

Summer 2022

Southsider

Newsletter



SOUTHSIDE
housing association

Community Activities 2022



See pages 10-12 for more pictures from the Spring activities and for details of our up and coming Summer Activities. We hope to see you there!

OUR OFFICES WILL BE CLOSED:

GLASGOW FAIR

Friday 15th July & Monday 18th July

SEPTEMBER WEEKEND

Friday 23rd September & Monday 26th September

We want your feedback

We would appreciate it if you would fill in your comments on any of the issues covered in this newsletter on the enclosed card.

Postage is free.



0141 422 1112

csd@southside-ha.co.uk

www.southside-ha.org

/SouthsideHA

Contact Us

Our main office opened up to the public on the 21st March 2022 allowing customers to visit without making an appointment. Our offices are open at the following times:

Southside House, 135 Fifty Pitches Road

Office opening hours are 9.00-4.00pm except Wednesday when the Office Opening Hours are 9.00-2.00pm.

Local Office, Shields Road

Opening up our small local office in Pollokshields is a bit more challenging because of the tight space restrictions and we will continue to encourage appointments only except for Wednesday mornings when the office will be open for a "walk in" service from 9.00-12.30pm.

Our reception areas are fitted with Perspex screens and hand sanitiser is available. We will continue to follow social distancing and observe the Scottish Government advice on mask wearing.

We have several other options for you to contact us:

- Arrange an appointment to speak to your housing officer in your own home

Phone us on 0141 422 1112. Our Customer Service Advisors can deal with all tenancy related enquiries including taking rent payments and directing your call to Housing and Advice Services.

- Email us on csd@southside-ha.co.uk
- Use our contact form at www.southside-ha.org
- Download the MySouthside phone app from the App Store or Google Play

To register visit our website,
www.southside-ha.org
 OR scan the QR code



Welcome to the Southsider

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Committee Members



Chairperson
Mrs Margaret McIntyre



Vice Chairperson
Mr Alex Cameron



Secretary
Mr Jonah Chireka

Committee Members

- | | |
|---------------------|---------------------|
| Mr Iain Dyer | Ms Alison Devlin |
| Mrs Betty Macneill | Ms Ruth McCluskey |
| Mr Surjit Chowdhary | Ms Shirley Robinson |
| Mr Munir Choudry | |

We currently have some vacancies on the Management Committee and particularly welcome interest in joining the Committee from tenants and factored owners. We have an induction process for new members and can provide training tailored to suit your needs. The position is voluntary and requires a commitment of a few hours each month.

We would love to hear from you, why not start with an initial informal chat?

0141 422 1112 csd@southside-ha.co.uk



Dear All,

Welcome to our summer newsletter which I hope you will find informative. We are increasingly moving to digital publications but we plan to publish a paper copy of the newsletter at least three times a year. We have published three digital newsletters since February and these have been well received. If you would like to receive copies of our digital updates direct to your email address please contact csd@southside-ha.co.uk. Alternatively you can access the digital newsletter on our website (southside-ha.org/the-southside-newsletter/) or via Facebook (facebook.com/SouthsideHA)

We had a huge reaction to our rent consultation campaign at the start of the year, (over 500 responses) and we were delighted to issue prize draws to the 10 lucky respondents. A huge thanks to all those who took part. You will have noticed that all services are back to normal and the main office has no restrictions on visitors. Please check the panel elsewhere in the newsletter for details of our opening times for the main office in Cardonald and the local office in Pollokshields. We launched the new Bulk Uplift Service on the 1st April and initial reports have been very positive with almost 50 requests for the service in the first eight weeks.

The biggest challenge facing everyone just now is the Cost of Living crisis and particularly the huge spike in household energy bills. We were delighted to keep our basic rent increase to just 2.75% this year but we recognise that many households will be under serious pressure with sharp increases in heat and light bills. If you are struggling to pay energy bills please contact our Advice Service by emailing advice@southside-ha.co.uk. Our Advice Service staff may be able to help access additional benefits and/or provide some assistance with electricity and gas bills.

The school holidays can be a very expensive time of year for many households and we are delighted to continue to deliver a programme of food and activities for young families over the summer holidays. Our thanks to the ongoing financial support from Glasgow City Council which allows us to deliver this important support, you can find details of the planned summer programme for both Cardonald and Pollokshields elsewhere in this newsletter.

We plan to be out and about in a series of community events over the summer in most of neighbourhoods, so we look forward to seeing you face-to-face after nearly two years of social distancing. Watch out for news of events in your area over the summer.

Finally, if you are a "digital newsletter" person, you probably know already that I will be leaving Southside in September after over 24 years. Hopefully I will get a chance to see you in person at one of the community events in the coming months before I finish up.

Best wishes

Patrick Mc Grath
Director



STOP PRESS - NEWS UPDATE

We are delighted to announce the appointment of Paul McVey, Director of Cloch Housing Association to the post of Chief Executive at Southside Housing Association. see page 4

New Chief Executive Appointed

We are delighted to announce the appointment of Paul McVey, Director of Cloch Housing Association to the post of Chief Executive at Southside Housing Association. Paul will take up the new post in early September, allowing a period of handover.

