

Regenerating Our Communities

A snapshot in time



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Minister's Foreword



I am delighted to be sponsoring the Excellence in Regeneration Award. Regeneration of Scotland's most disadvantaged areas and strengthening of local communities are key priorities for the Scottish Government. These aims are strongly represented in this year's entries.

Housing is a key part of our physical, economic, and social fabric. It is also critical to our regeneration vision for Scotland - where our most disadvantaged communities are supported and where all places are sustainable and promote well-being.

Housing is and will remain a priority for the Scottish Government and we have pledged to deliver at least 30,000 affordable homes over the lifetime of this Parliament, investing around £860m. We can't do this alone and we have been clear that we must work with all housing providers to seek creative, innovative approaches to help us meet our targets for affordable homes and to help regenerate our most disadvantaged communities.

I am greatly encouraged by all of the entries submitted to the 2013 CIH/Scottish Government Excellence in Regeneration Award. Not only are these projects

highly innovative and will make a long lasting impact on the regeneration of Scotland's communities but they also focus directly on people. This social focus is a strong example of community-led regeneration in practice. Through physical regeneration we are seeing a better quality of affordable housing, more fuel efficient homes and mixed tenure communities that also deliver opportunities for job creation and sustainable economic growth. This has a direct impact for those living in our most disadvantaged communities.

I thank all of Scotland's housing providers for their efforts to help regenerate our most disadvantaged communities to help Scotland flourish. Together we must ensure that all of Scotland's communities are sustainable, promote well-being and take advantage of sustainable economic growth to further enrich the lives of Scotland's people.

Margaret Burgess

Margaret Burgess MSP
Minister for Housing and Welfare

A word from the Chair



In these tough times, regeneration faces some real challenges. A lot of factors need to come together for regeneration to be successful. This publication serves to remind us all of the critical role local communities and a wide variety of organisations can play in revitalising areas that badly need turning around.

Taking a selection of entries to this year's CIH Scotland/Scottish Government Excellence in Regeneration Award, this is by no means the full story of housing's role in regeneration: there's a lot more going on out there. In celebrating the achievements highlighted in this publication, let's hope we'll be marking similar success for many years to come.

Elaine Gibson
Chair, CIH Scotland



Introduction

This publication offers a flavour of current regeneration activity based around new or refurbished housing provision. It is simply a snapshot, taking its material from 13 entries to the 2013 CIH Scotland/Scottish Government Excellence in Regeneration Award.

This year saw a particularly high number of entries. Organisations have to put a lot of effort into submitting entries, offering in the region of 2,500 words and accompanying photographs etc. With three entries shortlisted, and of course only one winner, CIH felt that there were too many great regeneration stories to tell here, and so decided to set down in print a summary of each project. In doing so, we fully recognise that there are many other regeneration stories out there, some of which will have been the subject of entries to this award in previous years.

If the current financial climate makes for uncertain times for housing investment generally, it makes for particularly challenging times for housing-based contributions to the regeneration of streets, estates and towns. Our 2012 survey of councils and housing associations on the future prospects for regeneration found that there was still a reasonable amount of ongoing regeneration activity, more of it than previously being undertaken directly by local authorities now that so many have their own new build programmes.

But the survey also found that few providers could be confident about what the future held. The uncertainty was partly about the impact of reductions in grant rates, most notably for housing associations, in view of the additional costs so often associated with regeneration activity.

But prospects were also seen as very significantly affected by the overall economic situation, which meant that even where providers felt confident that a housing contribution could be made, it was far less clear how long it might take for other parts of the jigsaw to be put in place. These included provision of private (for sale) housing, as developers waited for market improvement and easier access to mortgages for purchasers. Uncertainty also surrounded future investment by retail, manufacturing and other

industries (and the job creation that went with it), and provision of new schools, recreation and other community facilities funded at least in part from a public purse under immense pressure from competing priorities at a very challenging time.

What was not in doubt from the survey was the commitment among local communities, local authorities, housing associations, developers and other partners to work in partnership to continue the regeneration story wherever and whenever possible, and in doing so to make a real difference to the lives of people and families in some of Scotland's most deprived areas.



Tanshall and Caskieberran Estate Regeneration

Glenrothes, Fife

Kingdom Housing Association

The project is the completion of 118 new homes in an Estate Regeneration Area, where comprehensive regeneration has been undertaken.

The Tanshall and Caskieberran Estate comprised of a number of council and privately owned five storey maisonette blocks built in the 1960s. Given the low demand for this type of housing and the maintenance, safety and social issues associated with their use, the area was designated an Estate Action Area in February 2004.

A project group including Fife Council's Housing Services, Transportation, Community, Development and Local Services and Kingdom HA was established to explore and consider various options for the redevelopment of the council owned maisonette sites.

Since this time Kingdom has worked in partnership with Fife Council, the Scottish Government and local community to make a positive contribution towards the redevelopment of the area. To date Kingdom has completed five phases of the regeneration proposals. During summer 2011, the last of the maisonette blocks was demolished, clearing the sites for future redevelopment by Kingdom.



The Housing Needs Assessment for the estate identified a need for a range of house types, and these projects have provided a mix of single, two and three storey housing. Of the 118 new properties built, 55 have been designed for older people, people with mobility problems and people requiring full wheelchair standard housing.

Through close liaison with the Planning Department and Fife Constabulary's Architectural Liaison Officer, careful thought has been given to the design layout of the regeneration sites to ensure that they work in harmony with the existing properties but at the same time ensure the safety of the public and provide a safe family environment.

Existing links through the estate which had previously attracted anti social behaviour have been replaced with clean, well lit, low maintenance pedestrian links. By reinforcing street frontages and integrating the landscape design, areas of public open space have become more clearly defined, better overlooked and more easily maintained. The completed phases have achieved the Secured by Design accreditation.

Given the successful track record of the regeneration work, funding has been secured for further phases of the project. Phase 6 is currently on site and plans are currently being developed for phases 7 and 8 of the project. These phases will provide another 41 much needed affordable rented homes.

Proposals for the privately owned blocks are now being progressed. It has been agreed that it would be preferable to consider redevelopment of all the maisonette sites in order to secure comprehensive regeneration for the whole estate and arrangements are being taken forward for the purchase of two blocks.

A sense of place

In partnership with Fife Council, the Association worked closely with all the tenants and residents within the area to discuss the options for the future of the Council owned maisonette sites. This exercise identified 100% support for the demolition and redevelopment of the sites. A series of public

consultation events followed and where possible people's views were taken into account before any of the new build layouts were finalised.

A Development Brief Masterplan for the estate was produced to set out principles for the redevelopment of the maisonette sites to ensure a coherent strategy across the whole estate. The main objectives were to:

- Recognise community aspirations
- Facilitate high quality redevelopment
- Assist co-ordination of phased development of the individual sites
- Promote high quality standards of planning and urban design
- Incorporate environmental improvements
- Address issues of connectivity across the estate
- Enhance community safety

An Allocations Initiative was set up between the Association and Fife Council to assist with the rehousing of the tenants from the blocks to be demolished. This enabled the tenants to remain close to their families and friends.

The Community Involvement Strategy and design approach have created a redevelopment project which recognises the community aspirations, has involved local school children and created 'ownership' of the proposals, provided community artwork and environmental improvements and developed new homes, all of which has helped sustain communities and attract new residents to the area.

Kingdom has also worked closely with the local Tanshall Primary School. This involved a series of visits to the school by Kingdom staff, Fife Council and Hart Builders, as part of an Educational Partnership Agreement. Site visits have also been held with the pupils to give them an opportunity to see projects taken from demolition stage through to completion of the new homes.

Artwork was commissioned in partnership with the Tanshall Primary School. With images produced by

the children, the artist created a visual narrative with locally sourced volcanic rocks which were strategically placed creating an art trail through part of the estate.

Contributing to broader local regeneration

The regeneration of the area has enabled a number of positive wider outputs to be achieved. Through the Association's 'FifeWorks' project, a number of successful training opportunities have been provided. Phase 4 enabled one of the training placements to gain full time employment with the main contractor. The Association's own apprentice electrician managed to fulfil his training requirements through a short training placement on Phase 5 of the project.

