



Dennistoun Community Council

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Minutes of the Dennistoun Community Council Ordinary Meeting

held on Tuesday 14th February 2023, from 7:00pm,
at Reidvale Neighbourhood Centre, 13 Whitevale Street, G31 1QW.

Cllrs Present Steven Campbell (SC); Lisa Clifford (LC); Tom Dickson (TD); Lewis Hughes (LH); Jane Marley (JM); Callum McLellan (Cmcl); Fiona Nixon (FN); Frank Plowright (FP); Ian Sheerer (IS); Valery Tough (VT) [*Chair*]; Wesley Wright (WW) [*Minute taker*].

Others Present: Cllrs Anthony Carroll (ACar).
Niamh, representing Anne McLaughlin.
4 members of the public.

	ACTION
1 Welcome / Introductions / Attendance / Apologies	
- Apologies received from Cllrs Brian Johnston (BJ); Ruth Johnston (RJ); Ellen McVey (EMcV). - Also from John Mason MSP; Annie Wells MSP; Cllr Allan Casey (ACas); Cllr Elaine McDougal (EMcD) and Assoc member Emma Jones. - Cllrs not present, no contact: Greg Hepburn (GH); Cecilia O'Lone (CO'L); Linda Pike (LP); George Redmond (GR).	
2 Approval of Minutes	
- 10th January 2023 ordinary meeting minutes: proposed by FP, seconded by LC.	
3 Matters Arising	
<u>Noticeboards</u> - Currently stored at Milnbank Community flat. >> VT has contacted Charlie Keane to confirm installation permissions and will collect the noticeboards soon.	VT
<u>Playpark Upgrades</u> - Update report scheduled for 6th Jun 2023 Environment and Liveable Neighbourhoods City Policy Committee.	
<u>Haghill Primary School Kit Sponsorship</u> - Aspire Academy donated kits to the girls team. Application for funding to AP to be made by school.	
<u>Road markings</u> - GCC have responded via Neighbourhood Liaison Co-ordinator, as attached below. ' <i>Programmed for completion by the end of February 2023, weather permitting.</i> '	
<u>EV charger installed alongside existing cycle parking at library</u> - GCC have responded via Neighbourhood Liaison Co-ordinator, as attached below. ' <i>NRS Officers to look at alternative locations for cycle stands. In short, they will be removed/relocated.</i> '	
<u>On-street seating at cafes</u> - GCC have responded via Neighbourhood Liaison Co-ordinator, as attached below. ' <i>All street cafes were found to be abiding to their approved areas as per their approved Section 59 (Street Café) Permits, with sufficient clearance for pedestrians.</i> ' >> FP to follow up asking for details of approved areas.	FP
<u>Drainage</u> - GCC have responded via Neighbourhood Liaison Co-ordinator, as attached below. ' <i>Gullies within the City are cleaned in accordance with our cyclic gully cleaning programme [...] if any reports are received regarding blocked gullies or extensive flooding we will respond on an ad-hoc basis to ensure that these issues are attended to and any immediate risk to public health</i>	

<i>and safety is mitigated.’ >> Unsatisfactory. Follow-up enquiry suggested.</i>	LH/CMcL
<u>Possible Fire Service attendance at DCC meeting</u>	
- And/or appropriate publicity for any fire safety promotions. FN contacted the Fire Service, but there was a reluctance to attend without a specific issue. DCC will look into promoting some fire safety matters. >> LC has a contact in the Fire Service and can investigate further.	LC
<u>Extra Police attendance in Milnbank</u>	
- Clarity lacking regarding the mechanism, framework or procedure through which extra patrols have been arranged for Milnbank. >> Enquiry to be submitted to Milnbank requesting further information.	VT
<u>On-street bin emptying</u>	
GCC responses to multiple enquiries thus far have been lacking. Fly tipping issues persist around the on-street bins (particular issues exist on and around food bins). Proper systems are evidently not in place to deal with these issues. >> Cllr Carroll will look into a deep clean for these bins.	Cllr ACar