Margaret McIntyre, Chairperson of Southside Housing Association says "the Management Committee is delighted to welcome Paul to the post of Chief Executive. The recruitment process was comprehensive and our thanks to our recruitment consultants Aspen People for their contribution. Paul has a distinguished track record in the sector and the Management Committee is excited about the opportunity to work with Paul to continue the growth and development of the Association. We wish him well in his new post".

In response Paul says "I am delighted to be given the opportunity to lead Southside Housing Association into a new chapter for the organisation. Patrick has delivered many successes at Southside supported by a strong staff team and Management Committee, and I will work hard to protect and build on that legacy, while ensuring that our communities are served in the best possible way. While I have loved my time at Cloch, I am really excited about my new challenge in Southside and looking forward to joining the team in September".



Repairs Service Timescale

From the 1st April 2022 we are trialling a revised timescale for reactive repairs in order for us and our contractor to provide a better overall service to our tenants.

Emergency Repairs – made safe within 4 hours

Urgent Repairs – completed within 3 days

Routine Repairs – completed within 10 days

To report an emergency repair or receive repairs advice then please contact us Monday – Friday, 9am – 4pm (Wednesday 9am – 2pm) on **0141 422 1112** and press 1 for repairs or e-mail us at our new repairs address: **southsiderepairs@southside-ha.co.uk**.

The out of hours emergency number for our Maintenance contractor City Building is **0800 595 595**.

Thank you for your understanding and ongoing co-operation during these changes.



Dangers of Energy Theft

Please be aware about the dangers of tampering with electricity meters and energy theft. Energy theft is a criminal offence and is punishable by a fine or imprisonment.

'Rigged' meters are sometimes discovered after a household fire. We take a zero tolerance approach to their behaviour. Therefore, anyone caught tampering with a meter may lead to them losing their homes.

Tampering with a meter can cause a significant fire risk which can be potentially devastating to the home and those around it and, in some cases, can be life threatening. We urge any tenants who are aware of this activity to contact us. If you are struggling with energy bills please get in touch with us for help and support on

 **0141 422 1112**  **csd@southside-ha.co.uk**



Have you insured the contents of your home?

Southside Housing Association does not insure the contents of your home or your personal possessions and we strongly urge that you arrange home contents insurance for this reason.

Thistle Tenant Risks can offer all our tenants a chance to insure your contents and personal possessions in an easy and affordable way. This will provide peace of mind, knowing that you are covered for fire, theft, storm, burst pipes, flood and other risks.

Contact Thistle Tenant Risks and request an application pack today!

 0345 450 7286  thistletenants-scotland.co.uk

Imagine if you were unfortunate enough to experience a flood due to a burst pipe in your home or that of a neighbouring property, which caused extensive damage to your ceilings, carpets, furniture and other personal possessions. Could you afford to replace lost items?

Southside Housing Association are able to repair the burst pipe and damage to the ceiling as we are responsible for the building itself, but it is your responsibility to replace your belongings and having home contents insurance would help with this.

We know from experience that incidents do occur, which can often leave tenants struggling to find extra money to replace lost, stolen or damaged goods and this is why we strongly urge all of our tenants to arrange home contents insurance.

For more information please contact us on  **0141 422 1112**  **csd@southside-ha.co.uk**

Cycle Shelter Spaces Available

In the summer of 2021 the Association installed secure, weatherproof bike shelters across Pollokshields and Cardonald following funding from Glasgow City Council.

This has been a fantastic opportunity to give residents safe, secure bike storage, further promoting cycling as an activity that is good for health and emotional wellbeing and encouraging residents to travel in an environmentally friendly and relatively affordable way.

Onsite storage will also help ease conflict over space and storage as bikes are often stored inappropriately in stairwells and cause a safety hazard.

Each shelter holds 6 bikes, is weatherproof and is secured with a lock and key. Please note a deposit of £10 is required prior to being supplied a key.

We have just a few spaces remaining at St Andrews Crescent, St Andrews Drive in Pollokshields and Swinton Place and Invergyle Drive in Cardonald. If secure, ground level bike storage would benefit you please contact us on

 **0141 422 1112**  **csd@southside-ha.co.uk**



Bulk Uplift Service

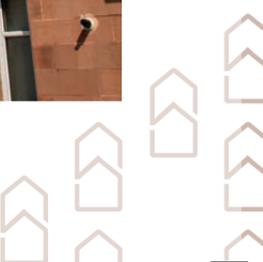
As part of the rent consultation exercise we asked tenants about proposals for a new bulk uplift service. Given that Glasgow City Council (GCC) has terminated its previously free service, we wanted to test the support for an in-house service.

A huge majority of respondents, over 80%, voted in favour of Southside introducing its own service. This will involve an additional 0.5% increase on the rents for the next two years, but clearly tenants support the overall value of the Southside proposal, the safety implications and the wider neighbourhood benefits.

