



Dennistoun Community Council

hello@dennistouncc.org.uk www.DennistounCC.org.uk

Minutes of the Dennistoun Community Council Ordinary Meeting

held on Tuesday 9th May 2023, from 7:00pm,
at St Andrews East Church Hall, 685 Alexandra Parade, G31 3LN.

Cllrs Present Steven Campbell (SC); Lisa Clifford (LC); Tom Dickson (TD); Brian Johnston (BJ); Ruth Johnston (RJ); Fiona Nixon (FN); Frank Plowright (FP); Ian Sheerer (IS); Valery Tough (VT) [Chair]; Wesley Wright (WW) [Minute taker].

Others Present: Cllrs Anthony Carroll (ACar); Elaine McDougall (EMcD); Paul Sweeney MSP; Niamh, representing Anne McLaughlin MP; Bill Stark from Save Whitehill Pool; approximately 10 members of the public.

ACTION

1 Welcome / Introductions / Attendance / Apologies

- Apologies received from Cllrs: Lewis Hughes (LH); Jane Marley (JM); Callum McLellan (CMcL); Ellen McVey (EMcV); and Assoc Member Emma Jones.
 - Also from John Mason MSP.
 - Cllrs not present, no contact: Cllr Allan Casey (ACas); Cllrs Greg Hepburn (GH); Cecilia O'Lone (CO'L); Linda Pike (LP); George Redmond (GR).
-

2 Approval of Minutes

- 14th March 2023 ordinary meeting minutes: proposed by SC, seconded by FN.
 - 11th April 2023 planning meeting notes: proposed by LC, seconded by IS.
-

3 Reidvale HA

- SC left the room for this part of the meeting.
 - VT, as Chair, introduced this item noting that David Bookbinder (Director, Glasgow and West of Scotland Forum of HAs). That this is a topic with a range of opinions. That we didn't approach David with an invite: he asked to attend and DCC accepted. And that after DB has spoken, a selection of questions/comments will be heard. Also noted was that RHA are no longer members of GWSF and that DB's opinions are those of GWSF and his presence at the meeting does not imply any endorsement of his views by DCC. Further, RHA were approached with an invite to attend, but this was declined, with an acceptance to attend and speak at the subsequent meeting in June being the preferred option.
 - DB then spoke, making the following key comments:
 - GWSF of HA has 62 member bodies.
 - There is no precedent for a reversal of the current situation.
 - Partnerships/'takeovers' are sometimes beneficial.
 - Good performance and current healthy status of Reidvale HA (RHA) is noted.
 - Costs of retrofit are understandably daunting. But have they been exaggerated? GWSF believes external consultants have used this to steer RHA in a particular direction.
 - The potential partner/takeover organisation not having local interests is a particular concern, in terms of their ability to asset strip, and the lack of oversight of performance after any such move.
 - The following questions/comments were heard from attendees:
 - There appears to be a preference or relaxed attitude by the Scottish Housing Regulator towards HAs being merged into larger organisations. ---> GWSF response: this isn't a bad thing per se, but there needs to be robust regulation to ensure this is done in accordance with Scot Gov policy and of benefit to residents.
 - If a stage in the process has been omitted, then wouldn't the Scottish Housing Regulator
-

have stepped in? ---> GWSF believes the current consultation is a mitigating response to the attention the proposals and process have received.

- Paul Sweeney MSP spoke to express deep concern about the expected asset stripping, taking away assets from the local community, with rent rises to be expected, and exacerbated by gentrification. 'Social vandalism and rotten to the core', in short. Encouraged resistance to the proposals, led by a grassroots community campaign. Has been involved in parliamentary activity to oppose it.

- Examples and precedents in other areas of real estate were highlighted.

- A suggestion was put forward that slight dips in performance (seen across the board during Covid) have been given PR spin to bolster the merger. But RHS remains one of the best performers in Scotland.

- The RHA committee is understood to be not of uniform opinion, but limited legally in what they can publicly say. The proposed merger would remove control over the board and place control more squarely in the hands of the parent company.

- The position regarding the limit on public statements is not fully clear, but may rest on an implied breach of a code of conduct. Minutes of meetings available online do not mention this restriction. Vexatious complaints are evident.

- Cllr EMcD asked about RHA no longer being a member. Noted doubt about the alleged concerns about finding board members. ---> GWSF understand that this originates from a board decision.

- RHA board elections are due in September, ahead of any deal conclusion.

- Lack of sanctions on 'Places for People' due to size of HA?