School work placements have been secured for Primary 7 pupils from Tanshall Primary.

Renewable awareness training provided to the Association's staff will help ensure that tenants are advised on how best to maximise the benefits from the solar thermal panels: this will help address fuel poverty.

Kingdom and Hart Builders have signed a Community Benefits Charter which has allowed all partners involved to fully engage with the objective of delivering community benefits through the following:

- Supporting various activities which benefit Kingdom tenants, residents and the community
- Facilitating employment and training opportunities for local people from priority groups
- Developing a business partnership with the local primary school to promote an integrated, educated and inclusive society
- Making a contribution to a sustainable environment in the Glenrothes area, through energy efficiency and the use of renewables
- The use of public art.



Neighbourhood Renewal

Dicks Hill, Stranraer and North West Dumfries

Dumfries and Galloway Housing Partnership



Following the large scale stock transfer of over 10,000 homes from Dumfries and Galloway Council, Dumfries and Galloway Housing Partnership (DGHP) embarked on an ambitious programme to demolish some 400 houses and regenerate three areas in long term decline.

For forty years no tenant had exercised their right to buy in these areas. DGHP identified 400 houses of the worst stock in 2006 that had very poor quality buildings, low levels of energy efficiency, damp and condensation were prevalent, turnover was high and demand was very poor. Stranraer and North West Dumfries had some of the most deprived communities in Scotland. Tenants did not choose these areas as a first choice as they were stigmatized and had significant crime and drugs issues

In partnership with the Council, Scottish Government and local tenants and residents we embarked on one of the largest regeneration programmes this country has seen, and despite the administration of the main contractor and the current recession we have come through adversity to deliver what we believe is an impressive.

This large scale impressive regeneration project set out to demolish these impoverished areas and to build 650 new mixed tenure homes at an estimated cost of £75m. The master plan behind the project was to pepper-pot mixed tenure and build affordable housing across a range of tenures cheek by jowl so that the tenure type could not be identified.

The project emerged from consultation with the community. A design competition chose five architectural practices to work with local residents to create new communities with tree lined avenues, court yards and crescents, integrating safety and security features. The houses have also been designed to very high energy efficiency standards including super insulation and micro-generation. Many tenants have commented that their new homes have changed their lives and have brought them out of fuel poverty, halving their bills in most cases.

The tenants that returned to these areas also designed their own home interiors. The design process went

way beyond the normal kitchen unit and bathroom colour range, and included choosing house layouts.

The program has delivered nearly 500 new homes over the last four years, with 300 being for social rent.

A sense of place

These areas had no sense of place. In Dumfries the post war buildings had no definition of what was private and public. Residents could walk through back courts and common stairways that were causing considerable safety and security problems. Although there were areas marked for hanging out clothes this was very rarely done, with no defensible space. Crime and drugs flourished in these communities.

The chosen designs are based on simple, urban, safe and secure layouts that define public and private areas and create defensible space for residents. Previously, play areas were tucked into a corner away from any supervision or the ability for parents to engage with children. Now all the areas use the village green type idea to develop play areas as the focus of the community, with the spaces are overlooked by the new houses.

In North West Dumfries the local primary school came up with the idea of displaying the pupils' art work, and every month this is replaced with new work. The incidence of graffiti and damage to the play park has now reduced significantly.

Max High School in NW Dumfries included the public realm development proposals in the school curriculum for fourth year pupils. They have had many exciting ideas including the use of micro-generation in public lighting and sun dials in public art and orientation.

All tenures and a more balanced mix of people are being attracted to the area. House purchasers have commented that they would not have considered these areas prior to regeneration but that the high quality designs and range of tenures makes the areas attractive now.

Contributing to broader local regeneration

This large scale regeneration project has created 250 new job opportunities across the region at a time when the construction industry has lost 40% of its work force. It has also created technical jobs for architects, quantity surveyors, engineers and technicians.

A partnership with Dumfries and Galloway College has provided training places across the construction industry spectrum. To date we have had nearly 100 local people trained through a variety of courses to provide educational qualifications and a start into construction.

Courses have ranged from a short course on door fitting to a six month taster SVQ level II course allowing local people to experience all the building trades and to get four weeks' on site training in a trade of their choice, leading to an apprenticeship. The contractor is committed to taking on 10 apprentices per year. This course has proved highly popular: one significant group is unemployed farmers retraining into the construction industry.

There are also 10 training course places especially for young care leavers, for whom combined housing support and training is aimed at helping them move onto independent accommodation when they are ready.

The project has also gained funding to provide two community resource centres. The centres are primarily to provide residents with a café, IT/training suite, youth facility and meeting space.

This project has had a main partnership agreement between Dumfries and Galloway Council, the Scottish Government and DGHP. Without their partnership and collaborative working style this project would not have been deliverable. The Council have made this project the number one strategic priority through the investment programme and made £15m of HRA funding available.



21st Century Homes, Gracemount

Edinburgh



Cruden Homes (East) Ltd

The aptly named Evolution site in Gracemount, Edinburgh is a mixed tenure development of houses, modern colonies and flatted blocks in a homezone setting. Totalling 215 homes by the anticipated completion date of August 2014, the development will consist of 67 social rented homes, 20 for mid market rent, 20 for shared equity and 108 for market sale.

The City of Edinburgh Council established '21st Century Homes for Edinburgh' as a dedicated and innovative programme designed to address the shortfall in affordable housing available for sale and rent in Scotland's Capital. The establishment of mixed tenure communities will be achieved through a 50% affordable/50% market sale mix. Part of the land value generated by the housing for sale was used to cross subsidise the affordable housing.

Community engagement and community benefits have been a continuing thread throughout the redevelopment process. The regeneration of the area will help support the construction industry, local businesses and jobs through Cruden's partnership with the specialised vocational training provider, Capital Skills.

Masterplanning the redevelopment of the Gracemount site, which historically contained 246 flats located in three 14 storey tower blocks, commenced in April 2009. A local development group was formed early in the process to facilitate structured consultation and to encourage and empower local residents to influence design and infrastructure. This group represented stakeholders, including Gracemount Area Residents Association, local schools, Edinburgh Tenants Federation, Lothian and Borders Police and others, providing a crucial sounding board for the masterplan's development.

Cruden Homes and the Council collaborated over the design of the 215 units in order to provide a mix of homes that covered a variety of tenures and thus be appealing to a wide cross section of purchasers and tenants. We have ensured a 'tenure blind' seamless link between rental and market sale units so as to assist with social inclusion and alleviate any associated stigma at the finished development.

The mix of accommodation offers a variety of flat and house types. Apartment choices range from a traditional layout to spacious, open plan designs encompassing the lounge, dining and kitchen area. In addition, eight of the units have been built to full wheelchair accessibility standard.

Properties are also energy efficient, having achieved a high level of airtightness, whereby negligible levels escape from the structures, creating warmer and more sustainable homes. Internal ventilation systems that continually run ensure appropriate levels of aeration.

A sense of place

Cruden Homes and City of Edinburgh Council have spent time ensuring the public realm and landscaping works integrate fully with the existing surrounding development and we have introduced road traffic safety features outwith the development to assist the neighbourhood. We have supported the neighbourhood shop by redecorating the complete external shell of his premises. Trees felled at the outset of the contract will provide timber for playground equipment.

Community spirit was enhanced by a competition run with two local primary schools, providing the opportunity for local children to get directly involved in the development by both designing and assisting with the installation of the landscaped gardens of the show home. The children clearly relished the task, and their designs were an inspiring mix – including gardens with their own football pitch, swimming pool complete with slide, tennis court and a river with a feature bridge for ease of access to the back door. The children were inspired by the prospect of a job where they were allowed to get muddy on a daily basis. We regularly meet with the local schools and provide health and safety briefings for the school children.