To request an uplift contact us on

 **0141 422 1112**  **csd@southside-ha.co.uk**, providing:

- The items that require an uplift
- Where the items need removed from
- Your contact details
- We aim to respond to any bulk uplift request within 10 working days.



Allocation Policy Consultation

Thank you to all tenants who recently participated in our consultation for proposed changes to our Allocation Policy.

Our Allocation Policy sets out how we promote our available homes and manage the process by which we let our homes to applicants on our housing lists, current tenants wishing to transfer, homeless people and others in housing need referred to us through statutory routes and partner agency referral.

Following a comprehensive review of our Policy just over three years ago, this review represents a 'light touch' review with no major changes to our Policy. We have proposed some small changes to how our points are awarded to certain qualifying applicants.

Full details of our Allocation Policy can be found at www.southside-ha.org.

SHAPE.

shape your association | shape your community

SHAPE is an initiative that will give you opportunities to have your say on what Southside Housing Association does. This includes providing feedback on the current services we provide, providing feedback on proposed changes to policy or procedures and shaping the way we serve you and your neighbourhood.

If you are currently a tenant of Southside Housing Association and would like to be involved in SHAPE, please contact us on



0141 422 1112



csd@southside-ha.co.uk



southside-ha.org/get-involved/shape/

Nuisance Birds

Birds will soon be nesting and may become a nuisance, but they are protected and we are limited with what we can do.

For this reason, we would ask that you do not encourage the birds by feeding them, particularly near to our blocks of flats.

They can make a terrible mess which is both unsightly and damaging to properties and cars. Feeding birds around your home will also encourage vermin.

All wild bird species, their eggs and nests are protected by law.

We cannot therefore remove nests that are being built, and need to avoid trimming or cutting trees, bushes, hedges and rough vegetation during the nesting season.

We will always take seriously your concerns about nuisance birds and take action in line with the current government guidelines.



Supporting You, When You Need Us The Most

We provide free benefit, debt and money advice, so if you've lost income, worried about money or need assistance with benefits please contact us as soon as possible on

 0141 422 1112  csd@southside-ha.co.uk

Welfare Rights Service

Our Welfare Rights Service continues to help tenants find your way around the benefits system.

In recent years, Welfare Reform has led to new benefits being introduced. This has made it important to get good, accurate advice on what benefits to claim. Some of the issues that we have been dealing with include:

- Helping tenants to make and manage online claims for Universal Credit
- Making sure that tenants are properly advised about whether they need to claim Universal Credit or whether they can stay on old style benefits
- Helping reduce rent arrears by challenging Housing Benefit decisions
- Appealing decisions to refuse PIP or end ESA (Employment & Support Allowance) awards
- Applying to the Scottish Welfare Fund for items of furniture for tenant's homes
- Disputing benefit overpayments – making sure tenants don't have to pay back any more than they should
- Advocating on tenant's behalf with Social Security Scotland to ensure that they receive any devolved benefits that they may be entitled to – such as the Best Start Grant & Best Start Foods for young children, Funeral Support Payment, Young Carer Grant etc.
- Providing money advice and debt solutions

Are You Worried About Debt?

Our Money Advice Service offers free, confidential, impartial and independent debt advice. We can review your finances, prioritise your debts and complete a financial statement which includes details of your income and expenditure. We will then give you advice on what options are suitable for you and provide you with necessary information to help you make an informed decision. We will contact your creditors and negotiate with them on your behalf. We can also assist with accessing cheaper fuel tariffs and can liaise with your utility provider to resolve disputes about your bills.

Are you in debt to your Utility Supplier?

Or are you struggling to make payments, and have to ration your energy supply and find it difficult to heat your home?

If you are in debt with your energy supplier and struggling to pay, contact our Welfare Rights & Money Advice Team, you may qualify for help. With energy costs increasing, if your recent bills are based on estimates, contact your supplier and provide meter readings, and ask to be supplied with an up to date statement.

Whether you have a standard pre-payment meter, smart meter or dry meter there is help available to Tenants on low income or in receipt of benefits.

Please contact our Welfare Rights & Money Advice Team, who may be able to access funding to pay all or part of your arrears, or assist with current costs on  **0141 422 1112**  **advice@southside-ha.co.uk**

Customer Satisfaction



Compliments

“

I would like to mention two members of staff namely, Ruth Kennedy and Brian McNeillie who have been very helpful and courteous in trying to assist me any time I have spoken to them.

”

Owner, St Andrews Crescent

“

I've just had a call from someone who was extremely helpful. Thank you so much!

”

Mid Market Tenant, Cartside Street

We are committed to listening to your views so we can deliver services more effectively, or where we can do more things that you want us to do. To support us to do this we regularly monitor the complaints we receive, and also have an independent company Research Resource undertake regular satisfaction surveys. Where an issue comes up as part of a complaint, or is fed back to us by Research Resource, we will look to make changes to how we work.

The area that we received most complaints about related to our day-to-day repairs service, mainly to do with poor communication from our contractor in terms of appointments. We will continue to work with our contractor to improve their performance in this area.