- Status of Community Centre / RAPA? RHA owns the Centre property but not the RAPA property. And the venues are run by separate organisations.

- John Mason MSP emailed comments read out:

As far as Reidvale Housing Association is concerned, I continue to be concerned about the proposed Transfer of Engagements (Merger). This is now planned to be with Places for People Scotland, which is a group of housing associations including Castle Rock Edinvar in Scotland, but which is headquartered in London.

The offer appears to be very attractive to tenants with a five-year rent freeze and major investment in the housing stock. So I think it will be hard for tenants to turn this down. But I suspect it will mean a total loss of local control and decision-making, which disappoints me greatly.

Tenants are able to express their initial views up until Friday 19th May. If the outline proposal is accepted, then there would be further investigations of the respective housing associations by each other and the final vote and transfer could be a year from now.

4 Glasgow Life

David McCready (Dennistoun Ward Community Development Officer, Glasgow Life) spoke, making the following key comments:

- DMCC Covers 4 wards, including Dennistoun. Primary point of contact with GL.

- Aiming for a better neighbourhood focus and use of data.

- A comprehensive 'dashboard' of provision is a work in progress.

- 'With them, not to them' is the community focussed motto.

- Seeking to remove barriers to access and assist with provision of information.

- Has no direct funding, but can assist in seeking funding or resources.

- Whitehill Pool: 'extended opening hours' (including Saturday and Sunday opening) to be in effect within current financial year.

- Message: Alexandra Park Festival are struggling to secure funding via usual measures.

- Also involved in the Meat Market project.

Bill Stark of the Save Whitehill Pool campaign commented:

- 'Extended opening hours' not believed to be a return to normal opening hours. ---> DMCC could not confirm exact details, or date of implementation.

- Closed teaching pool. Initial contract for investigative work has ended. Belief that there is a new contract for further investigative measures. ---> DMCC restated the GL announcement that the teaching pool will be reopened within the current financial year.

- The Business Plan was asked about. ---> DMCC: no new information available, following on from the unsuccessful levelling up bid. >> **DMCC to provide an update.**

- The Golf course was asked about. ---> DMcC: no new information known. >> DMcC to provide an update.	DMcC
- Cllr ACar asked about disproportionate effect of library closures on North East Glasgow due to Saturday shift staffing issues. ---> DMcC: Citywide issues acknowledged, due to trouble recruiting staff, a problem which is easing.	
- Cllr EMcD asked if there are enough lifeguards for the re-opening of pools? Also asked about membership. ---> DMcC: Yes.	
- Cllr EMcD asked about GlasgowLife membership. ---> DMcC: Details not known.	
- Staffing inconsistencies noted, with some staff being notably unfamiliar with Dennistoun library.	
- Swimming lessons for primary schools was asked about. ---> DMcC: no info known. >> DMcC to provide an update.	DMcC
- Any update following on from the St Mungos consultation? ---> DMcC: no info known. Staffing issues mentioned again.	
<hr/>	
5 Matters Arising	
<u>Noticeboards</u>	
- Location of the noticeboards is now unconfirmed. Cllr EMcD notes that Barlinnie have projects that might be able to make and supply replacement noticeboards.	
<u>Road markings/studs/signage</u>	
- See Appendix A for correspondence update. Some work complete. Some still outstanding. See Appendix A. >> To be followed-up.	FP
<u>Cycle Racks</u>	
- See Appendix A for correspondence update. >> To be followed-up.	FP
<u>On-street seating at cafes</u>	
- See Appendix A for correspondence update. >> To be followed-up.	FP
<u>Drainage</u>	
- See Appendix A for correspondence update. >> To be followed-up.	FP
<u>Possible Fire Service attendance at DCC meeting</u>	
- And/or appropriate publicity for any fire safety promotions. DCC will look into promoting some fire safety matters. >> LC has a contact in the Fire Service and can investigate further.	LC
<u>On-street bin emptying</u>	
Cllr ACar walked round with Charlie Keane in Alexandra Parade vicinity, issues with fly tipping and bin area cleansing and maintenance were noted, but no confirmation given of actions to resolve. Cumbernauld Road bins removed and tidied up, but no info available on replacement.	
<u>Social Media</u>	
>> Discussion/planning underway, including promotion of consultations.	VT/LC/TD
<hr/>	
6 Treasure Hunt	
- FP updated. Schools have agreed to participate. Printing and paper supply costs of ~£550. Funding of less than £500 from AP can be processed under delegated powers and obtained in a shorter timescale. Local shops have community funding available also. Approved by acclaim. >> FP/IS will create funding application.	FP/IS
<hr/>	
7 Officer Updates/Reports	
<u>a. Chair/Vice-chair</u>	
- None.	
<u>b. Treasurer</u>	
- Latest RBS statement balance: £3507.33 as of 28 Apr 2023. To be paid: £210 to Reidvale for previous venue hires; £40 to St Andrews East Church Hall hire for this meeting.	
- Signatory update: cause of error in previous attempts is that RBS apparently somehow have previously superseded signatories still in place. >> Resubmission required to correct.	WW/VT/LC
- Expenses: . LC paid £40 for St Andrews East Church Hall hire.	
<u>c. Secretary</u>	
- Correspondence shared internally via Slack, as applicable. Nothing additional.	LC