4 District Regeneration Frameworks

Speaker: Ian Elder, GCC City Centre Regeneration Team

- Main theme of connectivity.
- 10 year regeneration plan. Previously engaged with over 4000 people, with over 900 attendees at online events.
- Trying to enhance areas and public realm areas based on what makes them distinct.
- Piloting circular economy activity.
- Active travel network to include Avenues, plus other routes.
- Learning Quarter: High Street, University campus, GRI Hospital, and Cathedral/Necropolis are all locations with a specific focus for treatments.
- Avenue planned for John Knox Street as well as Duke Street.
- Funding decision due in May.
- Details for Merchant City DRF also presented.
- Consultation and associated documents can be viewed via glasgowconsult.co.uk/Project/909 and closes on 3rd March.
- Report to go to Committee following consultation. Committee will then take a decision whether to approve the actions proposed by the report.
- Various matters and concerns heard from those present, largely focused on the proposed potential ‘eastern entrance’ to the Necropolis. No ‘trial proposal’ for an eastern entrance has been proposed to Committee. No cycle route is proposed, despite drawings in the published report indicating it.
- Much uncertainty among those present about how to respond to the proposal in an absence of many of the key details about what the proposal is.
- Finance was asked about. Concerns raised that the ‘eastern entrance’ is being promoted on the basis of it being an ‘easy headline win’ that could be implemented with minimal expenditure, but that for such a project to be viable it would likely not be cheap, so the project selection on that basis is questionable.

5 Officer Updates/Reports

a. Chair/Vice-chair

- Another Fair at Whitehill School Sat 25th Mar 2023. >> **VT to co-ordinate DCC attendance.** VT

b. Treasurer

- Latest RBS statement balance: £2949.63 as of 30 Dec 2022, with no outstanding cheques, but invoices for Reidvale venue hire expected soon.
- Attempted signatory update twice: in branch in Jan and online also. >> **Requires follow-up.** LC/VT/WW
- Expenses: Receipts submitted by WW for £204.66 for ink and web hosting.
- GCC payment: £795.30 to be credited to DCC account ‘on or around 10 Feb 2023’.
- Future meeting venues: Reidvale booked for Apr, Jun, Aug, Oct and Dec. >> **Others TBC.** LC

c. Secretary

- Correspondence shared internally via Slack, as applicable. Nothing additional.

d. Planning and Licensing

Planning

- 1/1 Whitevale Street: Use of Dental Practice as a residential flat.
- 7 Broompark Circus: Alterations including re-instatement of Orangery and re-erection of porch.
- 3 Oakley Terrace: Installation of replacement windows.
- 214 Meadowpark Street: Use of Doctors Surgery as a residential flat.
- Nisa Extra, 386 Cumbernauld Road: Proposal for Home Delivery of food and alcohol. BJ
- Question raised about restaurant over-provision (in reference to the ex-TSB). >> **BJ to contact**

Planning to request details.

Licensing

- Flat at 16 Marne Street: Application for new Licence for House in Multiple Occupancy. Objection submitted per DCC policy.
- Flat 2/1 645 Alexandra Parade: Application for new Licence for House in Multiple Occupancy. Objection submitted 15 Feb 2023 per DCC policy.
- 146 Onslow Drive: Application for a renewal of existing Licence for House in Multiple Occupancy.

e. Area Partnerships

Calton AP [Link]

- Next meeting date 19 Apr 2023.

Dennistoun AP [Link]

- Next meeting date 25 Apr 2023.
- IS provided written report on today's meeting to CCLlrs via Slack.
- Greenspace funding: last 2 years reviewed; AP budget for coming year unclear; consultations with specific orgs ongoing.
- Staying In project (homelessness prevention): extensive report resulting in the AP adding "preventing homelessness" to its statement of priorities; community hubs/outreach initiatives to be signposted to AP funding.
- Roads: planned works noted.
- Your Neighbourhood, Your Place: verbal report from Martin Lundie, NRS. Only 10k spent out of £1m NIIF fund available over 5 yrs for the ward. Aware of need to avoid duplicating consultation work. Cllrs supplied suggestions of development projects that should be prioritised. Suggested that, in the light of poor clarity on priorities from the public, DCC should submit a list of previously consulted opportunities that we believe are viable and worth pursuing. NRS will do fact-finding to shortlist projects and get them underway ASAP (ideally). >> **DCC needs to discuss and recommend projects from previous consultations (e.g., LN, Avenues) to M Lundie and Cllrs to inform shortlisting and prioritising.** DCC
- Inner East Strategic Development Framework: papers presented; minimal update.
- Police Scotland: some discussion of Milnbank/Police Scotland interaction and subsequent discussion of police recommendations of best use of partnership and HA funds.
- Scottish Fire Service: report provided; generally positive; discussion focused on outreach/education; training in lifesaving skills (CPR/AED) available 1st Wed of March in Springburn, other locations in the city after, sign up on SFS site.
- Grant awards: all passed as written, per papers. Police will be distributing locking hardware for sash windows to vulnerable populations in the near future.
- Action >> **Investigate status of AP reviews and ensure minutes include Sighthill/Germistoun/Royston CC updates.** IS

