



Dennistoun Community Council

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

Minutes of the Dennistoun Community Council Ordinary Meeting

held on Tuesday 10th October 2023, from 7:00pm,
at St Andrews East Church Hall, 685 Alexandra Parade, G31 3LN.

Cllrs Present Steven Campbell (SC); Brian Johnston (BJ); Ruth Johnston (RJ); Frank Plowright (FP) [*Minute taker*]; Ian Sheerer (IS) [*Chair*]; Valery Tough (VT); Wesley Wright (WW)

Others Present: MSP John Mason (JM); Councillors Anthony Carroll (ACar); Allan Casey (ACas); Ryan Curran on behalf of MP Anne McLaughlin; Gary McKenna of Calton Community Council (GM); Robert Donnelly (RD); Chloe Pimblett.

	ACTION
1 Welcome / Introductions / Attendance / Apologies - Apologies received from Cllrs: Lisa Clifford (LC); Tom Dickson (TD); Callum McLellan (Cmcl); - Cllr not present: Jane Marley (JM); Ellen McVey (EMcV). - Cllrs not present, no contact: Cllr Cllrs Greg Hepburn (GH); Elaine McDougall (EmcD); Cecilia O'Lone (CO'L); Linda Pike (LP); George Redmond (GR).	
2 Approval of Minutes - 11th September 2023 ordinary meeting minutes: proposed by VL, seconded by SC.	
3 Matters Arising - Police – FP to follow-up enquiry about antisocial behaviour and disturbance caused by dog in private areas, as noted in March minutes. Uncertainty as to best way to report the issue. - >> Requires follow up. - FP contacted doctors and dentist surgeries to ask about patient levels, staying in Dennistoun, and whether the facilities can cope with patients from new flats. No response as yet. >> Requires follow up.	FP FP
4 Treasure Hunt - FP – Disappointed that one school forgot to give out forms. - Returned forms from schools roughly 10% of pupil population, lower than when the event was held in the past. - Shopkeepers generally happy with event, noted greater participation from children from ethnic backgrounds. - Winners from each school to be decided by tie-break by DCC members. - FP to liaise with Steven Bell at Co-Op re possible prizegiving once winners are decided. - FP will reclaim costs and produce report when entire event is complete.	FP
5 Officer Updates/Reports a. Chair/Vice-chair - None. b. Treasurer - Latest RBS statement balance: £3607.76 as of 01 Oct 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 for hall hire. c. Secretary - None d. Planning and Licensing	

Planning

- Former Golfhill School - Dismantle and rebuild main façade and stair towers to create 18 residential units. Plans don't mention dealing with large sinkhole under the premises due to which Glasgow Council evacuated pupils at short notice in 2005.

- 8-16 Aberfeldy Street - Demolition of retail unit and erection of 4 storey extension to flatted dwellings

- 20 Craigpark - Detached house scaffolded out and garden filled with pallets of Marley Concrete roof tiles – presumably to replace the slated roof tiles. Looks like a proposed reroof with Marley Concrete roof tiles which is not acceptable in a Conservation Area. BJ will contact Planning

BJ

Home Sharing - 17 Westercraigs: Application for new License for a short term let
Occupant capacity 2 - no of rooms 1. Applicant will remain onsite

HMO - 16 Marne Street: Application for a new License for a House in Multiple Occupation.
Occupant Capacity 1 – no of rooms 1

e. Area Partnerships

- No meeting this month. Next meeting 28 Nov 2023.

6 Consultations

None

7 Current Local Issues

A. Reidvale Housing

SC reported back as a member of the Reidvale Board, noting the position placed an embargo on information until publicly released. The proposed takeover of Reidvale Housing Association by England based Places for People is now at the second stage of community engagement until October 23rd. Brochures have been issued to Reidvale tenants with an attractive offer of a rent freeze for five years and considerable money earmarked for repairs and upgrades. The final decision is down to what Reidvale tenants vote for, but there is no plan B.