Feedback from both purchaser and new rental residents has been very positive, not least from people who have taken up the unexpected opportunity to return to buy a home in the area they were brought up in, enabling them to live close to children and grandchildren.

Contributing to broader local regeneration

Cruden is acutely aware of the importance of linking regeneration to opportunities for disadvantaged communities. During the lifecycle of the development

at Gracemount, no fewer than 47 training and employment opportunities will be made available to new entrant recruits in conjunction with both agencies and subcontractors. Candidates will also benefit from associated opportunities to obtain industry recognised qualifications. Additionally 32 lifelong learning opportunities will be offered to existing employees.

In partnership with the Council, Cruden appointed a dedicated community benefits co-ordinator who has initiated dialogue to establish key relationships with the relevant local agencies by partnering with the Joined Up For Jobs strategy group. This group includes Jobcentre Plus, Skills Development Scotland and Capital City Partnerships. The strategy brings together the services delivered by the wide range of agencies and offers 'a one stop shop for free recruitment services'.

To satisfy on-site training requirements, Cruden has established a partnership with Capital Skills in Edinburgh - a vocational training provider specialising in the delivery of construction related activities under the 'Get Ready for Work' programme. Additional opportunities may also be delivered by the Edinburgh Construction Skills Academy, a Telford College service supporting the construction training needs of the people of Edinburgh.

By opening the doors to local companies to participate in the procurement process, the Gracemount project has created excellent contract opportunities for local companies to become involved in the regeneration of the area. Information, mentoring, support and advice will be offered through 'Tendering Process' workshops and 'Tender for Trade' events to assist companies to develop their capabilities and strengthen their tendering position. Contact with local companies is achieved through key relationships with trade bodies and federations to access member lists, as well as through partnership with the Edinburgh Construction Forum.



Gracemount Multis
DEMOLITION

Dovecot Road Development

Peebles



Eildon Housing Association

This exciting and complex development is located on the north side of the popular Borders market town of Peebles, in an area of mixed use comprising residential, commercial and light industrial units.

The vision for this project was developed through comprehensive partnership working with both Scottish Borders Council and the Scottish Government (previously Communities Scotland). Partners came together to solve what initially seemed like an intractable problem. Peebles is a pressured housing market with a shortage of affordable housing, the Council required to re-provide a care home, and land opportunities for new development were in short supply. A solution was found, which involved a complex pattern of multiple sites and co-ordinated development.

The Dovecot Road site was previously owned by Scottish Borders Council and used as a Roads Department depot. The site was far from ideal and also created an eyesore in the town, for which tourism provides an important source of income.

Eildon was able to purchase the depot site, thus releasing money to enable the Council to relocate

their depot to a purpose-built site on the outskirts of Peebles. This relocation unlocked the Dovecot Road site for regeneration.

This particular site has been developed to provide 57 high quality homes - 22 for general needs and 37 for extra care housing. The general needs housing is now occupied, and the development will be completed in 2013 when the extra care housing is commissioned. It is only through careful planning, highly effective partnership working, and the creative use of opportunities, resources and sheer persistence that this project has succeeded.

The extra care housing provision is the first of its type in the Scottish Borders. The aim is to provide frail elderly tenants with support to live independently for as long as possible. This is achieved through both the design and specification of the building and the delivery of the individual care support plan for each tenant.

All general needs flats are four person, two bedroom size, and are all built to Housing for Varying Needs standards. This allows flexibility in providing housing for a range of different living arrangements. The extra care flats are three person, two bedroom size, fully

wheelchair accessible and take account of dementia-friendly design principles. The development is four storeys in height and all floors are served by two lifts.

The introduction of a second single bedroom is an essential dimension of the vision for this house type. It allows considerable flexibility for an elderly single person or couple to live in the one flat, or for a family member or carer to occupy the second bedroom. In addition, there is a spacious common lounge which is designed to act as a focal point for organised activities and events. There is a small kitchen area in this space, where a local social enterprise catering company will serve meals two to three times per week, providing further social interaction for tenants.

A sense of place

The location of the depot facility in the town had a negative impact on the amenity of the area. To make best use of this brown field site, the development was designed to follow the existing street pattern, wrapping around the perimeters of the site. The extra care housing has been integrated with the general needs housing by forming a central courtyard, which opens up to the south to allow sunlight into the development and to the north and east to allow views to Venlaw Hill and the Eddleston Water, which runs along the site boundary.

The area of the site towards the riverside edge is on the flood plain and has been retained and planted as an amenity woodland area, designed in collaboration with the Council's natural heritage and landscape designers to enhance the biodiversity zoning and wildlife corridor along the Eddleston Water.

The extra care housing tenants have their own secure garden, offering a specially designed dementia-friendly outdoor space. The Peebles Gutterbluid Society (one of the oldest civic societies in the town) has donated a plaque for the secure garden, again assisting to cement the connections between the development and the town.

The impact on local businesses will be positive. By being offered the chance to live more independently in the community, tenants will continue to make use of local shops and facilities, adding to the diversity and vibrancy of the town, and creating a genuinely mixed community.

Contributing to broader local regeneration

The majority of the residents at the Council run Dunwhinny Lodge care home will move to the new extra care housing, enabling the demolition of the outdated care home and the redevelopment of the site to provide much needed new family sized homes for affordable rent.

Hence the redevelopment of the Dovecot Road site has both regenerated this area and enabled the regeneration of the care home site and new depot site, providing a significant economic stimulus during a difficult economic period.

Through this regeneration activity Scottish Borders Council will continue to support the opportunity for local people to be or become employees, primarily as care staff, which is an increasingly important sector for employment.

The main contractor for the project, Border Construction Ltd, has employed a high proportion of local tradespeople during the construction of the new homes. Wherever possible, locally sourced materials and components have been used in the construction process, with the associated multiplier effect for the local economy.

Kingsmeadows Enterprise, through their charitable business Kingsmeadows Catering, employ around 22 local staff, 50% of whom have special needs and may otherwise find it difficult to access meaningful employment in the area. They have also made strong links with Scottish Borders College and Peebles High School to maintain a skilled workforce in the local area.



Fairfield's 11 Phases 1988-2010

Fairfield, Perth



Fairfield Housing Co-operative

Fairfield (formerly Hunters Crescent) was a local authority estate built in 1936 to provide homes to deal with the slum clearances in Perth City. The estate maintained stability for several decades until the 1970s, when the local authority removed the gardens areas to be replaced by a municipal concrete landscape.

Little investment had been made in the homes for many years, with coal fires being the main heating source. The lack of insulation and draughty windows, coupled with poor security, led to the once coveted flats becoming difficult to let.

1985 saw 300 homes void, with the estate classed as the most deprived area in Tayside and in the worst 3% in Europe. The area was beset by record unemployment, drugs, low educational attainment and poor health. The 150 tenants left were helpless but at least had a hardy community spirit.

The then Scottish Development Agency commissioned a plan for physical and economic regeneration. Partnerships were formed with the community's Hunter Village steering group, the Housing Corporation, the local and regional councils and the Scottish Office. The Fairfield Trust was formed to co-ordinate the master planning and community development initiatives.

The delivery vehicle of a housing co-operative was chosen by the community. The co-operative would drive the project using an urban design masterplan to guide the physical development, a community building and crime prevention. July 1988 saw the formation of Hunter Village Housing Co-operative, subsequently rebranded to Fairfield Housing Co-operative in homage to the Fair City. The journey had begun.

Residents were attached to the tenement type of home, and the first 120 homes was a comprehensive refurbishment of tenements which would rehouse the majority of existing tenants.

Key issues for the architects included heating and insulation, security, eradicating rat runs through close areas, reintroduction of garden areas and defensible space for each home, and giving a sense of individuality to each home and block. Tenants were given the opportunity to customise their homes, and each individual tenement was painted externally in striking colours.

The first phase of 56 flats was completed in April 1990. The momentum continued and by 1994 there were 250 refurbished and 50 new build properties. The design was continually evolving, with health and energy efficiency as key components. Between 1994 and 2005 a further five phases of new build development, albeit on a smaller scale, brought a further 50 homes.