Please contact us if you are unhappy with any aspect of our service to register your complaint.



0141 422 1112



complaints@southside-ha.co.uk

Complete an online form at www.southside-ha.org



Complaints

Ways to pay your rent

There are a number of options available to make it easier to pay your rent:



To start paying your rent by direct debit, please contact us on  0141 422 1112  csd@southside-ha.co.uk



Call allpay on 0330 041 6497 or go online to www.allpay.net to pay by credit or debit card. You can also download the allpay app (via Apple App Store, Windows Phone store and Google Play) onto your mobile phone to pay by credit or debit card.



Pay in person at any Post Office or PayPoint terminal located in shops or supermarkets.

You can make a payment in person by cash, credit or debit card. If you need an allpay card, call us on



0141 422 1112



csd@southside-ha.co.uk to request one.



Community Activities 2022



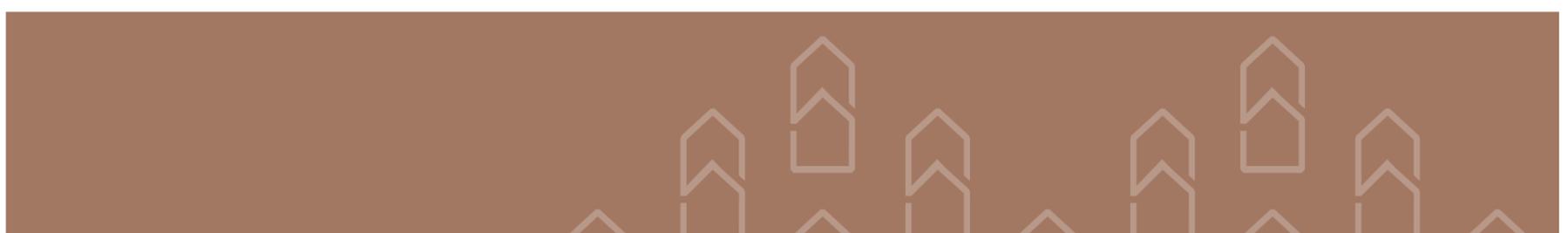
The Association continued its support to families over the school holidays through the provision of free food and activities at the Halfway Community Park and the Bowling Green in Pollokshields for the February and Spring break.

Sessions included healthy lunch and snacks provided by the Pollokshields Community Food Point and activities ranged from den building, crafting window displays, toasting marshmallows by the fire and making smoothies using the smoothie bike.

We also enjoyed listening to music chosen by the children and come rain, wind or shine there was a great buzz that only children know how to create! Parents mentioned the value of having a focus across the school holiday so they could offer a change of scene to themselves and their children.

Thanks to all the organisations who made it a great success:

Hillington Park Parish Church, Urban Roots, Make Do and Grow, Giggle and Grow, Operation Play Outdoors, Pollokshields Community Food Point and Bike for Good. Also a special thanks to our Community Initiative Volunteers.





2022



SUMMER

Southside Connections

Pollokshields Location:

The Bowling Green, Pollokshields, 49 McCulloch Street, G41 1SU.

Dates: Every Monday and Wednesday

starting Monday 27th of June to Wednesday 10th August
(except Monday 18th July)

Time: 12 - 1.30pm

Cardonald Locations:

1 - Halfway Community Park, Mossheights Avenue.

Dates: Every Tuesday starting Tuesday 28th June to Tuesday 9th August.

Time: 12-1.30pm

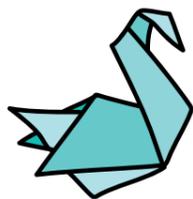
2 - Hillington Park Parish Church, 24 Berryknowes Road, Cardonald, G52 2UD.

Dates: Every Thursday starting Thursday 30th June to Thursday 12th August.

Time: 10 – 11.30am.



Free Food Arts & Crafts



Games and more



fun-filled activities!

For children aged 0 – 18 and their families.
Children should be accompanied by an adult.



Scottish Charity No.: SC036009.

£1,000 Foodbank Donation



Our Committee member, Jonah Chireka provided a much needed donation to the Glasgow South West Food bank based at Hillington Park Parish Church in Cardonald.

Manager, Claire McCunnie, said “we are extremely grateful for this very kind donation from Southside Housing Association, the housing association have supported us for many years and we thank all the staff and Committee members there”.

The Association made a similar donation to the Pollokshields Community Food Point in December 2021. The donation will support the provision of essential household items for individuals and families most in need.

Foodbank Support:

You can access the foodbank by contacting the welfare team within your housing association, via your GP, Money Matters and the local MP Chris Stephens.

Foodbank Donations:

Donations can be made at any of our opening times (below) and via donation baskets in Asda Govan, Morrisons Cardonald and Tesco Silverburn.

Opening/Donations Drop-Off Times

Monday at Ibrox Parish Church 10-2pm

Wednesday at Mossbank Baptist Church 11-2pm

Friday at Hillington Park Church 9:30am-12:45pm

Volunteer Recruitment

Does having a reason to get out of the house help you feel more motivated in life? Are you looking for some structure to your day? Do you like helping others?