While Reidvale has no debt, the Regulator imposing stringent new operating conditions and the requirement for a 30 year plan, Net Zero compliance, stonework to be addressed and upgrades is beyond Reidvale. The money could be raised, but not financed. Under these circumstances a combination of low rents and high wages and good pension commitments are seen as liabilities. It's only the changes in regulation that have revealed the liabilities. It's been calculated repairs and upgrading for all properties would average out at £83,000 per flat, when their current value is only £127,000.

JM agreed but was disappointed. Offer so appealing to tenants and no other HA could compete. Regulator heavy handed. Net Zero is a red herring as other HA can't afford to make tenement properties energy efficient either.

ACas said that although not in the ward people have contacted him with concerns. Noted the difficulty of Reidvale's future sustainability as independent, and no other company came forward. Glasgow Council has made a statement to back-up community controlled Housing Associations as it's felt they are vulnerable. Reidvale's takeover is a good deal tenants in short term, but protections need put in place for longer term. Places for People note local people will have a say via sounding boards, but only the company makes decisions. Locals need to think how to hold Places for People to account, and the Regulator has a responsibility to monitor. There is concern about debt raised on stock and use it to buy other properties in Glasgow rather than invested in the local community.

SC said assurances have been given that money raised in Reidvale will be spent in Reidvale, with the repairs and upgrades initially financed by English cash holdings.

RD noted having worked on a HA board, and that planning permissions have become harder. West of Scotland HA has picked up local HAs and other English companies are interested in Scotland.

IS wondered if there's room to look at the Regulator being too stringent. SC said questions have been asked in the Scotsman and the Regulator has been slow to engage and respond, and there's been no response from the Housing Minister. He also mentioned the irony of rents being considered too low by the Regulator, yet Places for

People have promised to freeze them for five years. The plan is to raise them then by the rate of inflation plus 1% thereafter, so will the Regulator then question their competency? The Resident Focus Group won't have a place on the board, and shareholders will get a shareholding in the larger Castle Rock Association, of which Places for People is a part. It disenfranchisement of the local community, and any promises must be tied down contractually and monitored by the Regulator and other stakeholders such as Glasgow Council. For the time being rents will remain lower than the private sector, but will be going up eventually.

B. Infrastructure - Cllrs requested costings for NIIF projects at the last Area Partnership meeting. Responses from ACar and ACas still leave gaps in what we know. CCLrs requesting confirmation that roads maintenance work won't be waved through, and that they will push for better schemes, i.e. pedestrian crossings! There can be no commitment until there's a public consultation on the fund, and there can't be a blanket objection to maintenance as there has been precedent on other community councils, and this could include accessibility improvements on footways.

If Calton's consultation is to be used as a model it leaves little room for suggestions, and GM noted only 5% of Calton's population took part, so it's hardly representative. Nor had all suggestions been costed.

ACas referenced consultations in Calton and Pollok, but Dennistoun AP doesn't need to use the same model. He clarified that there's been a misconception about money allocated for road maintenance, which has only been borrowed from the fund, which is sitting in the bank awaiting consultation outcomes. It will be replenished, and the borrowing couldn't have been clarified before as it was only recently decided at a budget meeting.

If the result of the consultation is for new infrastructure then there's nothing stopping that, although ACas isn't keen on a public vote being the final decision as that doesn't always divert money where most needed and some areas have little engagement. Conversely, if road repair is the overwhelming choice then that will need to be looked at. There are existing budgets for consultation so this won't be subtracted from the NIIF grant, and costings have been carried out for other consultations so there should be no need to arrange them again.

DCC members noted the list for Calton was lashed together whereas we've provided a defined project, and the form of questions funnels the decision. There's been poor communication without previous explanation as to borrowing, poor promotion and there was scepticism the announcement of just borrowing would have been made had DCC not raised queries.

ACar – Felt it worth keeping the Calton template for a consultation, but hopes there's an identifiable reason for the gap in engagement about the NIIF fund between Pollok and Calton. Liveable neighbourhood consultation has previously highlighted ideas of what could be done.