The mix had been altered with the creation of larger family homes, new build amenity housing, new flats and attractive terraced homes, low cost housing for sale and homes for disabled people. No one house type dominates, and Fairfield caters for the range of households crucial in balancing a community.

A sense of place

In 1985 Fairfield had a sense of isolation bordered by Railway Yards on one side and a main road on the other, coupled with an internal road network that allowed traffic to speed recklessly. There were no local facilities of any kind, and the public transport network was very poor. There was a genuine fear among health workers, police and doctors of visiting the estate because of its terrible reputation.

Infrastructure improvements were one of the first tasks, with the introduction of a new spine road feeding to courtyards. Gardens were reintroduced to all properties and robust fencing establishing defensible space. Demolition to clear sites also removed rat runs. Bus routes were reintroduced.

Landscape architects oversaw each phase with robust planting, trees, high quality paving, parking areas and enhanced street lighting. Play parks were reintroduced and the local playing fields improved. This had a significant impact on the sense of place, and the emphasis on a high quality environment is now seen as a key within regeneration good practice.

The Co-operative established an office in the second phase of the development, giving tenants hands on service. Following resident consultation a community facility was constructed, giving residents comfortable meeting facilities for the first time.

Community policing was introduced and for the first time residents became confident in working with the police and other agencies. Employability improved and crime rates started to plummet. Local employment was enhanced by apprenticeships and jobs being created by the main construction contractors.

Contributing to broader local regeneration

Fairfield in the 1980s was an unemployment blackspot. Educational attainment was poor and further education almost non-existent. Now over 70% of tenants are in employment and educational results have improved. Fairfield now makes a significant contribution to the Perth labour market – unimaginable in the 1980s.

Life expectancy has increased to UK averages and diseases related to poor housing have all but been eradicated.

Ongoing construction over our 25 years has seen £25m being spent locally. Contractors are also committed to local employment.

With the help of Working Rite, Perth College and Communities Scotland, Fairfield hosted the "Toolkit" project between 2006 and 2011. This focused on school leavers with low levels of qualification, who were placed with local construction companies on six month placements. Of the 100 who completed the project, over 30% gained full time apprenticeships and 30% undertook further education.

2013 is a landmark year for Fairfield: 25 years in business, a testament to the many partners over that period. As today, at its heart were tenants who had the faith, vision and perseverance to stick with the regeneration process through the bad times. Perth and Kinross Council were hugely supportive and committed a large number of resources to the project and a real enthusiasm for rectifying the mistakes of the past.

Other agencies locally, including the police, NHS, schools and local colleges, all supported our work in the early days and continue to do so via several partnership projects.

A viable community and viable business with people and partners at its heart, the vision of the 1980s has been achieved and surpassed.



Shawbridge Transformational Regeneration Project

South Side, Glasgow

Glasgow Housing Association

Shawbridge is one of the first Transformational Regeneration Areas (TRAs) in Glasgow in which GHA has delivered new homes for tenants. TRAs include eight of the largest concentrations of social housing and disadvantage in Scotland, and many contain unpopular and unsustainable stock - for example, the nine multi-storey blocks of flats in Shawbridge.

While the area had a concentration of unpopular multistoreys and low-rise properties, it is also surrounded by a high value private sector market, and is set between Shawlands and Pollok Country Park, close to Silverburn retail complex and the M77. It also has strong public transport links to the City Centre and beyond - but an identified lack of supply of affordable family housing.

Regeneration plans for the area therefore focused on demolition of existing multi-storey and tenemental blocks in order to build a mix of affordable houses, both for rent and purchase, with the aim of creating vibrant, popular and sustainable neighbourhoods.

Regeneration in this context however, also means creating jobs, local opportunities, improved transport links, amenities and a sense of community pride. Our aim is to radically transform Shawbridge into a thriving mixed-tenure, mixed income community supported by attractive environments, infrastructure and access to amenities, delivered through partnerships with the Scottish Government and the City Council.

It took eight seconds to blow down the two 23-storey blocks in Riverford Road and Riverbank Street in Shawbridge in 2008. Built in 1967, they were once home to around 500 people. We worked with the 115 tenants still living in the two blocks at the time to find suitable alternative accommodation.

The initial phase of the programme had some challenges, including fitting the new build seamlessly into the site area and alongside existing four-storey tenements. However, by March 2012, the keys to all 93 new social rented homes built on the site of the demolitions were handed over to delighted tenants who had previously lived in the multistoreys or nearby tenements earmarked for demolition.

The homes were built by Cruden Estates Ltd and are a mix of two-bedroom, four-person houses and flats, with two flats built to wheelchair standard with ramps, wider doors, lower level sockets and level access shower. Additionally, six of the properties are larger and accommodate six-person households.

Now that the new homes are built, they will act as a catalyst for upcoming phases of development. Tenants have easy access to public transport and live close to amenities. The wider regeneration will offer improved connections to the surrounding community, improved local facilities and high quality green spaces - all factors in ensuring the success of the community for future generations.

The development plans are also changing the face of the area: to date, we have demolished six high-rise blocks (572 units) and 11 blocks of unpopular low-rise properties. Future plans include demolition of a further three multistoreys, and will also consider current market conditions to maximise key development sites and improve attractiveness to encourage future private investment.

A sense of place

The local community has been involved from the outset in the plans for the wider regeneration of Shawbridge. Local surveys showed that tenants of the now-demolished high-rises wanted to stay in the area, which in turn directly influenced where the new homes were built. The project has also helped neighbours stay together.

GHA, in partnership with Glasgow City Council, commissioned artist Peter McCaughey to develop a series of public artworks for the area. This includes "23 Stories" - the moving stories gathered from the people of all ages who lived in the high rises. The stories have been carefully etched onto 23 stones which have been placed in the green space between the homes.

In addition, GHA and partners worked to create a community garden integrated within the site, and further landscaping work was also carried out to connect the north and south parts of the site.

Other work included creating a network of imaginative spaces to play and rest, animated by lighting and artwork which tell the story of the area as recounted by the people living there. This project engaged with local schools, residents, and local history and arts groups to reflect the rich heritage of the area.

Contributing to broader local regeneration

For a community to grow and thrive, there also need to be jobs and training opportunities available for local people. Since 2009 our contractor has created 17 new

apprenticeship places across nine new build sites in the city, including Riverford Road in Shawbridge.

These opportunities all went to young Glaswegians, including five GHA tenants. Overall, Cruden Estates and their subcontractors have created 80 jobs as a result of our community benefit contract requirements - 90% of which went to Glasgow residents; 48 jobs went to trainees or people who were previously unemployed.

We have also supported the local Shawbridge Opportunities Project to provide community learning opportunities, training courses, a community meeting space, a youth drop-in centre and a specialised youth diversionary programme delivered from the Shawbridge Arcade (SWAYED - South West Area Youth Engagement and Diversion), offering a Friday night drop in, information and activities including dance, dj-ing, music and health-related advice.

To maintain the regeneration momentum, in 2012 a consultant team, led by Anderson Bell Christie, was commissioned by GHA on behalf of GCC and the Scottish Government to review the original 2008 Shawbridge Masterplan. Key areas now to be addressed will include development density and type, infrastructure and site engineering implications, including roads and flood risk etc.

As part of revised Shawbridge TRA masterplanning, a proposal for retaining and developing two tenement blocks as an option that could provide affordable housing and regenerate the south section of the TRA is being made via a bid for Scottish Government Greener Homes Innovation Scheme funding. This would support delivery of environmentally sustainable and affordable mid-market rent housing, by redeveloping 40 two-bedroom flats which were originally scheduled for demolition.

GHA wishes to thank Glasgow City Council for assistance with supplying photographs



Kincardine High Flats Redevelopment Project

Kincardine, Fife



Kingdom Housing Association

This project is a programme of works to regenerate the high flats area of Kincardine.

