



# Dennistoun Community Council

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## Minutes of the Dennistoun Community Council Ordinary Meeting

held on Tuesday 13th June 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); Jane Marley (JM); Callum McLellan (CMcL); Ellen McVey (EMcV); Valery Tough (VT) [*Chair*]; Wesley Wright (WW) [*Minute taker*].
- Others Present:** Cllr Anthony Carroll (ACar); Ryan representing Anne McLaughlin MP; Ruth representing Paul Sweeney MSP. Approximately 6 members of the public.

	<b>ACTION</b>
<b>1 Welcome / Introductions / Attendance / Apologies</b>	
<ul style="list-style-type: none"><li>- Apologies received from Cllrs: Lewis Hughes (LH); Fiona Nixon (FN); Frank Plowright (FP) and Assoc Member Emma Jones.</li><li>- Cllr not present: Ian Sheerer (IS).</li><li>- Also from Elaine McDougall (EmcD) and John Mason MSP.</li><li>- Cllrs not present, no contact: Cllr Allan Casey (ACas); Cllrs Greg Hepburn (GH); Cecilia O'Lone (CO'L); Linda Pike (LP); George Redmond (GR).</li></ul>	
<b>2 Approval of Minutes</b>	
<ul style="list-style-type: none"><li>- 5th May 2023 ordinary meeting minutes: proposed by LC, seconded by TD.</li></ul>	
<b>3 Reidvale HA</b>	
<u>Representatives from Reidvale HA (RHA)</u>	
<ul style="list-style-type: none"><li>- Jill Cronin, Interim Director of RHA. In post for 18 months to date, brought in by management committee to oversee the transfer process.</li><li>- Mags Lightbody, Transfer Advisor, in post for approximately a year to date, commissioned by RHA to advise on legalities.</li><li>- 'Transfer News' publication, and online at the website, for a summary of the news related to the transfer process.</li><li>- RHA has been working with the Scottish Housing Regulator (SHR) to address some non-compliance issues. An Options Appraisal was produced to assess the performance of the HA in delivering for tenants. As part of this, a full survey of buildings was carried out. Problems with the fabric of the buildings were identified that required to be addressed. Approximately £7m of masonry work estimated to be required over 10 years that hadn't been accounted for. Based on recent contracts issued for work of this nature, there is potential for this to rise.</li><li>- Transfer can only be to a registered social landlord and a registered charity.</li><li>- No Glasgow HAs made a submission to be the transfer partner.</li><li>- Existing business Plan of RHA assumes a 10% rise in rents annually for 8 years. Transfer proposal is for a five year rent freeze.</li><li>- Almost 50% returned a vote in the recent survey of tenants. Almost 70% of those voting supported the current proposal.</li><li>- Castlerock Edinburgh HA is the owner the 'Places For People' (PFP) subsidiary.</li><li>- Neighbourhood Centre organisation does not and has not paid rent to use the venue.</li></ul>	
<u>Q&amp;A</u>	
Q: Will the rent freeze apply to new tenants? A: This is the expectation.	
Q: Is the RHA business plan published? A: No. And this is normal. The five year business accounts are published, though.	
Q: What will the rent rise be after the freeze? A: Rise to be inflation+1%. Estimated to be 3%	

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rise after 5 year freeze.

Comment: Historic low RHA rent can be seen as a failing of sorts, based on the outstanding maintenance requirements.

Q; How will the repairs be funded? A: There is a maintenance backlog on top of repairs. PFP proposal will not require to pay for directors, which is expected to free up some of the funding.

Q: Does RHA have any debt? A: No. But this is unusual for an HA and not necessarily a net positive.

Comment from tenant: Mismanagement has been witnessed first-hand. But sceptical about the proposed transfer, in terms of oversight and priorities not necessarily being in the best interests of tenants. There should be a management committee in place that is inherently linked to the residents.

Q: What stage are we at? Is there any going back? A: Business Case is being put together, which will be shaped by Reidvale tenants. This will be put to tenants, informing them fully of the details, with an independent ballot carried out.

Q: Could the Community Centre and/or RAPA/sites be sold? A: RAPA is a fully independent site and organisation. Community Centre is owned by RHA. There is no legal protection to prevent the Centre being sold, but PFP have a stated intent to get it re-opened as soon as possible.