d. Planning and Licensing

Planning

143 Bellfield Street: Application for a new HMO licence. Objection lodged.

53 Ballindalloch Drive: Formation of window openings in gable of office building.

4 Circus Place: Application for licence for a short term let – Home Sharing - Occupant capacity 9, No of rooms 6. Received after the date for making an objection.

6 Annfield Place: Application for license for a short term let - Home Sharing - Occupant capacity 5, No of rooms 3.

Licensing

None.

e. Area Partnerships

Calton AP [Link]

- Next meeting date 06 Sep 2023.

Dennistoun AP [Link]

- Next meeting date 19 Sep 2023.

- More than 25% of the £1m NIIF fund appears to have been used to fund potholes/roads maintenance work, despite that being against the stated aims of the NIIF.

- Sighthill/Germistoun/Royston CCs >> **Investigate status of AP reviews and ensure minutes include updates.**

IS

8 Consultations

Glasgow City Council via glasgow.gov.uk/consultations

- Private Taxis. Ends 19 May 2023.

- Just Transition. Ends 16 June 2023.

Scottish Government via consult.gov.scot

- Community Wealth Building. Ends 09 May 2023.

- Local Living and 20 min Neighbourhoods. 20 Jul 2023.

Boundaries Scotland via consult.boundaries.scot

- Updated proposals for Scottish Parliament constituencies. Opens 17 May, ends 17 Jun 2023.

9 Current Local Issues

Recomendations for Neighbourhood Infrastructure Investment Fund Projects

>> **Identification of potential new pedestrian crossings/improvements and advocacy/support.** WW/IS

Representation of Organisations/Demographics at the Area Partnership

- Suggestions sought for local groups that would broaden local representation.

10 Public Input

- Proposal for mural on gable end at Lidl.

- Question about community hall availability.

11 Elected Member Updates

Cllr McDougall

- FoAP memorial day.

- Parks Development fund plans for a peace garden to be finalised.

- Tartan Lodge issues noted. Seeking a resolution.

Cllr Carroll

- Road markings.

- First Bus nightbuses.

- Temporary rehousing arising from Garthland Drive fire resolved.

Niamh, for Anne McLaughlin MP

- Written report submitted. Focus includes pre-pay meters and pensions.

John Mason MSP

- See item 3 above.

12 Any Other Business

- None.

13 Next Meetings

- Ordinary meeting on 13 Jun 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.
-

APPENDIX ITEMS ATTACHED

- **APPENDIX A: STREETScape ISSUES FOLLOW-UP**

APPENDIX A: STREETSCAPE ISSUES FOLLOW-UP

Responses (in red) from the relevant officers/sections within GCC NRS, provided via Charlie Keane GCC Neighbourhood Liaison Co-ordinator (Ward 22 Dennistoun) on 4 April 2023 to DCC Streetscape questions submitted on 14 March 2023.

Thank you very much for the response of January 20 to the questions submitted by Dennistoun Community Council. While appreciating that the responses are not directly from you, we feel that many don't supply the clarity, detail or timetabling we'd like to see, which is frustrating given the amount of time some of these issues have been outstanding.

Road markings/studs/signs

These were "programmed for completion by the end of February 2023, weather permitting" but the work has not been completed, despite the weather permitting, Could you also please let us know the policy for programmed repairs that have to be cancelled due to adverse weather conditions or other reasons. Is this a luck of the draw situation whereby anything that can't be carried out when due is bumped to the end of the list again?