The site originally contained three 16-storey high residential tower blocks -Kincardine, Sandeman and Ramsay Courts. The high flats were a prominent landmark on the Firth of Forth but were unpopular with tenants and prospective tenants. In 2007, one third of flats were empty and 59% of residents had applied to be rehoused. Annual turnover was 20%, which is high even for unpopular housing. The flats were both physically and socially separate from the village. Local perception of the high flats area was poor and tenants reported a strong sense of 'them and us'.

In 2007 Fife Council published an option appraisal exercise by external consultants. The appraisal recommended that all blocks should be demolished and mixed tenure housing developed. Following this decision the regeneration partners produced a masterplan that included social rent, intermediate rent and private ownership options.

The masterplan provides around 120 residential units, associated roads, parking, amenity facilities and open space. The residential units would be developed in three phases:

- Phase 1 – 65 units for social rented housing
- Phase 2 – 38-46 units for private housing for sale
- Phase 3 – 16 units for low cost home ownership or mid market rent.

Kincardine and Sandeman Courts were demolished in June 2010. Construction of the most significant phase in the regeneration (Phase 1 and the new park) was completed in July 2012. Additional units built to meet the housing needs of the wider community have been easily let. Demolition of the third block, Ramsay Court, is scheduled for early 2013, and Phase 3 is included in the 2012-2015 Fife Strategic Local Programme.

The flats had an active tenants association that proactively campaigned to see the area redeveloped. There is a high level of tenant pride in the finished homes, achieved through participation in all stages of the development process. For example, they were able to personalise their new homes and could choose to live close to friends and relatives. Feedback from the tenants has been overwhelmingly positive about their new homes and also about the impact on the village.

A sense of place

One of the challenges was to integrate the new housing with the remainder of Kincardine. In response the Phase 1 units were built immediately adjacent to three existing streets, with two of the streets getting extended to accommodate new units. Hence the physical separation between the old accommodation and the village has been addressed.

The link has been reinforced through the design of the new properties, which incorporates a contemporary interpretation of the traditional architecture of Kincardine through the new dwellings' detailing, scale and form. The new homes have been finished in a contemporary mixture of facing brick, smooth render, maintenance free weatherboard, concrete roof tiles and lead entrance canopies.

A sense of place has also been developed through community and tenant ownership of the project. A seven stage pre-planning application process was run to gather the community's views on local issues and aspirations for the new properties. Engagement continued after planning, to project completion. The community were asked to select play park equipment and the colours of benches, and to name the new streets; residents were kept informed via a redevelopment newsletter.

A Focus Group set up to input into the redevelopment process suggested inclusion of an art trail. The Focus Group, History Group and primary school were involved in planning the trail and finalising the design. The pieces are now located through the development and commemorate Kincardine's working history and famous residents.

Contributing to broader local regeneration

The redevelopment has also been able to remove a perceived separation between the flats, their residents and the wider village. So residents were encouraged

to be involved in a number of projects associated with the redevelopment. The Association worked extensively with the primary school, and all pupils have been involved in at least two redevelopment events. The projects include:

- Health and safety talk by the demolition contractor.
- Renewable energy workshops.
- Art workshops run by the trail artists.
- Pupil vote on play park equipment.
- All classes visited the site during construction.
- Visits to view the completed development, art trail and play park.
- Link established with the secondary school. Representatives from the Phase 1 Design Team attended careers evenings in 2010 and 2011 to answer questions from students about their professional disciplines.
- Champion Homes and Fife Works arranged for seven trainees to work on the site.
- Full time positions for three local residents.
- There was a large amount of open space adjacent to the flats but the area was underused and suffered from littering and dog fouling. The community were involved in creating plans for a new park through the planning consultation, Focus Group, primary school and the newsletter. An attractive open space area has been created with buy in from the community.

The project is an excellent example of successful partnership working, with the community at the core of the decision making process. The project was funded in partnership by Kingdom, Fife Council and the Scottish Government.

A Project Board was established to oversee the redevelopment process. Members of the Project Board include four local councillors and representatives from the Scottish Government, Kingdom, contractor, architect, Fife Federation of Tenants and Residents Associations, Kincardine Tenants Association and various Fife Council departments.



Building a Better Glenavon

Maryhill, Glasgow



Maryhill Housing Association

Maryhill Housing Association has undertaken a focused, high profile initiative to breathe new life into the Glenavon road estate, located in north Maryhill. This work began in earnest in summer 2011 following the successful stock transfer of former GHA homes to the Association. This ballot was won overwhelmingly after MHA gave a series of undertakings to improve the housing stock across Maryhill and Ruchill.

A key promise was to make immediate and long lasting improvements which would improve the lives and living conditions of people living in the three 20-storey tower blocks at Glenavon Road. Built in the 1960s, these flats have seen little investment in recent years, provoking real concerns from tenants that their homes and community were forgotten about.

Investment has been the key, coupled with listening to the aspirations of tenants. Improvements consist of the re-cladding of the three buildings by removing the unpopular previous cladding, creating warm and better insulated homes which are fit for many decades, re-roofing, improved drying areas, creating emergency

lighting in the back stairs, new TV systems and internal communal doors on landings. The feedback has been extremely positive.

Crucial to the transformation of the external appearance of the three blocks was engagement with local residents by inviting them to choose the colour scheme of the exterior of the building in a ballot. This work is expected to be complete early in 2013.

Within months of the stock transfer ballot being won the Association created a new office in one of the tower blocks, which was welcomed by tenants. It allowed MHA to create a dedicated team and showed tenants that the Association was responding to their needs. Staff are currently based there full time.

We have also decided to make up to fifty flats available for people currently seeking asylum in the UK. Assessment of asylum applications can take several years to complete, and local residents have backed our plans to house individuals and families who have been forced to flee their homeland for whatever reason. This will have the effect of stabilising the tenancy situation in the flats and increasing the number of families living there.

A sense of place

The Glenavon Residents Association is campaigning to improve the play area on the estate, which has fallen into a state of disrepair. The residents association have been successful in winning an award of £2,500 from Glasgow City Council's "Community Support for Stalled Spaces". A further application for £3,000 has also been successful.

MHA is working with Glenavon Residents Association to bring back to life a vacant shop unit which has lain empty for 16 years and is considered an eyesore by tenants. Campaigners have obtained costs for bringing the unit up to an acceptable standard for use as a community facility. Converting the shop would benefit the community by improving the look of the built environment, creating a base for local community organisations and therefore encouraging more movement and social interaction throughout the estate.

Such a community facility could be used by the Glenavon Residents Association to run their own activities such as a local lending library, coffee mornings and residents meetings. New groups may also be encouraged to emerge, for example mother and toddlers and pensioners groups. Local community organisations could also be encouraged to use the community room as a base for services they provide. Glenavon ranks amongst the most deprived areas in Scotland and organisations offering help and support could use this base to offer outreach services such as addiction support, employment advice, police surgeries and health advice.

Contributing to broader local regeneration

Following the appointment of a tenant participation officer, a new residents' group has been formed for the Glenavon flats. Their early priorities include campaigning for better lighting in the area, tackling the problems with litter and dog fouling and addressing the recurring problem of flooding outside one of the blocks.

A fence painting project at Glenavon to be carried out by volunteers (paid for by MHA's Community Improvement Fund) will cost just £143, but will have a value far beyond this in term of improving the appearance of the estate.

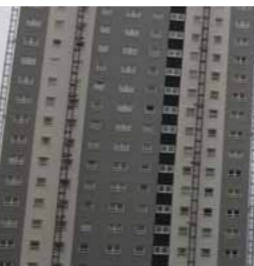
MHA's desire to transform Glenavon has not only been about bricks and mortar, but about delivering greater security through our trail blazing partnership with Strathclyde Police. Time and again complaints from tenants have centred on rising levels of crime, anti social behaviour (including a significant problem of under-age drinking) and a general feeling of insecurity. The Safer Streets initiative was an unprecedented crackdown on anti social behaviour and crime. It delivered hard hitting results, illustrating the value of partnership working on a community basis. The approach has delivered real outcomes for the people we serve.