Comment from tenant: Lack of consultation and transparency. Fear for the future.

Q: Where would the power lie in the decision-making process in the event of the proposed Transfer going ahead. A: Customer focus group to be set up by PFP.

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#### 4 Matters Arising

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##### Noticeboards

- Location of the noticeboards is now unconfirmed. Cllr EMcD notes that Barlinnie have projects that might be able to make and supply replacement noticeboards.

##### Road markings/studs/signage + Cycle Racks + On-street seating at cafes + Drainage

- GCC response lacking detail and action. >> **FP circulated draft. Requires review by CCLlrs.** FP/VT

##### Fire Service

- Promotion of publicity for relevant fire safety promotions. Possible attendance in September.

##### Social Media

Promotion, especially including consultations. Ongoing.

##### Glasgow Life

Matters asked about during attendance at the May 2023 meeting by David McCready (Dennistoun Ward Community Development Officer):

- The Business Plan, after unsuccessful levelling up bid. >> **DMcC to provide an update.** VT

- The future of the Golf course. >> **DMcC to provide an update.** VT

- Swimming lessons for primary schools. >> **DMcC to provide an update.** VT

- It has been suggested that all GL venues are potentially available for takeover by any group putting a bid in, as long as there's an acceptable community bid. This was clarified that it isn't the case for all venues, i.e. where City Property is the owner. Uncertainty about specific venues remains. >> **Requires clarity.** VT

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#### 5 Treasure Hunt

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##### Written update from FP

- All four local primary schools are on board, and are currently having the children design the certificate to be given out to all participants in September. I'll collect the entries on the final week of the school year, with a winner to be decided over the summer. >> **Action** FP

- An application has gone in to the Area Partnership Fund for the printing costs of entry forms, note to teachers and certificates for a total of £318.99. An application has also been made to the Co-Op local funding for £180 to cover a £20 prize for a boy and a girl winner in each primary school and the person who designs the winning certificate. [Advice note from Cllr Carroll – this would need to be applied for via the Store Donation Policy, at manager's discretion.]

- So far nine shops are on board, with another pending a response. 16-20 would be optimum, but soliciting the remainder can wait a little if taking place in September. The September weekend begins on Friday September 22nd, and I'll collect the entry forms on Friday September 29th. >> **Action** FP

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## 6 Officer Updates/Reports

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### **a. Chair/Vice-chair**

- None.

### **b. Treasurer**

- Latest RBS statement balance: £3467.33 as of 01 Jun 2023. A cheque has been issued for £210 to Reidvale for previous venue hires, but this has not yet been cashed; £40 due to St Andrews East Church Hall hire for this meeting.

- Signatory update: done

- Expenses: None.

### **c. Secretary**

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

### **d. Planning and Licensing**

#### Planning

- None.

#### Licensing

- Alexandra Park Festival: 22<sup>nd</sup> July 12 noon to 4pm.

### **e. Area Partnerships**

#### Calton AP [Link]

- Next meeting date 06 Sep 2023.

#### Dennistoun AP [Link]

- Next meeting date 19 Sep 2023.

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

- Cllr Carroll has enquired about the administration of the NIIF. Info is due at the next meeting.

- Playpark updates disappeared from June meeting. It was requested that this be reinstated for the September meeting. >> **Request to ACar for it to be added to next AP agenda.** ACar

- Assurances have been received that the 25% of NIIF funds spent on potholes/maintenance, despite that being against the stated aims of the NIIF, will be returned and made available for NIIF projects in due course.

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## 7 Consultations

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### Glasgow City Council via [glasgow.gov.uk/consultations](https://glasgow.gov.uk/consultations)

- Just Transition. Ends 16 June 2023.

- Duke Street and John Knox Street Avenues. Consultation events along route and in library on Thu 15 Jun 2023. [dennistouncc.org.uk/2023/05/29/duke-street-and-john-knox-street-avenues](https://dennistouncc.org.uk/2023/05/29/duke-street-and-john-knox-street-avenues)

### Scottish Government via [consult.gov.scot](https://consult.gov.scot)

Ending on or before 20 Jul 2023: Reforming the criminal law to address misogyny; National Event Strategy; Council tax on second and empty homes/Non-domestic rates; Local Living and 20 min Neighbourhoods; Pavement parking prohibition enforcement regulations for local authorities; Permitted Development Rights; Effective community engagement in local development planning guidance.