Come and join us as a Community Volunteer!

We appreciate getting to know each of our volunteers and finding the different interests every one of them has and we can help you discover skills and strengths you might not have realised you had!

Some of our existing volunteers help with our childrens holiday programme, some help with our breakfast clubs.

We offer support for each volunteer and help them learn and develop various skills like teamwork, celebrating their own successes, and helping them through challenges.

If you're interested feel free to get in touch, even if it's just for an initial chat to begin with to see if this volunteering opportunity might be something for you.

Please contact Amreeta Graham, Community Initiatives Worker on 07539058167 or 0141 422 1112 (Ext.103) or email AGraham@southside-ha.co.uk



Cardonald Development Update

Helping to create better places for people and nature

For over 50 years the tower blocks at Queensland Court and Gardens have been landmarks on the south side of Glasgow, providing 228 homes. Southside Housing Association and Glasgow City Council, through Glasgow City Deal investment, are leading a project to improve the green space surrounding the blocks to make the space a great place to live.

We hope to start the works in summer 2022, and when the work is completed you'll see:

- A fun and active zone including a play park, a pump track for bikes and scooters, natural play equipment for climbing, swinging and sliding. The multi-use games area will remain.
- An informal woodland area along the railway line fencing
- Drainage systems called swales and raingardens to help manage rain water better
- Cycle storage with green roofs
- A total of 78 parking spaces (39 at each block)
- 10 disabled parking bays
- Electric parking bays
- Improved lighting

The Association's Community Programmes Manager, Pauline Fletcher said, "securing funding for the project has been a long and protracted process, with increased costs over the last year being a huge challenge. However we now look forward to getting on site in summer 2022".

As we are all aware our climate is changing, with more rain due to fall. The Park will help to reduce the risk of flooding not just for you but for the wider Cardonald neighbourhood both now and in years to come. It is more than just a play park!



Become a Friend of Queensland Community Park

On Tuesday the 26th April we presented the final plans for the development of Queensland Community Park.

Residents were enthusiastic about the proposed plans and look forward to seeing the final results. They commented on how much of a difference it would make to have a nicer outdoor area for them to gather and meet their neighbours, especially having a beautiful space in which children could play safely.

Resolving issues with parking, easy access for emergency vehicles and having suitable street furniture were highlighted with last minute comments to final details noted before the works start.

Residents were keen to meet monthly to continue the development of ideas and build a community that will engage, enjoy and encourage the good use of the space and the maintenance of their community park.

With funding from the National Lottery Community Fund we recently welcomed Maria Suarez-Alvarez to the Association. Maria joins us as our Outdoor Activity and Well-being Officer who'll be working with communities in Cardonald, particularly around the Halfway Community Park and Queensland Court and Gardens.

Thank you again to all residents who came along and for your continued support and involvement.

If you would like to be involved, email us at  queenslandcourtandgardens@southside-ha.co.uk





Building with Nature



The project at Queensland Court and Gardens has been awarded the Building with Nature National Award and received the 'excellent' accreditation.

The building with Nature initiative enables house builders, developers, and local councils to understand how to include nature in developments in ways that can:

- Improve people's lives whilst protecting the natural world
- Slow down climate change and prepare us for the worst effects of it
- Help nature's recovery by making more space for nature in our towns and cities.

Building with Nature are putting nature at the heart of decision making in using the "Building with Nature Standards Framework", a practical "how-to" guide for everyone involved in creating places for people to live, work, learn and play.

Southside Housing Association and Glasgow City Council have used the Building with Nature Standards to help shape the design of the outdoor spaces at Queensland Court and Gardens. The design team were able to achieve a Building with Nature Full Award at the "Excellent" level.

The design for Queensland Court and Gardens is a great example of how it is possible to add more nature into existing development, creating inviting greenspace for everyone in the community. It also introduces 'nature-based solutions' to help tackle climate change such as areas that will naturally hold rain water and reduce flooding.

Glasgow City Region City Deal is providing funding for the project through the Metropolitan Glasgow Strategic Drainage Partnership (MGSDP), as well as a number of other funders shown below:



New Homes Update!

8 New Homes, Climate Change Project, Niddrie Road

This year will see the completion of the tenement development project on Niddrie Road focusing on finding solutions to create environmentally sustainable and energy efficient pre 1919 tenement blocks.

This ground breaking project aims to develop good practice amongst owners of tenements and the building industry on how to insulate their homes to meet the Government's Climate Challenge targets by 2040.