MHA began negotiations with Strathclyde Police and a deal was agreed whereby the Association would commit significant financial resources to enhance local policing. This money would pay for additional work by officers over and above existing policing obligations.

Safer Streets proved an instant success with the public. It again showed that MHA was delivering on its promises. MHA acknowledges the support of Glasgow Community Safety Services in making this a success.

The Association's own survey after Safer Streets came to an end provided clear evidence that the campaign was a huge success. In the survey, people were asked if they felt "more confident" about reporting anti social behaviour. Fear of crime had fallen sharply; 92% of people said Safer Streets had had a "positive" impact on the area.

An Evening Times story in December 2012 said police now believed working with housing associations was key to improving crime detection rates. The newspaper concluded that violent crime in Maryhill was now at a record low.



Stromness Townscape Heritage Initiative

Orkney

Orkney Islands Council



The Townscape Heritage Initiative (THI) is running in the Stromness Conservation Area for five years from July 2009 to June 2014. The overarching aim is to aid the regeneration of the town centre, ensuring economic viability through investment in the built heritage. The initiative is funded by Heritage Lottery Fund and other partners, notably Historic Scotland through the Conservation Area Regeneration Scheme and Orkney Islands Council.

Like so many other remote Scottish towns, Stromness has suffered from spiralling decline. Many private properties had been left vacant for decades, and it is only through external funding that it has been possible to bring these properties back into use again both as homes and as commercial and retail premises. There is an acknowledgement that working on traditional buildings with historically accurate materials has a price premium. It is also recognised that a higher design standard is required in a conservation area.

The investment into the historic fabric has been underpinned by an extensive training plan which has involved new building skills for contractors in conservation techniques and new visitor offerings.



At the outset of the scheme, several unoccupied residential properties were identified to be brought back into use as well as some commercial premises (also vacant) that could be converted. One example is an innovative and sympathetic renovation of a derelict coal shed (latterly a garage) into a one bedroom flat. By using vacant space it has been possible to provide new homes within the centre of our town, which desperately requires regeneration, rather than building new on the outskirts.

In all, 39 residential buildings will have been repaired and six business premises created from vacant space brought back into use.

A sense of place

Prior to the THI, vacant buildings created a deadening effect within the town and there was a consequent lack of atmosphere. There had been a spiralling decline, with a demographically declining and ageing population, and the increasing retail and commercial dominance of Kirkwall, leading to a loss of vitality and decreased footfall in Stromness.

The THI was initially pursued following a community meeting in December 2007, which identified the aspiration from the local community to see vacant properties brought back into use. Orkney Islands Council identified the funding from Heritage Lottery

Fund and Historic Scotland as a mechanism for delivering the community's wishes. The central themes of the THI, developed in consultation with the local community, were:

- Investing in the unique identity of place
- Boosting town centre businesses and improving the retail and visitor offer
- Promoting the creative industries (arts and crafts)
- Delivering an effective training plan

Delivery has resulted in working closely with the Community Council, Arts Forum, Stromness Business Forum, Orkney College, local schools, youth clubs, Visit Orkney, the local community, other Council initiatives and our funding partners.

The training initiatives have helped the community to consider the history, heritage and development of the town, have worked with youth achievement awards, contractors, businesses and wider community to encourage pride in the town, and have all led to the community having better and more sustainable services and environments.

Training outcomes include 10 new walking tour guides, developing an MP3 tour for visitors and residents, developing a new stromnessorkney.com web site to inform the local community and visitors, delivering short courses in conservation techniques to contractors, and a National Progression Award in the Conservation of Stone Masonry to over 30 contractors. In addition, community arts projects have resulted in exhibitions and new techniques being utilised by local artists.

The whole street has also been transformed as the old concrete flags have been uplifted and a local quarry reopened to deliver the historically accurate flagstones particular to the streets of Stromness, giving the whole street cohesion and a sense of place.

Alongside regenerating a large derelict building in the centre of the street into offices for the growing renewables industry, the work has helped complement the other initiatives such as a new primary school.

Contributing to broader local regeneration

As is often the way, the funding from the THI has acted as a catalyst, with a 'Team Stromness' initiative drawing together the many projects, ensuring a cohesive approach. As well as the new primary school, a new civic building is being developed at the Pier Head to house the police and library as well as a 'one stop shop' for accessing council services.

Three quarters of the overall investment has been spent with local building contractors, which has had a large regenerative effect and managed to keep many local building businesses viable and remaining in the centre of town. The THI also complements the economic investment by the renewables industry.

Owing to the remote location of Orkney, travelling to attend training elsewhere can be cost prohibitive and therefore the island lacked specialist conservation skills. The introduction of the Stone Masonry course at Orkney College has allowed contractors to gain new skills and knowledge, which will help ensure that the historic vernacular of Stromness will continue to be preserved after the THI project ends. This has also resulted in two new small businesses starting up.

Links made between the local schools and the college have introduced children to alternative sources of employment, and the training initiatives have also resulted in outputs that can be enjoyed by the community and visitors to the town, such as the MP3 tour, the new tour guides and new website. The local youth club has been involved in designing and building a children's play shelter in a local park.

By improving visitors' first impressions and the breadth of visitor offerings this will encourage additional visits and longer stays, which will encourage further investment. Working in tandem with other Council initiatives and programmes this will lead to the community having a more sustainable environment and services.

OIC wishes to thank Radio Orkney for assistance with supplying photographs

Twechar Regeneration – Securing a Sustainable Future

Twechar, East Dunbartonshire

Castle Rock Edinvar Housing Association



Twechar is a rural village in East Dunbartonshire, which in the 19th Century experienced growth as a result of mining and the construction of the Forth and Clyde Canal. However, as a consequence of the decline in the mining industry in the 1960s, the population of the area dropped rapidly, and by the start of the millennium the lack of an industrial focus had led to high levels of unemployment, a reliance on social housing, a population that had dropped to around 1,200 inhabitants and the recreation centre closed.

A familiar picture across many villages in Scotland but what makes Twechar different now? It is a village where residents committed to a sustainable future have raised their voices, identified opportunities, fought for resources and are now seeing the outcomes of their hard work and continued enthusiasm realised.

Twechar Community Action, now a Development Trust, was formed in 2001 in response to the closure of the recreation centre and has been instrumental in securing the future of the now Healthy Living and Enterprise Centre, operating since April 2001 under their management. The organisation has evolved to become an exemplary model of community led regeneration.

Their sustained efforts led, in 2005, to the creation of a masterplan for the village, prepared by Kevin Murray Associates. It aspired that Twechar would become “a stronger growing residential community rising to over 2,000 inhabitants, including a higher proportion of economically active people”. To achieve this vision a strengthened focal point to the village needed to be created through the refurbishment of the Centre, existing poor quality social housing required to be demolished and new additional mixed tenure homes built, environmental improvements made to enhance the quality of place both for existing and new residents, and employment opportunities created.

The Centre renovation was completed in 2006 and has seen the development of programmes and activities that support the needs of the whole community and attract people into the village to participate in youth work, employability projects, a café, health services, sports activities and clubs, not only increasing community involvement but employment opportunities too.

A strategic framework agreement between Places for People, Castle Rock Edinvar and East Dunbartonshire Council was signed in 2009 to demolish 200 council flats and construct mixed tenure housing on land owned by the Council, across the village. June 2012

saw the completion of 41 new high quality homes - 30 social rent and 11 shared ownership.

The existing community was given significant influence over the design of the new homes through regularly held working groups, led by architects Cooper Cromar. The design vision was to create a development which shared the positive characteristics of the area and to ensure that proposals did not change the character in a negative way or unduly affect the openness of the site to the surrounding rural landscape.

As well as ensuring stability of housing for tenants within the village, the development has also contributed to the continued future of the local primary school, whose school roll was falling.