5 Consultations

Glasgow City Council via glasgow.gov.uk/consultations

- Draft Local Housing Strategy 2023 to 2028. Ends 2 Apr 2023.
- District Regeneration Frameworks: Learning Quarter; Merchant City; Townhead; Cowcaddens. Ends 3 Mar 2023.
- GCC Strategic Parking Plan - Stakeholder Consultation information circulated to CCLlrs.

Scottish Government via consult.gov.scot

- All current consultations end before 26 Apr 2023. Local development plan report - defining Gypsies and Travellers; Alcohol advertising and promotion; 2035 target for heat networks;

Access to information rights in Scotland; Electoral reform consultation; Quality standards for adult secondary mental health services; Psychological therapies and interventions; Scottish Highly Protected Marine Areas (HPMAs); Access to financial support in Further and Higher Education; Energy Strategy and Just Transition Plan; Additional Dwelling Supplement; Pitch fee uprating under the Mobile Homes Act 1983; Community wealth building; Adult Disability Payment; International Culture Strategy; Amendments to the regulation of independent health care.

Others

- Buchanan Galleries third stage commenced mid-Jan, ended 10 Feb 2023. [[Link](#)]
 - Scottish Water Survey. [[Link](#)]
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6 Current Local Issues

Whitehill Pool

- No update from Save Whitehill Pool.

Reidvale HA

- John Mason MSP written update provided, as attached below.

Liveable Neighbourhood

- GCC response to enquiries regarding timeframes, funding, resources, etc, of the Liveable Neighbourhood (LN) and other linked projects (Neighbourhood Infrastructure Improvement Fund, Inner East SDF, Citizens' Panels) received and published on website, here:

<http://dennistouncc.org.uk/2023/01/29/update-on-progressing-beyond-the-liveable-neighbourhood-longlist/>.

- To summarise what is and what isn't happening:

- Short-term, the most notable item is the "Dennistoun Streets for People" engagement due to commence in April 2023.
- Medium-term, the Hogarth Park active travel route is apparently genuinely progressing, pending the funding application to Sustrans.
- Longer-term, Duke Street and Alexandra Parade are part of the pre-existing citywide network plans due for completion by 2030.
- Everything else is on the shelf unless specific money can be conjured up, from somewhere, by someone.

- The Stage 2 Liveable Neighbourhood Report for the Dennistoun to Cranhill area has now been published. It includes concept designs and costings for 'Dennistoun Railway Bridges', and 'Hogarth Park Improvements' projects selected from the Stage 1 longlist. The committee report confirms what we were already advised of in the above noted GCC response:

- Funding applications to Sustrans were submitted in October 2022 for: the Hogarth Park and Active Travel Route project; the Carntyne Civic Square project; and the Riddrie Town Centre projects. If successful, those projects will progress to detailed and technical design (Stage 3-4) during 2023/24.
- The Dennistoun Bridges project is now canned.

- GCC publicity here: <https://glasgow.gov.uk/index.aspx?articleid=29963>.

- Committee docs here: <https://www.glasgow.gov.uk/councillorsandcommittees/agenda.asp?meetingid=18863>.

- Where do we focus our energies? >> **Use next DCC Planning meeting, in April, to determine?**

VT

7 Public Input

- Vocal concern about Reidvale HA process.
 - General lack of awareness about publicity of various consultations voiced.
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8 Elected Member Updates

Cllr Carroll

- Noted remaining available Area Partnership funding.
 - Buses – driver shortage is creating service issues. There's been a commitment made by First Bus to hold public meetings in various areas to see what people wanted from the bus services.
 - New protocols and strategy for parking currently being developed.
 - Long waits and short crossing times at pedestrian crossings noted as an issue. Crossing outage
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near Tartan Lodge noted and will be fixed ASAP.