### Boundaries Scotland via [consult.boundaries.scot](https://consult.boundaries.scot)

- Updated proposals for Scottish Parliament constituencies. Ends 17 Jun 2023.

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## 8 Current Local Issues

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### Recommendations/Plans for Infrastructure Investment

- 'Proposals for Improvements to Pedestrian Infrastructure Provision' version 1 document circulated for discussion. Primarily aimed at realising the potential of the Neighbourhood Infrastructure Improvement Fund (NIIF) and working to Liveable Neighbourhood (LN) consultation and report findings.

- Puffin crossings x7 proposed on main roads in the area, where existing crossings are too far apart from each other.

- Zebra crossings x13 proposed at each end and at midpoints of busier residential streets/link roads which are direct through-routes between main roads.

- Ark Lane to be made step-free accessible, as a key footpath link to/from Duke Street.

- Craigpark, and Onslow Drive to be step-free accessible along the full length (key pedestrian axes, evidenced by the latter having two school lollipop crossings).

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- £700k rough estimate total cost as a maximum for the controlled crossings (+ additional for the accessibility measures). Some of these proposals might be confirmed as included within the Avenues (or other?) projects in the near future, reducing the need for funding through the NIIF.
  - What next? >> **DCC Cllrs to attend and review this doc and the Avenues consultation, then then send to Cllrs for support and then to AP for comment.**

DCC/VT

- Various Traffic and Parking... What's going on?

- The Environment and Liveable Neighbourhoods City Policy Committee from 14 March 2023 included a Parking Services update: a "*Dennistoun and Royston Parking Zone*" is "*due to commence Summer 2023*". Not an implementation date, as a Traffic Regulation Order (TRO) will be require to be formally consulted on, which will take months. Presumably a resurrection of the proposed Restricted Parking Zone (RPZ) which was put on hold when Covid restrictions arrived in March 2020. DCC posted details of that proposal at the time [[here](#)], accompanied by an FAQ list [[here](#)]. The RPZ included a 20 mph limit, and a full one way street system more comprehensive than that put in place as part of the scaled-back "Low Traffic Neighbourhood" (LTN) that placed planters outside the primary schools.

- Following a review of the planters/one-way scheme it was proposed that those measures would be made permanent. Which would also require a TRO to formalise them (and make them properly enforceable). This TRO has been much-delayed.

- Have the planters/one-way TRO plans been superseded, with the TRO for the resurrected and updated RPZ expected to become the plan for how things will look in the long term?

- Re: parking enforcement, NRS Parking Services has reviewed its "observation periods", which basically halves the 10 mins 'grace period' on yellows and in loading bays to 5 mins before tickets are issued.

- Re: pavement parking, assessments are to be undertaken during 2023 of all roads in Glasgow to determine which locations should be made exempt from the Pavement Parking Ban. Transport Scotland are continuing to work towards the timetable of December 2023 for the beginning of enforcement.

- Related, from the Business Plan docs for the upcoming 6 June 2023 Environment and Liveable Neighbourhoods meeting: "*A programme of traffic and speed survey assessments will be conducted by the end of 2023. Thereafter, work will commence on the design of the 20mph zones.*"

- Included in the update from GCC in January in response to DCC enquiries about progressing beyond the Liveable Neighbourhood longlist: "*Dennistoun Streets for People – GCC Colleagues are currently trying to procure consultants in order to recommence the proposals for parking measures with complimentary Neighbourhood Filtered Permeability interventions. It is hoped that re-engagement with the local community will commence in April 2023.*" Is this (overdue) engagement and the upcoming 'RPZ relaunch' effectively one and the same thing? It is presumed so (because of likely replication and/or contradiction in the TROs). But the LN reports called for a more holistic approach than simply a basic RPZ consisting of 20 mph limit, some one-ways, and formalised parking bays with permits.

