

OFFICIAL

Minutes

Govanhill Regeneration Group Monday 9th December 2019 at 9.30am Samaritan House, Govanhill

In Attendance

Councillor Hunter, Glasgow City Council (Chair); Gordon Smith, City Property; Donnie MacLeod, Glasgow City Council, Education; Maureen McKenna, Glasgow City Council, Education; Marion Nisbet, Crosshill, and Govanhill Community Council; Cheryl McCormick Crosshill, and Govanhill Community Council; John Quinn, Govanhill Housing Association; Joe Moffat, Glasgow City Council, N&S; Laura Moran, Glasgow City Council, N & S Bailie Soryia Siddique, Glasgow City Council; Keith Moor-Milne, Glasgow City Health and Social Care Partnership; Anne McFarlane, Govanhill Community Development Trust; Ann Hyde, Community Renewal; Hilary Sloan, Police Scotland, Melanie Fraser, Police Scotland; Duncan Thomson, Glasgow City Council, DRS; Ione Campsie, Glasgow City Council; Alison Gornall, Big Noise Govanhill/Sistema Scotland;

Present

Helen Hunter, Glasgow City Council, Customer and Business Services; Roland Den, Community Renewal; Marek Balog, Community Renewal; Emelia Gaziova, Community Renewal; Catriona Stewart, Evening Times; Tim Lehuraux. Positive Action in Housing; Marzanna Antoniak, Community Connector

Apologies

Bailie James Scanlon, Glasgow City Council; Fiona Ross, Glasgow City Council; Caroline Scott, Scottish Parliament Constituency Office Manager Ken MacDougall, Govanhill Housing Association; Bernadette Monaghan, Glasgow City Council, Community Empowerment Services; Chief Inspector Ross Allan, Police Scotland; Inspector Alex Hutton, Police Scotland; John Currie, JBG; Alex Byers, Glasgow Life;

1. Welcome and Apologies

The Chair welcomed everyone along to the meeting and introductions were made around the table. Apologies were noted.

2. Minutes of last meeting

Agreed as an accurate record.

3. Matters Arising

Page 6 – Donnie made reference to a query from the last meeting from Bailie Siddique he advised that her query had now been addressed. There is currently no one waiting on a school place.

OFFICIAL

4. Big Noise Govanhill - The BBC Scottish Symphony Orchestra

Alison updated the group on a recent concert held with the BBC Scottish Symphony Orchestra with children from Big Noise Govanhill, senior pupils from Holyrood and Shawlands Academy. Alison played a video which showed coverage from the event, the rehearsals and feedback from the participants who took part.

Questions

Marion – how many children attending from Holyrood are from Govanhill.

Alison advised that the majority of Children attending are from Govanhill as working with Big Noise, but widen reach to give other children opportunities.

5. Thriving Places Update

John advised the group that Marzanna Antoniak was appointed in September 2019 as Community Connector. Marzanna gave a presentation to the group covering the following points:

- What has happened so far?
- Priorities
- Opportunities for Govanhill

Proposed Govanhill Locality Plan

Environment, Housing and Cohesion came as top 3 priorities along with:

- Economy
- Health and Social Care
- Safety
- Learning
- Employment and Employability
- Media representation
- Youth

Other consultations

- Community Renewal
- CrossRoads
- Research papers

My Priorities

- Locality plan – data analysis, write up and dissemination
- Communication and Engagement Strategy

Engaging Residents

- Inclusive celebration of Govanhill's Diversity –
- Govanhill International festival and carnival – celebrating diversity – August 2019

Engaging Organisations

OFFICIAL

OFFICIAL

- Connecting Govanhill Survey
- For local organisations
- A picture of local services and demographics
- Asset and needs mapping
- Ideas on strengthening collaborations in Govanhill
- Meetings with organisations will compliment it
 - Accessibility and transparency
 - Uses

Draft survey online, already starting to consult with people to help her create the survey.

Themed meetings – bringing together local community champions, organisations and people with citywide remit.

Themes –

- Community and engagement strategy
- Environment; cleansing and public realm solutions
- Celebrating diversity

Govanhill walking trail – suggested promoting. Promoting through murals, could engage students from Glasgow school of art.

Need new place identity.

Place branding -

Gorbals – could learn from their achievements.

Questions

Cheryl asked what the intended end result would be and how data would be used?

Marzanna advised that there was a need for an online platform for people to access. But primarily will be mapping exercise, and will also be asking about ideas for collaboration. Marzanna unable to answer there is an idea in progress. Youth strategy also needs a person to work, resources always needed, everything require resources.