Niamh, for Anne McLaughlin

- Levelling up improprieties noted.
- Support for Turkish earthquake.
- Efforts being put into reliability improvements of bus services serving the north-east of the city. Requires recruitment backlog to be cleared.

John Mason MSP

- Written update regarding Reidvale HA, as attached below.
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9 Any Other Business

- Still no update on progress of 'LTN'/'Local Intervention' Traffic Regulation Order to make one way streets, no-entry junctions and amendments outside schools permanent. Believed to be underway, but no known status of progress or milestone dates. Concern about potential clashes or contradictions inhibiting the forthcoming 'Streets for People' project.
 - Invite David McCready, Glasgow Life Community engagement officer to a future meeting, e.g. May?
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10 Next Meeting

- Ordinary meeting on 14 Mar 2023, 7pm at venue TBC.
 - Agenda will be circulated with invites in advance and published to [Dennistouncc.org.uk/dates](https://dennistouncc.org.uk/dates).
 - Apologies to be submitted via hello@dennistouncc.org.uk.
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APPENDIX ITEMS ATTACHED

- **RESPONSE FROM NEIGHBOURHOOD LIAISON CO-ORDINATOR TO NOTED STREETScape ISSUES**
- **WRITTEN UPDATE FROM JOHN MASON MSP REGARDING REIDVALE HA**

RESPONSE FROM NEIGHBOURHOOD LIAISON CO-ORDINATOR TO NOTED STREETScape ISSUES

DCC reports sent 11 Dec 2022. *GCC response received 20 Jan 2023.*

Again many apologies for the length of time NRS have taken to reply to DCC, please see the response below from NRS,

ROAD MARKINGS

Duke Street:

- Studs still missing at pedestrian crossing located between Sword Street and Thomson Street.
- Bus Stop markings still missing at Annbank Street bus stop.
- Advance stop line cycle box markings not reinstated, and reinstatement of studs appears to be far too close together (closer than the minimum permissible crossing width) at west side of junction with John Knox Street.

Alexandra Parade:

- Bus Stop markings still missing at Alexandra Parade Primary School bus stop.

Hillfoot Street:

- Road markings remain contradictory to restrictions stated on parking/loading signage (or vice versa - it's not clear which, if either, is correct).

NRS can confirm that the road marking refurbishments within Duke Street and Alexandra Parade are programmed for completion by the end of February 2023, weather permitting. After investigation it has been noted the single yellow line markings within Hillfoot Street have not been fully visible for a number of years. An instruction has been raised to have said markings added to this services program of works.

CYCLE RACKS

As previously reported:

- Cycle rack outside Dennistoun library to be moved due to poor choice of location of EV charger, not yet actioned.
- Damaged cycle rack outside Mary's Meals, Duke Street, not yet replaced.
- Rusted broken cycle racks outside Hardware Hut, Alexandra Parade, removed and not replaced.

NRS Officers to look at alternative locations for cycle stands. In short, they will be removed/relocated.

Also arrangements will be made for the other 2 to be inspected and removed or replaced as required. If the broken ones are dangerous, NRS will remove them, no timescale for a replacement date as this will be dependent on condition / the risk they pose and available funding.

DRAINAGE

Following multiple reports made by various attendees at our November meeting, of numerous blocked gullies giving rise to repeated significant flooding and ponding incidents after periods of rainfall, DCC requests that gully inspections are carried out at the following locations to determine what action is required to resolve the noted issues:

- Meadowpark Street, full length (and the nearest gullies on the streets adjoining).
- Armadale Street, full length (and the nearest gullies on the streets adjoining).
- Whitehill Street, full length (and the nearest gullies on the streets adjoining).
- Onslow Drive, full length (and the nearest gullies on the streets adjoining)

NRS can advise that gullies within the City are cleaned in accordance with our cyclic gully cleaning programme, In addition to this, if any reports are received regarding blocked gullies or extensive flooding we will respond on an ad-hoc basis to ensure that these issues are attended to and any immediate risk to public health and safety is mitigated.