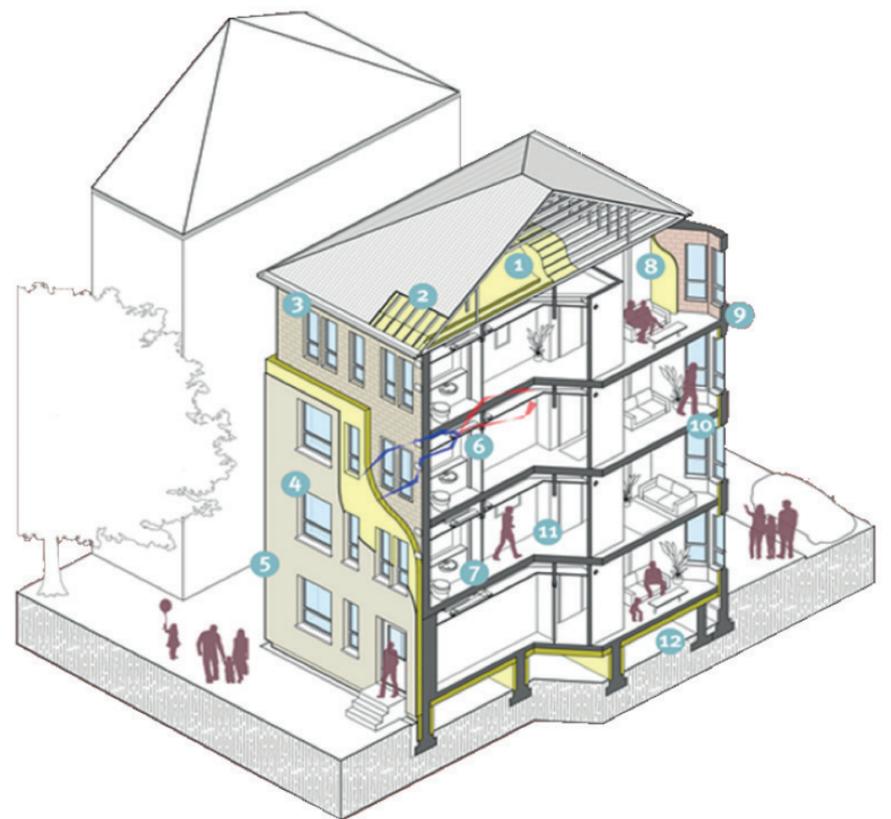
Project partners are working together to improve the way buildings are designed and constructed in the future to minimise their impact on the climate. The huge array of energy performance improvements has the added benefit of improved resident's health and significantly reduced energy costs.



"We are delighted to make a potentially big contribution to addressing the climate emergency in Scotland through SFC funding for this important project. Older housing is a key source of the carbon challenge, especially our pre-1919 tenements. This demonstration project allows us to both learn about this particular form of retrofit and to assess how to scale up and provide replicable solutions across the range of Glasgow tenements. It is an exciting opportunity to work on something that can make a genuine difference." Prof Ken Gibb

The building works are being funded by the Association with grant aid from Glasgow City Council and the Scottish Government. The evaluation study led by University of Glasgow, and including academics from University of Strathclyde, is funded by the Scottish Funding Council.

- 1 – Top up insulation up to 450mm thick
- 2 – Lower area of slates removed to check for timber decay and ensure insulation wraps over wall head to meet EWI
- 3 – Two smaller windows knocked into one larger window for more light and heat gain into living areas
- 4– New high performance triple glazed windows and doors
- 5 – External wall insulation to rear and gable walls, extended below floors, into window reveals, all downpipes replaced
- 6 – Mechanical ventilation with heat recovery unit in bathroom ceiling removes almost all outgoing heat keeping flats warm with lots of fresh air
- 7 – Wastewater heat recovery from baths and showers
- 8 – Internal wall insulation to front elevation, walls stripped back to stone, wood fibre insulation and lime plaster added
- 9 – Street side stone wall repaired with stone repair and repointed using lime
- 10– First floor joists removed from wall to avoid decay, allowing for continuous insulation and airtightness
- 11– Layout altered for better space planning



For more information please contact  csd@southside-ha.co.uk

49 New Homes, Niddrie Road, Strathbungo

We are delighted to have welcomed our first new tenants at our completed developed at Niddrie Road within the popular Strathbungo area.

33 new homes let to Social Housing and Internal Transfer Applicants

16 new homes let to Mid Market Applicants

Following site acquisition in 2019 of the former Arnold Clark Showroom at 43 Allison Street, the Association entered into a Design & Build Development with AS Homes to deliver the construction of 49 new build flatted properties together with a ground floor commercial unit.

The development includes a mixture of apartment sizes including a number of 1, 2 and 3 bedroom properties.



120 New Homes, Phase 2 & 3, St Andrews Drive



Our flagship development at St Andrews Drive is a 120 home development located in Pollokshields, led by CCG (Scotland) on behalf of Southside Housing Association.

Phase 1 delivered 49 new homes in 2018, 36 homes for social rent and 13 for New Supply Shared Equity.



Following the demolition of the former deck access flats at 3 & 11 St Andrews Drive and 21 Maxwell Oval in 2018 we began work on Phase 2 & 3 of the development.

Phase 2 & 3 of the development will create a further 120 new homes comprising of a mix of one, two and three-bedroom flats, and three and four-bedroom maisonettes.

Each home will benefit from a private terrace or balcony whilst shared spaces for residents will be provided in the form of gardens that are complemented by new tree planting, wildflowers, rain gardens, and children's play areas.