John added that there had been communications with Scottish Government, comparison with Gorbals, was more collaborative. Processing of us becoming collaborative with help gain access to resources.

Marion added that the following points:

- Community Conversation event was 2 years ago and it is still not written up. Marzanna advised that was because she has had no one in team to pull data together.
- Community Council done a questionnaire on the International festival and not one person from Govanhill was involved.

OFFICIAL

OFFICIAL

- Concerns about Facebook groups being taken too seriously and need to stop comparing Govanhill to the Gorbals. The Gorbals is predominantly social housing where as Govanhill has predominantly private landlords.
- There is too much branding for businesses. There should be more about the people living in Govanhill. She added that the shops in Govanhill are not selling stuff people in Govanhill are interested in.

Marzanna advised that she had some frustration about consultation but now there was new capacity to write it up. She recently asked an intern to go through all research papers and had them look at challenges and recommendations. They now have a database and with her new role she can now look at this to see what community said and what we can do. She added that the Community Conversation event was not only to generate data but also about being a unique event bringing people together. Was good example of being multi-cultural.

The Chair suggested the need for some partnership working. Partners agreed to this. Cheryl asked for more clarity on what help was needed from the Community Council with regards and time etc. Once she has this she will put forward proposal to the members.

Tim raised the issue focusing on place branding. Many have to make choice living in poor housing in Govanhill or move. Feels housing in this area is concern.

Marzanna advised that she had asked what the top 3 things the community would like to focus on first and housing was in top 3.

Agreed Action

- Clarity to be given to Community Council with regards to help and time needed.

6. Education Update

The Chair welcomed Maureen McKenna, Director of Education along to the meeting who was attending to provide an update on capacity in schools. Before Maureen gave her update the Chair suggested it would be beneficial to get a brief overview on the housing strategy for Govanhill first, she asked Duncan to give an update.

Duncan advised that the Scottish Government had agreed funding of £20m over 4 years to deliver the South West Govanhill Strategy. This would create 362 new build housing units for the area. At present there is 105 units already completed, 232 are still under construction and 1 site has been identified for a further 25. This will create an overall bed space of 1250 and potentially over next 3 years

Cheryl asked what percentage of housing would be expected to be occupied by those already living in Govanhill as there is currently overcrowded housing within

OFFICIAL

Duncan suggest the new houses may relieve part of it but not it all.

The Chair thanked Duncan for the overview.

Maureen advised the group that Education are currently working closely with DRS regarding population, she added that it was hard to estimate if people were moving from Govanhill and maybe it's not 500 new children its just relieving housing in Govanhill.

Cuthbertson Primary

At the moment Cuthbertson Primary is very busy, but they are investing in early years and there will be a new nursery in place soon which will free up space within the school. Additional space will be available in 18 months.

St Brides Primary

Currently has additional space and is sitting at 463. Current role is at 360 so could use space in school as there is spare class rooms.

St Francis and Blackfriars Primary

Both schools are very busy but currently looking at developments in Laurieston and at the catchment area for Cuthbertson Primary to relieve this.

Future Development

In process of developing an estate strategy for a new city centre primary school, in her view the new school should be placed within new housing development in Laurieston which would be closer to Govanhill. The new school will have an investment of 15-16 million. Tradeston area had been looked, but air quality was not good. One of the challenges would also be what secondary school the primary would lead into. Holyrood is already over capacity and Shawlands has no space to expand. One of thoughts was new school could be zoned along to Bellahouston. Maureen added she will initially be speaking with new Gorbals Housing Association as they have good intelligence. Everything will go out for public consultation.

Questions

Cheryl asked if there was a new school built in Laurieston, would the catchment include Govanhill? Maureen advised that consultation would need to happen first. She added that the current catchment school for Govanhill is Cuthbertson. Need to look at how many families are going to Cuthbertson? It may be that those who have moved into the area have kept families in existing schools?

Bailie Siddique asked how many school spaces will be opened up in Cuthberston? Maureen advised an extra 60.

Bailie Siddique suggested there was a need for quicker enrolment for spaces in secondary, and asked if there was a plan to mitigate that as midyear enrolment is an issue, Maureen advised that the process had speeded up and there was an

OFFICIAL

improvement. However if there is enrolment mid-year and the group is full then they tend to be declined because they cannot re-arrange classes mid year.