C. Glasgow Life

ACas noted there have been positive moves regarding repairs of the teaching pool, but there have been no recent updates and no timescale for repairs. The budget meeting had positive news about increased opening hours at Whitehill, but this is at the cost of reducing hours elsewhere.

D. Station Disability Modifications.

VT has just had a response from Network Rail saying modifications come from the Access for All funding. There is a round every three years, but Glasgow Council didn't apply in the last round, and there is no partnership in place.

ACas The issue has been raised over a number of years and he corresponded with Network Rail in 2019, but they weren't willing to consider a bid. A joint request from elected members and DCC is worth pursuing.

JM has raised in the past that access at Bellgrove could be provided by a ramp from Sword Street, but Network Rail refused. Lift more expensive.

IS knows an accessibility consultant willing to produce a proper assessment of

possibilities, but as this is a favour there can be no deadline. He will liaise with Calton Community Council about the consultation and to have an understanding of their needs

E. Liveable Neighbourhood and other Consultations.

WW noted a Spring consultation on Liveable Neighbourhood and Spaces for People hasn't manifested and there's been no further information. The People Planters placed outside schools need traffic regulation to make them permanent, and without it those and the one-way systems are not legally enforceable. We're not getting information, nor about traffic zones parking restrictions, 20mph speed limits and when the parking ban on pavements will come into place and be enforced. No timescales. There's concern one project will proceed at the cost of the others. It shouldn't be so difficult to get information.

ACas has requested these interventions. They're all wrapped into one Restricted Parking Zone process. As of 20/9 the hiring process for a consultant was begun, and it will take approx 16 weeks to issue documentation before the potential consultant can begin. Delay is due to LEZ officers working on it.

IS

ACar commented that as the 20mph zones are city wide they're likely to be implemented before RPZ.

8 Public Input

- None.

9 Elected Member Updates

Clr Carroll

- The Avenues Project on the South Side allows money for offshoot projects, so this ought to apply for other areas. Work on disability access at High Street station has started. The bin hubs trial starts in Haghill on 26/10. Bins will not be locked, but locks can be retrofitted if required. Lobbying for food waste bags to be stocked locally. Asked police for drug dealing in Alexandra Park to be dealt with.

Anne McLaughlin MP

- Written report submitted. Campaigning for government energy support to be reinstated. Holding a constituency session on November 4th in Dennistoun. Spots can be booked online.

Clr Casey

Apologised for not attending meetings for a while. He was on the Milnbank Housing board and the meeting dates clashed. No longer on board. Much work lately as Convener of Addiction Services. New Hunter St facility for safe drug consumption announced. Agreed it was poor practice that it was leaked before local residents were informed, but the consultation process started five years ago and has been ongoing ever since. There will be a public meeting in Calton and DCC should be involved in the stakeholder consultations. Met with new Police Commander and mentioned the problems local businesses are having with residents of the Tartan Lodge.

John Mason MSP

Although only a small part of his constituency is in DCC area tries to attend at least twice per year, but hasn't always managed. The offpeak rail ticket project is to run until 2/3/24. The National Care Service is to be revamped to make it more palatable, and a bill on assisted dying is to be a free vote. Covid rent controls were short term, and are to be tightened up in the public sector.

There are problems for people getting dentist and doctor appointments. Has talked with Health Board, but all GP and Dental practices are private businesses. Some dentists are not taking on new NHS work, and there are reports of reminders no longer being sent and patients dropped from free treatment if not attending regular check-ups.

Hopes there will be less drug paraphernalia on the street with the new safe centre. If properly installed and maintained RAAC shouldn't be a danger, but government properties are being checked for this type of concrete. There may be problems with private tenancies that haven't been maintained.

10 Any Other Business.

SC mentioned East End Kids charity has taken over the old Mary's Meals premises on Duke St.

Information about the Art Trail circulated on Slack, which is a good opportunity. Happy to collaborate with Calton Community Council, but time is of the essence. DCC

Frank will circulate the Treasure Hunt tiebreakers as there's no time during the meeting. FP

11 Next Meeting

- Meeting on 14 Nov 2023. WW
 - 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.
-