This work is summarised as follows:

- Missing pedestrian crossing studs on Duke St (at crossing near Hillfoot St).
- Contradictory yellow markings/parking signage on Hillfoot St.
- Bus stop markings missing on Duke St (at Annbank St).
- Bus stop markings missing on Alexandra Parade (at primary School).
- Bus lane sign missing on Duke Street (north side, empty pole just east of Wellpark brewery entrance).
- Advance stop line 'cycle box' not reinstated; and pedestrian crossing studs reinstated with too narrow a crossing width between them; on Duke St (just west of John Knox Street).

GCC NRS can advise that all defect and or standard repair works including road marking and signage works are attended to as per this service's risk based approach policy. Works are carried out on a timescale dependant on the risk to public harm severity. Other works that are not deemed to be of immediate safety concerns are added to a program of works with targeted response times, which are subject to change dependant on the risk of other concerns or safety defects raised.

Since the beginning of January 2023 Glasgow has had its coldest road surface temperatures since 2010 and after this there had been periods of very heavy rainfall. The freeze/thaw action this created had an adverse effect on road conditions which had manifested in the recent proliferation of potholes. Because of this a Pothole Action Plan was undertaken with all available resources being deployed to undertake said repairs. As such no road marking works were undertaken during this period which has resulted in an additional backlog of works. These works are still currently programmed and shall be attended too as required.

Cycle Racks

We were told the footpath blockage caused by the placement of the Electric vehicle charging equipment near the cycle racks by the library on Craigmart would be dealt with in August last year. Telling us that NRS officers are still looking for alternative locations and an intention they will be removed/replaced without any timescale feels like we're being fobbed off. Can you please let us know why this relatively simple task still hasn't been carried out and a definitive timescale for doing so, bearing in mind that the issue was first raised by DCC in July 2021 and a July 2022 GCC update noted an intention for corrective work to be complete by the end of August 2022.

GCC NRS can advise that the cycle racks at the library should be removed by the end of April/early May.

Additionally DCC was informed by GCC in November 2021 that arrangements were in place for repair of the damaged cycle rack on Duke Street (at Bellfield St), and multiple failed/degraded (now removed) racks on Alexandra Parade (at Alexandra Park St and Marne St). Now we are told that there is no timescale in place and replacement is contingent on risk/funding. This is an unjustifiable reduction in active travel amenity.

GCC NRS can advise that funding for general maintenance works like the above is prioritised on risk and is a

moving picture, the repairs will be added to a programme but no commitment on date can be given at this time due to the aforementioned.

Drainage

Regarding the drainage problems, we're in effect being told that the evidence of our own eyes is secondary to the cyclic gully cleaning programme. This programme obviously isn't working as we constantly report the same drains as being blocked, and the same areas as being flooded. This requires more than an individual report via RALF as the drainage systems are connected. Sending a drainage cleaning team out to deal with a single blocked drain time and again without considering the wider problem is hardly best value for council tax payers. We'd also object to the implication that seeing to a problem is only necessary if public health or safety is an issue. This entirely discounts the public nuisance of situations. One would be the entire width of Onslow Drive for a stretch of up to a hundred yards being flooded every time there's heavy rainfall, which has been reported on numerous occasions and has been happening for years.

We reported four specific issues, so could we please be told when they'll be dealt with.

GCC NRS can advise that all the gullies within the Dennistoun area were cleaned between March and May 2019 as part of the cyclic gully cleaning program. This program stopped as part of the Covid restrictions and only restarted mid-2022. The Dennistoun area is currently programmed to be attended to prior to the end of 2023.

Out with this cyclic program, in regard to specific locations, gullies shall be attended as per our risk based approach policy, whereupon works are carried out dependant on the risk to public harm severity (the four locations reported were inspected and two isolated points of flooding/standing water were identified, these sections shall be attended to as required).

In the interim if local residents have any immediate concerns, they can report defects 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

As 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, can you please let us know the exact specifications applied to those areas.

Further, the GCC reply does not properly acknowledge the concerns raised by DCC. For example, the persistent issue of vehicles encroaching into pedestrian space at the Palais, blocked access to cycle racks at Amore, and commercial refuse bags left on the pavement outside Coias. The images documented by Google Street View are not isolated instances, they are the norm, and this will be apparent if the noted 'continued monitoring' has taken place. Is it not reasonable to expect that if these problems can't be properly controlled, then the outdoor seating area permissions must take adequate consideration of those problems?

GCC NRS can advise that all businesses who wish to operate a Temporary Street Cafe are currently required to apply for 2023/24. The issues raised by the Dennistoun Community Council at these particular venues will be taken into account when reviewing and approving the applications for the businesses highlighted.