Ann – are aware some families are resistant to send kids to outwith area. So would have same problem. MM not suggesting it would but

Ann – people do not want to come from Cuthbertson to Gorbals, she suggested something needs to be done to area between Gorbals and Govanhill. MM will engage with people at grassroots

Marion – If there was a new school in built in Laurieston, Govanhill residents may not want to send their kids to it. 362 new houses. She suggest reopening a school in Govanhill, otherside of Cathcart road, currently being used as nursery.

MM - Possibly need to re-zone the catchment areas.

Cheryl – seems like a lot of the plan is about increasing capacity to relieve pressure in this area. Donnie- very few.

Have a situation in local area where local kids are going, kids reluctant to go outwith area.

Maureen advised that St Brides Primary reaches far out with the Govanhill area. If we look at the catchment area it would help alleviate pressure. She added that they cannot create schools, other schools need to serve broader areas. They are also limited because of lack in space within area, so trying to be creative and look outside the area.

Cheryl asked when the new school would be in place. Maureen advised that there was need to have a lot of pre engagement first, with today's meeting is part of that, there is also a meeting with New Gorbals Housing Association to happen. The times scale is tight but the estate strategy needs to go out early 2020. She added that the city centre school was high up the agenda. If got go ahead for Laurieston it would be August 2020 to Christmas 2020 for pre consultation.

The Chair thanks Maureen for attending today's meeting and providing an update.
Maureen and Donnie left the meeting.

7. Housing Investment Strategy

Duncan gave the group an update of the Housing Investment Strategy.

Before the strategy they under took a pilot where the Housing Associations took on 180 units. They then set a target of 350 properties for acquisition and repair. Forecast by end of year is that 260 units will be acquired. Have been in discussion with Scottish government.

OFFICIAL

OFFICIAL

Next year is final year of strategy. Need to start targeting the bigger units for the area which will come with bigger cost. Scottish Government now accepts that the targets can be relaxed and they have relaxed them to 300 from 350

Southside Housing Association have agreed to social letting and also to manage properties for landlords, demand has been small.

61 Albert Road

Mid terrace villa Property has been given approval for compulsory purchase. Had been receiving a lot of complaints so have now targeted it and approval was given for a compulsory purchase.

37 Annette Street

No progress has been made, insurers will take possession in January.

Factoring

233 properties are now factored. 90% of properties. Housing Association now factor for 122 of properties.

Private landlords

Enhanced enforcement area – 4 blocks 220 inspected. Have had significant Improvement.

Social survey

Year 3 of strategy, still need to do survey. Commitment to ensure it's done before end of this financial year. 4 year funding for strategy up to 2021. When it ends will still be involved.

Questions

Bailie Siddique- acquisition programme has been going on a few years and what work is being done between partners to ensure repairs are benefiting local community. Can we get an update on apprenticeships? John advised that all work goes out through local procurement route.

Ann – overall strategy, family homes need back and front door. Larger family home is a 6 person home

Ann – data given, is there a report? Is villa going to be divided, Duncan will remain as a large property.

John – waiting list, 10% from Roma, 50% from Asian community.

Ian asked if there was information on average rents after repair? Against new builds?

John advised that the Scottish Housing Regulator should have it?

OFFICIAL

OFFICIAL

Ian advised that the statistics from Glasgow City Council suggests that a private 1 bed flat is £550 excluding council tax. People cannot afford even a bedroom within a flat, so look to social housing and an option but the gap is not significant enough.

John - What would the positive action be to tackle the problem as its clear there is a gap? Ian suggested closer working to be done with groups around table to see how we can help.

Marion – mid market rents will be over crowded. As its only way they can afford that rent. What are GCC going to do to monitor that?

8. Neighbourhood Management

Laura Moran introduced Joe Moffat who had recently been appointed as the new Community Connector for Govanhill. As today was his first day in post she gave the update on the Neighbourhood Plan.

Laura advised the group that the Neighbourhood Plan had been expanded. Some more sections had been added around the environmental section, upgrading lighting, communication and community safety; Laura added that Joe will be out an about in the local area regularly as will she. Short term a project team has been set up, they will meet weekly to ensure the action plan is moving on. Action plan is an evolving document. In addition there is also a need to look at how we fit into thriving places area.

Questions

Young people – when consultation was done, presentation on what they like/don't like. Mess was the one thing they didn't like. Can the young people be included?

Can we make sure a broader engagement is done as this group does not represent everyone in the community?

9. AOCB

None

10. Date of next meeting

TBC

OFFICIAL