A sense of place

To co-ordinate and promote the economic, social and housing regeneration of Twechar, the Twechar Regeneration Group (TRG) was formed. The TRG comprises stakeholders with a key role to play in delivering the regeneration of the village. The group includes representatives from:

- East Dunbartonshire Council including, Housing and Community Services, Development and Enterprise, Economic Development and Planning, Sustainable Development and Community Planning and councillors
- Places for People and Castle Rock Edinvar HA
- Twechar Community Action
- Twechar Youth Group
- Twechar Tenants and Residents Association
- JobCentre Plus
- Scottish Government
- Twechar Primary School

Over the years the group has identified, considered, promoted and reviewed projects that are for the long term benefit of the community.

It is the strong community voices, sometimes challenging but always positive, that have driven the successes to date in Twechar. It is a community supported by effective and engaged partnerships which is well positioned to go forward into the next phase of development with a 55 unit mixed tenure site on the other side of the village in 2013.

Contributing to broader local regeneration

A major issue for Twechar highlighted in the Masterplan was the lack of local employment opportunities coupled with residents with a low skills-base. To tackle this, Twechar Environmental Training Project was created in 2007. Managed by Twechar Community Action, it looked to provide a transitional employment programme, maximising opportunities for local people through hard and soft landscaping work of both private and public spaces. This, complemented by employability opportunities in the Centre through youth work and the café, enabled the following outcomes to be achieved in 2011/12:

- 30 young people supported through an employability intervention
- 29 local jobs created or sustained as a result of activities, including Community Jobs Scotland.

Supported by a project manager, two gardeners, café staff and a youth worker, interventions looked to increase people’s skills base through work experience and undertaking recognised training courses. These opportunities target low level entry jobs in sectors where, once someone has experience and is work ready, there are improved potential employment options.

Building on this drive for employment outcomes, as a direct result of community benefit clauses (relating to all age groups rather than just young people) in the contract from Places for People for the development of the site, six local people commenced four year apprenticeships with Crudens and their sub-contractors, with five still in post.



Calton - Housing, Heritage and Learning

London Road and Green Street, Glasgow

Thenue Housing Association

This project comprises a mix of 71 houses and flats, flagship office accommodation and community space. Improving the quality and mix of homes within Glasgow's East End, this project in Calton started in 2004 with a 14 unit development for the Mungo Foundation. By 2012, a further 57 units, including 12 units for the Aberlour Child Care Trust, were complete.

A new office for the Association, with integrated community facilities are key components of this mixed use development which will complete in spring 2013. The housing mix of two, three and four bedroomed properties reflects the needs of both Glasgow City's housing strategy and the local community.

The local community in Calton is intensely proud of its roots in the area and has a strongly developed sense of place. The issues they face are the amount of derelict land and buildings in the immediate vicinity of their homes, and the lack of family housing and

community space. The site is located on a main arterial route, and had lain empty for 20-25 years on a gateway route into an area of housing for over 400 households.

This project has sought to address each of these key issues. While there are still areas of derelict land and buildings in the vicinity, we have demonstrated that it is possible to create a new sense of place to replace one that was wholly negative. A new community has been created in an area that was previously a focus for drug use and prostitution.

On 1 November 1889, 29 local women were killed when unusually high winds caused a large section of the Templeton Carpet Factory building to fall into the adjoining weaving shed, burying many of the 140-strong workforce. On land donated to the project by Glasgow City Council a memorial garden is being re-established to commemorate the women.



Thenue was recognised as a key player in the regeneration of the Calton Area in master planning exercises carried out by Scottish Homes, the City Council and Scottish Enterprise in the late 1990s. The first commitment to this strategy was funding by Scottish Homes of the 14 flatted units at Stevenson St. Complete in 2004, part of this development is managed by the Mungo Foundation who provide 24 hour care for residents with learning difficulties.

With the transfer of housing investment funding to the City Council and the development of the Local Housing Strategy, it was clear that the development of the rest of the site would be dependent on finding a suitable partner organisation to provide the particular needs component of the development.

The first phase of the development to replace a derelict laundry building was not suitable for family housing, but the fourteen flats provided an opportunity to accommodate both local residents and a new facility for an Aberlour Child Care Trust supported accommodation project. The provision of twelve flats plus ancillary accommodation offers rehabilitation for mothers suffering with substance abuse where they can retain care of their children.

The second phase of the development began in 2010 and allowed the family accommodation to be designed into a larger development which addressed both the requirement of the City's Planning Department in relation to London Road and the need to create two storey family homes.

A sense of place

In designing our development, the needs of the local community were recognised within the initial brief. Calton Area Association, a residents group with 289 members, were involved in the discussions regarding the nature and form of the developments. Views on housing mix and form were taken on board and fed back via 'open days' for the wider community.

An area of derelict land used mainly for anti-social purposes has been transformed. The development, with its London Road frontage, has to address a major arterial route for the City while providing a comfortable home for residents.

An important component of this development is the provision of the Calton Heritage and Learning Centre. Designed with Calton Area Association, this builds on an original community wing within the development which has been extended and redesigned. The extension, built on land gifted by Glasgow City Council which used to form the Templeton's Memorial Garden, will provide a much needed flexible centre which is part of but separate from Thenue's office.

Contributing to broader local regeneration

For this transformation to be sustainable, the broader social and economic fabric of the area needed to be enhanced. The new Centre, with its community hall, public garden and office space, means that the local community will be able to develop and access a range of services, particularly education and training opportunities, as well as using the centre for social activities reducing social isolation and encouraging social cohesion.

The Heritage and Learning Centre was developed in partnership with Calton Area Association, in response to a strong sense in the local community that it had continually missed out on the allocation of resources in the past and that a local facility under community control was the best way to address this. The project was successful in securing funding from Big Lottery and MacDonald Estates through Glasgow City Council.

The objective of the Centre is to develop the capacity of local people, improve health and wellbeing, reduce local unemployment and enable the community to take responsibility for its own future.

Joint runner-up in 2013 Excellence in Regeneration Award

Postcard from a journey – Haldane

Balloch, West Dunbartonshire

Dunbritton Housing Association and Cube Housing Association



Regeneration is a journey, with achievements as well as setbacks, but always with the drive to move forward to bring about positive change.

Dating from the 1950s, the Haldane estate comprised 1,400 houses in a mix of three-storey tenements and two-storey terraced and semi-detached houses, 29% of which were owner occupied. Despite a range of house types and tenure, people were leaving as employment levels dropped and crime levels and anti-social behaviour within the estate grew. The estate was in the most deprived 15% of data zones across Scotland.

At the heart of the regeneration is a partnering arrangement between Cube and Dunbritton Housing Associations, West Dunbartonshire Council, Communities Scotland (as was) and Cruden Building and Renewals. Residents were represented through the Mill of Haldane Community Association, which has played a key role in driving the pace and extent of regeneration. The Association was created in 2000, following the tragic death of a young schoolgirl which became the catalyst for social change as well as the physical regeneration of the estate. 2001 saw the first phase of eight homes named in her memory.

By 2012 there had been a major change in the property type within the estate, with 488 unpopular tenement flats (with communal garden areas) demolished to make way for 303 semi detached houses and cottage flats, each with its own garden area.

Residents have the opportunity to choose their specific home and many have opted to stay close to long term neighbours. The successful provision of 50 houses for sale by Cruden Homes demonstrates the attractiveness of the estate and further widens the choice of tenure. It also shows the commitment that the building contractor has to the regeneration process.

A sense of place

Before regeneration, people were abandoning the estate. The population fell by 20% from 1991 to 2001, significantly above the drop of 3% across the whole of West Dunbartonshire. There was no demand for the tenement flats, large numbers of void properties and high turnover. Low demand depressed house values with estate agents unwilling to market properties for sale in the estate.

There has been a remarkable change to the quality of life experienced by residents. Headline results from the 2002 and 2010 household surveys map a dramatic improvement in how residents perceive crime and related issues.

There has also been an award-winning programme of environmental works to key spaces in and around the estate. The improvement of the Carrochan Burn corridor to a high quality green space provided a recreational facility to the wider community. An early priority was to create a heart to the estate. In 2011 West Dunbartonshire Council made major improvements to the Green, which now has play equipment, seating areas and much changed planting areas to create an inviting and imaginative area that households use. On the edge of the Green is a row of local shops. Dunbritton HA is developing proposals with the shopkeepers to improve the parade of shops and to bring back into use the flats above the shops.