Works at St Andrew's Drive will continue over the course of the year, we hope to welcome the first new residents later in 2022.



Planned Investment Update!

Our Asset Management Team continues to ensure our homes are maintained and improved.

In Progress

| | |
|---|---|
| Smoke & Heat Detector Programme | Various properties as identified |
| Heating and Hot Water System Upgrade | Maxwell Grove and Maxwell Gardens |
| Draught Proofing (Living room Glazing Units) | 21 – 39 St Andrews Crescent, 27 – 31 St Andrews Drive, Swinton Place and Invergyle Drive |
| Electrical Distribution Equipment | 5 Queensland Court, 15 Queensland Gardens, 150 Berryknowes Avenue, 21 – 39 St Andrews Crescent |
| Internal Stair Lighting | 27 – 31 St Andrews Drive, Swinton Place and Invergyle Drive |
| Emergency Stair Lighting | 27 – 31 St Andrews Drive, Swinton Place and Invergyle Drive |
| Common Extract systems - Fans and Controls Cold water Booster Pumps \ | |
| Energy Performance Certificates | Various properties as identified |
| Upgrade to Fibre Broadband | All common Blocks |



Coming in 2022/23

| | |
|---|--|
| Installation of new kitchen and bathrooms | Various properties as identified |
| Heating and Hot System Upgrade | 21 – 39 St Andrews Crescent, 27 – 31 St Andrews Drive, Swinton Place & Invergyle Drive |
| Heating and Hot System Upgrade | 5 Queensland Court 15 Queensland Gardens |
| Lift Upgrade | 20-220 Moss Heights Avenue 177 Nithsdale Road |
| Sprinkler system upgrade | 21 – 39 St Andrews Crescent 27 – 31 St Andrews Drive |
| Stock Condition Survey | Various properties as identified |

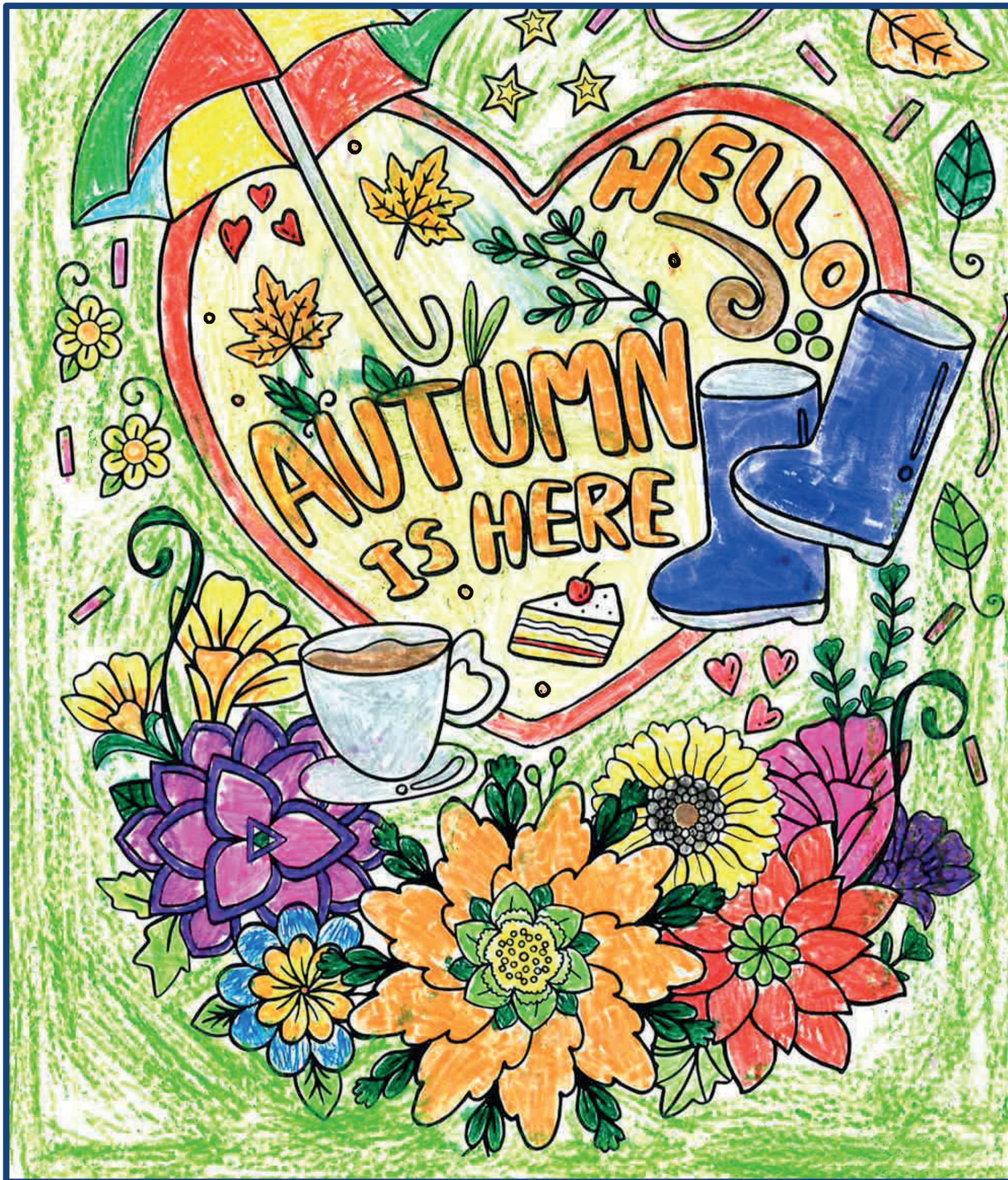


In addition to the above improvements we will provide essential health and safety inspections to tenant's homes:

