zero direct emission heating systems which would result in a CO2(e) emissions payback of less than five years.

A report by a leading architectural firm MAST Architects explored retrofitting the blocks and confirmed demolition is the best option.

The study found the blocks are 'not fit for purpose' and cannot be made larger to meet current minimum floor space standards.

The report's author said:

Blocks 'not fit for purpose'

Leading architects confirm demolition is the best option



"These blocks are simply not fit for purpose and provide unacceptable living standards in the modern age.

"Retaining and retrofitting the bedsits and one-bedroom flats would not meet the minimum internal space standards set out

by the Glasgow Standard."

Historic Environment Scotland rejected a proposal by campaigners for the four tower blocks at 151, 171, 191 and 120 Wyndford Road to be given a building preservation order.

Historic Environment Scotland

stated: "The buildings do not meet the criteria of special architectural or historic interest required for listing. They are not early, unusual or rare examples of their building type."

New energy-efficient homes will have minimum of 600 bed spaces

Around 300 affordable homes will be built in Wyndford, with around 255 being for social housing and the remaining 45 for mid-market.

We can't give exact numbers yet because we're still discussing with tenants what they want.

Full details will be included in the masterplan, which is still being developed in conjunction with the Wyndford Futures focus group and is not expected to be submitted until 2024.

The blocks at 151, 171, 191 and 120 Wyndford Road had low demand with tenants – with a 63% refusal rate against an average of 32%.

They also had high levels of turnover – double the number than in other communities – and higher than average costs of repairs and voids.

The tenants in the blocks were mainly single households. In particular, tenants disliked the layout of the 200 bedsits as they had no separate bedroom area.

The blocks have 600 bed spaces (200 bedsits and 400 one-bedroom flats). The proposed 300 new, energy-efficient homes will provide a mix of one/two/three/four-bedroom houses and flats which will create a minimum of 600 bed spaces.

Mid-market rents with Lowther Homes, part of Wheatley Group, start at £435 a month and not the £900 figure claimed by some people.

These mid-market homes



are earmarked 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.

Wheatley Group already allocates 60% of its social homes to homeless people and families.

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

We have limited rent increases for Wyndford tenants to 1% a year in each of the past two years – and are proposing to do so again this year.

For residents of the four multi-storey blocks, rents haven't been increased at all.

This is vastly below the rate of inflation and the 6%+ rent rises proposed by other housing associations across Scotland.

Work will start quickly

Demolition contractor

We've appointed Safedem, one of the UK's leading and most experienced demolition contractors and a former World Demolition Award winner, to carry out the demolition of the four blocks.

We are in very early discussions with Safedem around planning for the demolition process. We'll bring you more information on this when we can.

We are committed to starting work on the new homes as quickly as possible once the demolition is complete.

Subject to receiving the necessary consents, we expect to make a start on the new homes in summer 2025.

Maryhill Hub

We know how important the Maryhill Hub is to everyone in Wyndford.

We continue to work closely with our partners at Glasgow City Council, which runs Maryhill Hub for the community.

We'll continue to discuss our plans at the next Wyndford Futures focus group.

We will also closely consult with Maryhill Hub Steering Group, existing user groups and other key stakeholders.

The architects will again use this information to inform and develop the Wyndford regeneration masterplan.



Have your say

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

We always want tenants to get involved, give us their views and help shape the future of Wyndford.

The Wyndford Futures focus group is a good opportunity to do exactly that.

If you're interested in taking part, talk to your housing officer.

Remember, we are always 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.

We'll also continue to engage with the wider community, residents and stakeholders at key stages throughout the regeneration process.

Get in touch

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