Following the demolition of the Network resource centre in 2009 when major structural problems emerged, the provision of a replacement facility has been very important to the local community. Funding has now been secured and the provision of this valuable facility will be a next step on the journey.

Contributing to broader local regeneration

In 2001 the economic activity rate amongst Haldane's residents was significantly lower than that for West Dunbartonshire as a whole, 52% compared to 63%. The decline of industrial and manufacturing employment in the wider area led to higher rates of unemployment in the estate. A sustainability assessment carried out in 2004 suggested that there was a group of disengaged, excluded and demotivated young people living in the estate.

Two responses to that were the provision of 'The Network' facility within a building at the entrance of the estate and the Hop, Skip and Jump project targeted at primary school pupils. The Network building enabled the delivery of support activity and created a space

for young people to meet and engage in a range of sport and cultural activities to raise their esteem, while the Hop, Skip and Jump project recorded significant change to children's behaviour, confidence and aspirations. Since the demolition of the Network building the project has successfully relocated to within the primary school.

Cruden Building and Renewals developed its own employment support policy, striving to recruit operatives locally, and in creating apprenticeships encouraging young people to apply from the areas in which the company was working.

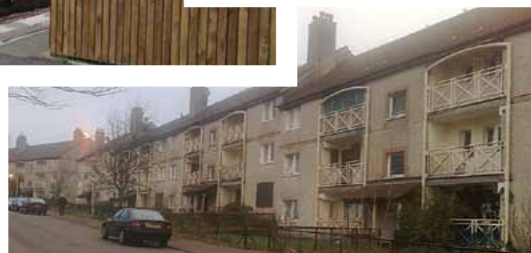
Improvements to the estate also impacted on wider perceptions of the estate and by implication of the character of its residents. The estate has gone from having no demand for rented accommodation or housing for sale to having buoyant demand and is now an active part of the wider Balloch housing market.

Unfortunately unemployment levels have risen, from 9% in 2001 to 20% in 2010, reflecting the worsening economic climate which creates a tougher context in which to deliver successful regeneration. Addressing this will be an important next step on the journey, but the high levels of satisfaction with the estate suggest a robustness and confidence within the population that change for the good can be achieved and sustained.

The staying power of residents in contributing to the process is impressive. Twelve years into the journey they have learnt a new language of strategies, plans, surveys, updates and implementation programmes and still display a strong degree of commitment even in the face of temporary setbacks.

More recently, funding changes have led a slowing of the pace, but West Dunbartonshire Council is now to undertake the next phase of building, with Cube HA providing development services to the Council.

Joint runner-up in 2013 Excellence in Regeneration Award



ng homes Regeneration in Action in North Glasgow

Glasgow



ng homes

ng homes is a community based housing association in North Glasgow managing 5,500 rented homes and factoring 1,500. Our area of operation covers Springburn, Possilpark, Parkhouse and Balornock.

The area is recognised as one of high multiple deprivation, being ranked amongst the worst 10 data zones in Scotland. This presents itself in terms of unused and derelict land, high unemployment, low educational attainment, poor health and lack of aspiration.

The Association has been at the forefront of involving local people throughout the process to drive forward long lasting change. The vision is for a new North Glasgow and to create a great place to live, learn, work, visit and invest in. Our commitment to community led regeneration is demonstrated through the establishment of our 'regeneration team'.

Members of the community have been involved in the development of our regeneration activities through community consultations, representation on our 11 focus groups, community events, and workshops with schools, families and older people.

Our regeneration objectives look to support the improvement of social capital of individuals and the community through building, bonding and bridging. In view of the immense challenges due to face communities as they respond to the welfare reforms, we feel that regeneration has a crucial part to play in connecting people. It is vital that we create strong, resilient communities where people want to live and bring up their families.

Our impact in terms of social regeneration is demonstrated in a variety of areas. We operate very much within an 'asset based community development approach' as we look to build on the life experiences, skills and aspirations of local people.

An example of physical regeneration is one of our most recent investment programmes within the Carron area in Springburn, which is a mixture of multi storey flats and tenemental properties. This was part of a £3.5m investment with Scottish Gas through their carbon reduction programme, where we put in new insulated overcladding, installed new condensing boilers and radiators and replaced old electric heating with efficient gas heating systems. This has instantly improved the look of the flats and has also created substantial savings for residents.

Another significant programme currently underway is our 'Five Streets' project which is part of a holistic solution to improve Saracen Street in Possilpark, in conjunction with Glasgow City Council and the Community Planning Partnership.

A sense of place

Environmental issues have been high on our agenda through a partnership with Glasgow City Council, Zero Waste Scotland and LRS Consultants, which has resulted in a ground breaking waste implementation plan. A major impact has been the 'chute recycling' pilot in the multi storey flats: this has a strong fit with

our 'social regeneration' as we have worked with tenants on 'community swap shops', 'make do and mend' and 'leftover food workshops'.

We have put together a 'Community Connections' programme to connect older people from different areas through a programme of cultural visits and fortnightly get togethers for people to reduce isolation. We are also carrying out intergenerational work with young people teaching older people how to use iPads.

We deliver a wide range of community activities including football, sporting events and fun days, and this year we brought a 'Beach to Possilpark' in partnership with the Link Up programme through Inspiring Scotland. We also support a wide variety of community organisations to carry out activities such as 'Piece and Play' during school holidays.

In 2012 we introduced a 'Sports Legacy Post' in partnership with Glasgow Life and Winning Scotland Foundation. This has Commonwealth Legacy 2014 branding and is aimed at increasing connectivity and participation in sports. It has as its key elements a link to health, education and sport. In addition to this we have been carrying out work with Partick Thistle, Falkirk FC and Celtic Foundation to provide a comprehensive football and education programme to the community.

Our Event Management Training and Volunteer Programme was created to work with young people aged 16/17 in terms of volunteering in the event industry, linking to a possible career progression.

Contributing to broader local regeneration

In economic terms regeneration is demonstrated through the establishment of ng2 - a subsidiary of ng homes. Originally set up in 2010 with 15 trainees, this now employs over 45 people who are delivering high quality estate caretaking and maintenance services. Over the past two years ng2 has recruited 47 trainees who have gained SVQ level 2 in facilities management, with more than 50% gaining full time employment

with ng2 or gone on to other employment or full time education.

Ng2 is managed by a board of volunteers and is a great example of what a community can do for itself, with commitment, determination and enterprise.

'Activate' is a community development course aimed at volunteers who want to become more involved within their community. The course is delivered by our partners, Glasgow University, within the community itself, bringing together people from all ages, backgrounds and ethnic groups to reflect on 'community' and take forward community initiatives. In the past six months 24 people have successfully completed this course, with three now studying at John Wheatley College and three at Glasgow University.

'Keys to Learn' is a 12 week part time course to learn new skills and help manage tenancies and is open to anyone who has been homeless or is having housing problems. It is a partnership with Anniesland College, Glasgow Homelessness Network, Glasgow Regeneration Agency and our tenancy sustainment staff.

We have also established a series of Community Networking Breakfasts which bring together voluntary organisations, faith groups, educational establishments and public organisations. These have been instrumental in developing many strong partnerships and programmes.

We feel that local and supported learning opportunities are key to providing routes to people out of some of their restricted circumstances.

Winner of 2013 Excellence in Regeneration Award





About CIH

The Chartered Institute of Housing is the independent voice for housing and the home of professional standards. Our goal is simple – to provide housing professionals with the advice, support and knowledge they need to be brilliant. We have a diverse and growing membership of over 22,000 people, both in the public and private sectors.

CIH Scotland has more than 2,500 members working in local authorities, housing associations, housing co-operatives, Scottish Government and Government agencies, voluntary organisations, the private sector, and educational institutions.

CIH aims to ensure members are equipped to do their job by working to improve practice and delivery. We also represent the interests of our members in the development of strategic and national housing policy.

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