- >> **Cllr Carroll heard a summary of the above confusions and will enquire to GCC, seeking clarity on details of these various plans that include elements addressing traffic, parking, and more besides.**

ACar

- Additional parallel efforts to push for step-free accessibility at Bellgrove and Alexandra Parade railway stations? >> **Enquire to relevant organisation(s).**

DCC/VT

Representation of Organisations/Demographics at the Area Partnership

- Suggestions sought for local groups that would broaden local representation on the AP.
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## 9 Public Input

- None in addition to that heard under other items at this meeting.
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## 10 Elected Member Updates

Anne McLaughlin MP, via representative

- Requested meeting with Police following increase in car and house break-ins. Vigilance required.
  - Also discussed machete attack. An isolated incident.
  - Group has been set up to potentially start a Neighbourhood Watch.
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- Pensioner and cost of living support.

Paul Sweeney MSP, via Ruth

- Scottish Power have recommenced removal of old Corporation cabinets despite promises to put the removals on hold. SP have compiled a list of locations for review.

Cllr Carroll

- Police have been distributing advice and locks in the area and communicating with local residents following break-ins. People have been identified as suspects in the machete attack.

- Due to meet local stakeholders regarding issues related to Tartan Lodge.

- Funding uncertainty about application/distribution process for funding Holiday food programmes is being pursued to ensure provision is in place.

- High Street railway station accessibility is expected commence in the medium term (2024/5? TBC) to be followed by Bellgrove at date TBC.

- Avenues / Trees.

- Various road safety concerns noted, including .

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## **11 Any Other Business**

- Further to earlier comments, it's noted that 14 streets have had a house with a break-in recently, with car keys being targetted.

- Collegelands park space available for community use (allotments?) and the developer will clean this up appropriately, which is expected to take two years.

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## **12 Next Meetings**

- Ordinary meeting on 11 Jul 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](mailto:hello@dennistouncc.org.uk).

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## **APPENDIX ITEMS ATTACHED**

- **APPENDIX A: UPDATE FROM CHARLIE KEANE, DENNISTOUN WARD NEIGHBOURHOOD LIAISON CO-ORDINATOR**

## APPENDIX A: UPDATE FROM CHARLIE KEANE, DENNISTOUN WARD NEIGHBOURHOOD LIAISON CO-ORDINATOR

Received 1 June 2023.

- Royal Mail parcel pouch grey cabinets removed from 22 sites within the Dennistoun Ward (that should be them all, unless anyone is aware of others?)
- 7 x BT Kiosks are to be removed from the ward, no date given as of yet for works, I will pursue the remaining ones (Those being removed are listed below)
  - 1 of the 2 x facing 324 Cumbernauld Road,
  - 1 of the 2 on the corner of Armadale Street/Duke Street,
  - Meadowpark Street/Alexandra Parade,
  - Marne Street/Alexandra Parade,
  - Craigpark Drive/Whitehill St
  - Sword St/Duke St,
  - Whitehill St/Alexandra Parade,
  - 11 Roystonhill has been removed
- 2 x ex SRC cabinets removed (Todd St & Abernethy St)
- 1 x Auto counter cabinet on Royston Rd (To be removed)
- Ad trailer on Craigpark has been removed
  - Ad trailers still in situ at Sannox Gardens, Viewpark Avenue, Provan Rd & Blochairn Rd ongoing
  - 2 additional ad trailers WellPark/Duke St & Duke St/Carntyne Rd @ John Wheatley college both reported.
- Civic recycling site on Cumbernauld Rd facing Duke Street station removed due to constant domestic & commercial fly tipping, trip rail removed, text tile bank gone and the slabbed area will be landscaped to blend back into the main plot.
- Fly Tipping area at Birkenshaw Street has remained clear since area closed off
- Fly Tipping at Firpark Street seems to be under control since land owners were asked to fence it off.
- Graffiti ward wide is under control but will always be ongoing
- Fly posting at most intersections has been targeted but will be ongoing.
- 2 dumped motorbikes on Todd St now removed
- 3 x Vans with no road tax/mot parked at Hovis factory on Duke St, now removed.
  - Although another has appeared but has been reported to DVLA
- Marmaris food shop on Duke St at Lidl 2 site was often messy, Commercial Services are having dialogue with the owners,
- Tennent's & Hovis businesses asked to clean up graffiti from their fence/walls which they have done.