It may also be convenient for your constituent to know that they can report carriageway or footway faults including emergencies, obstruction, blocked gullies, potholes, localised ponding and requests for carriageway sweeping via the RALF fault reporting service at <https://www.glasgow.gov.uk/ralf> or using the RALF Freephone number on 0800 37 36 35. Reported faults reported are then categorised and prioritised depending on the risk severity of the fault.

OUTDOOR SEATING AREAS

Various problems associated with on-street outdoor seating spaces at cafes/bars have been identified, as follows:

- Amore, Alexandra Parade: Seating area has been extended eastward, blocking access to cycle racks (additionally aggravated by placement of commercial bins between cycle racks, and the fly tipping this invites).
- Celinos, Alexandra Parade: 'No right turn' signpost sits in the middle of an already (too?) narrow accessible pedestrian width, and the resulting width is narrowed down to less than a minimum acceptable width.
- Coias, Duke Street: Seating area on Whitehill Street has recently been widened significantly, creating a narrowed area for pedestrian movement, further complicated by regular presence of refuse around the base of the CCTV column, and exacerbated by pavement parking).
- Palais, Duke Street: Very narrow accessible width along Garfield Street. This is narrowed down to less than a minimum acceptable width due to the overhang of parked vehicles encroaching into pedestrian space (because vehicles here are being parked perpendicular to the kerb rather than parallel, which creates additional problems with visibility when crossing the street).

NRS can advise that a Roads Inspector has visited the locations highlighted below by the Dennistoun Community Council. At the time of inspection, all street cafes were found to be abiding to their approved areas as per their approved Section 59 (Street Café) Permits, with sufficient clearance for pedestrians. We will continue to monitor the locations to ensure this remains the case.

Regards

*Charlie Keane
Neighbourhood Liaison Co-ordinator (Ward 22 Dennistoun)
Glasgow City Council
Neighbourhoods, Regeneration and Sustainability*

WRITTEN UPDATE FROM JOHN MASON MSP REGARDING REIDVALE HA

I met Jill Cronin, the interim chief exec at Reidvale HA on Monday 23rd January.

Overall I think it was a positive meeting. It is always good to hear another side to a story.

The main points from the meeting were:

- *She says that she, the management, and the housing regulator are not pushing a merger (transfer of engagements) but that she and the committee have come to the conclusion that this is probably the best way forward.*
- *The key problem appears to have been excessively low rents for a number of years meaning they have not built up reserves, as other housing associations have, for cyclical and other maintenance. As a result some kitchens are 30 years old and tenants are complaining. They also seem to have had top-heavy office and management costs. More positively the stonework of their tenements does not seem to be in too bad a condition – possibly better than other HAs with a lot of tenemental stock. They also have no current cash problems.*
- *The main way of addressing the above is by increasing rents (perhaps by inflation plus 3%) for a number of years ahead. That might still have to happen even if there is a merger (management costs would certainly be cut in that case) but that will depend on what the bids or expressions of interest say. Apparently only about 50% of Reidvale tenants are on housing benefit (most HAs it is more like 70%) so that means half of tenants would have to pay any rent increases themselves.*
- *5 other housing associations have expressed an interest (tenants had said they did not want GHA and GHA are not one of the 5). More details are required from these 5 HAs by 13 February. The management committee will then examine these and propose a preferred partner (assuming at least one meets what they require).*
- *The additional step (compared to normal mergers) is that tenants would then be consulted on a provisional basis during April and May. This is an extra step in the ToFE process and has apparently been approved by the housing regulator. If tenants are positive more work (due diligence) would be done and a decisive ballot would be in Spring 2024.*

Obviously I have not been able to check some of the claims, e.g. the excessively low past rents.

So I suppose I remain open-minded at the moment. If another association can make them a fabulous offer – keeping low rents and doing the maintenance – it will be difficult to argue against a transfer. However, all associations should be protecting their existing tenants and they should not be subsidising Reidvale. At the other extreme, if the 5 bidding HAs cannot offer much better, then Reidvale management will have to recommend against merger. More likely it will be something in the middle in which case I imagine there would be quite a debate about it.

That is the bulk of what I know at present. We ended the meeting on good terms and promised to keep me/us updated going forward.

Happy to discuss further if you or others would like.

Yours sincerely

John