Electrical Safety Testing throughout 600 homes

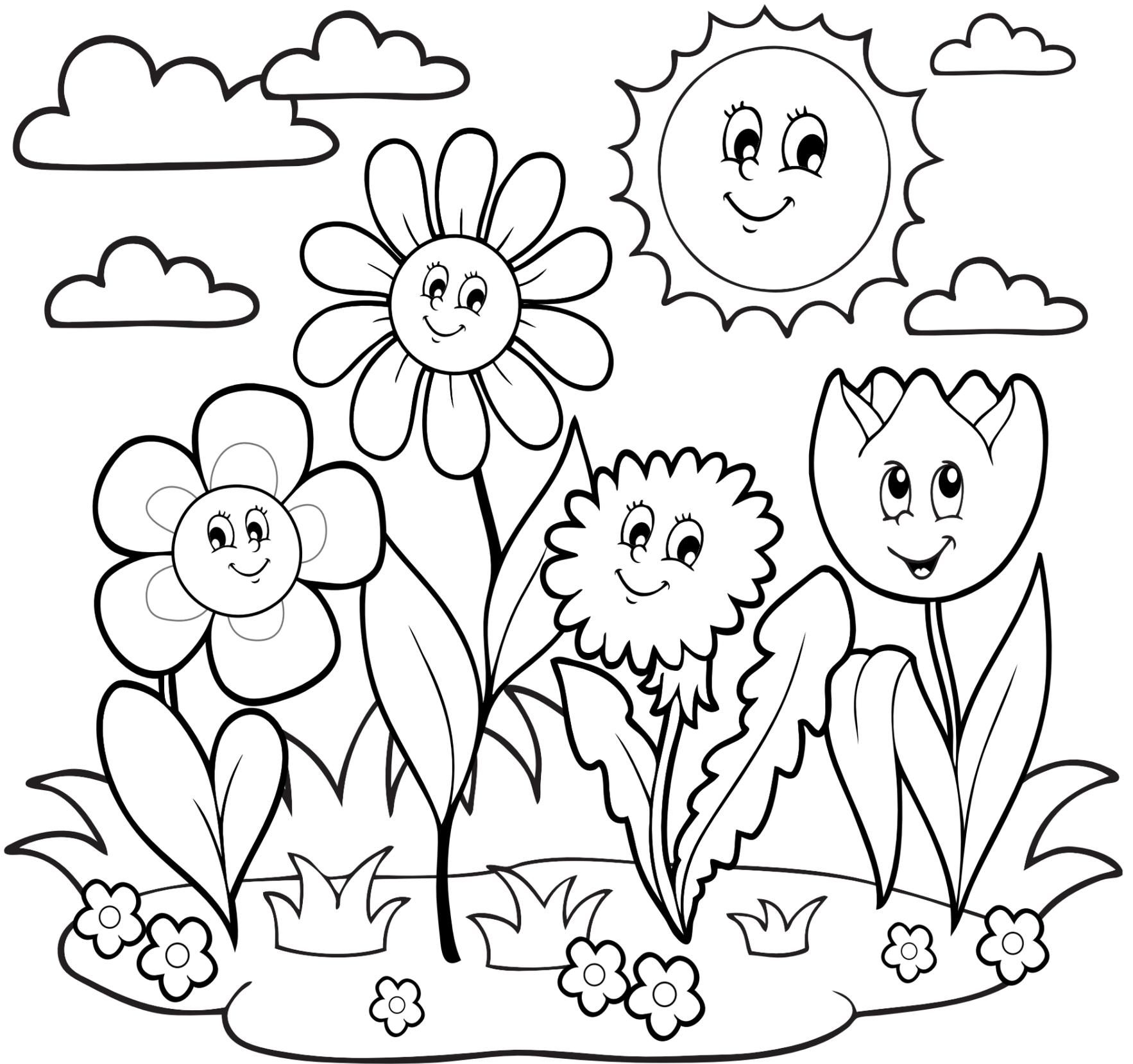
Gas Safety Testing throughout 900 homes

To find out how your home will benefit please contact us on  0141 422 1112  csd@southside-ha.co.uk



AUTUMN Colouring Competition Winner

Aliza Iqbul Age 6



SUMMER Colouring Competition

Please enter your details below and return to Southside Housing.

Name:..... Age:..... Address:.....