



Building a Better **BELLSMYRE**

We've created this Bellsmyre newsletter supplement packed full of all the news and updates specific to your area. We hope you enjoy it and find it useful.

Major Milestones for Bellsmyre:

► **Plans Submitted for Regeneration Site Revealed** *(see pages 2 & 3)*

► **Investment Plans for Bellsmyre Homes Revealed** *(see pages 6 & 7)*



MAJOR MILESTONE: PLANNING APPLICATION SUBMITTED

We are absolutely delighted to have submitted our proposed plans for the new homes in the Bellsmyre Regeneration area to West Dunbartonshire Council Planning Department; a major milestone for the regeneration of Bellsmyre.

Our planning proposal has incorporated, as much as possible, the features you told us were important to you and your families during our October and November consultations. Following the consultations on our plans 72% of respondents showed a high level of support for the proposed development. We hope it is even higher now!

Here are the details of what we have submitted for planning approval:

Where: Various addresses at Whiteford Avenue, Pennicroft Avenue, Broomhill Drive, Braeside Drive, Stoneyflatt Road, Aitkenbar Drive, Auchenreoch Avenue and Barwood Hill.



What we want permission to build:

The planning application is for the construction of 140 affordable homes for rent, replacing the 47 existing 2 and 3 storey flatted blocks on the above sites.

The homes will be a mixture of semi-detached houses, terraced houses and cottage (4 in a block) flats including wheel chair accessible units. All buildings will be two storeys high and will vary from 1-4 bedrooms.

All houses will all have a private front and rear garden. The cottage flats will have access to private shared gardens.

Bin storage, and off-street private and public car parking have also been included in the designs submitted.

Public open spaces will be created within the development; creating spaces for residents and locals to sit, socialise and play. Within the central open space there is a formal structured play area with more traditional play equipment including a slide and swings. This play area will have a 1.2m fence and seating for parents and carers.

Along the green avenues created between the homes there will be a series of natural play equipment for children to enjoy. Made with natural materials there will be stepping logs, hop scotch and sensory paths.

A mixture of individual and group seating will be provided at various points in the open spaces.



In numbers we have submitted a planning application to build:



- **2** wheelchair accessible two bedroom flats
- **28** one bedroom cottage flats
- **26** two bedroom cottage flats
- **49** two bedroom terraced houses
- **27** three bedroom terraced houses
- **8** four bedroom semi-detached houses



- 154** car parking spaces
- 10%** of car parking is visitor parking spaces (15 spaces)
- 8** are disabled car parking spaces
- 14** public cycle stands have been included

Timescales: We hope to hear if our planning application has been successful by spring 2022.

If our application is successful we would hope to start building work in summer 2022 and we would expect the build to be completed early in 2026.



More information: The full planning application can be seen on West Dunbartonshire Council's website. Visit https://apps.west-dunbarton.gov.uk/dcsearch_simple.asp and use planning application reference: DC21/244/FUL

BONHILL UPDATE: DON'T MISS OUT!

Phase 1 to 2 of the new homes at Bonhill are now complete with tenants moved in and enjoying their new homes. Phase 3, 4 and 5 will be ready to move in to during October and are prioritised for households that have been displaced due to the Bellsmyre regeneration.

We expect phases 6-8 to be completed this year with phases 9 and 10 expected to be completed by February 2022.

Tenants that are living within **ANY** phase of the Bellsmyre regeneration areas that will be displaced by the regeneration have priority for being allocated a new home at Bonhill.



The new homes in the Bellsmyre regeneration area won't be ready until 2026!

Waiting for a Bellsmyre regeneration home will mean moving twice; first to a decant home, then into your new home.



DON'T MISS OUT! TIME IS RUNNING OUT

The first phases of homes at Bonhill, reserved exclusively for Bellsmyre regeneration tenants, have already been built and allocated. Don't miss out on your chance to secure a new Bonhill home in the final phases.

If you are in regeneration stock and don't want to wait until 2026 for your new home and think Bonhill would suit you - get in touch!

✉ moira.nisbet@caledoniaha.co.uk or you can text or call 📞 Moira on 07790 589558.

FIRE SAFETY

The end of summer saw a number of fires around Bellsmyre. Deliberate fire raising is very dangerous and can quickly escalate and get out of control.

- ✗ **PLEASE do not start fires.**
- ✓ **PLEASE also dispose of items responsibly and do not dump them in back gardens or against buildings where they can fuel fires.**

As the pictures show fires can escalate really quickly. We were very lucky with this particular fire.



MUIR ROAD UPDATE:

We are delighted to see all the new homes at Muir Road looking fantastic, with work progressing at a pace.

We are expecting to hand over the first 8 homes in this development in mid-November, four 3 bedroom homes and four 2 bedroom homes, to Bellsmyre tenants who have moved to help us progress with the first phase of demolition of existing flats. Allocation letters will be heading out shortly for these homes.

Early 2022 will see another phase of homes finished for handover with the final homes completed for handover by summer 2022.



DO NOT GO ON THE BUILDING SITES !!

We cannot make this message or clearer: **PLEASE DO NOT ENTER ANY OF THE BUILDING SITES. AT ANY TIME. EVER.**

This is for your own safety. The sites are not safe for visitors and it is **ILLEGAL** for you to enter them – it is **TRESSPASSING**.

There is CCTV which captures your movements and alarms that go off.

We hate to nag so **PLEASE DO NOT GO ON THE BUILDING SITES.**





STOCK IMPROVEMENT: INVEST

It has taken a while, and has most definitely been impacted by COVID, but we are delighted to be able to share with you our investment plans for existing homes in Bellsmyre.

We have scratched our heads about how best to show you this information and have eventually decided that numbers are more effective than words! So here it is, our planned improvement projects in numbers, for all existing homes that are part of our plans to build a better Bellsmyre but not part of the demolition and regeneration programme.

We intend to deliver:



958

improvements to individual homes



494

improvements made to common blocks - making a positive improvement



2,964

times when counting each home in the block where work will be carried out

You can see the detail below of exactly how many sets of windows, kitchens, bathrooms - the list goes on - this will be

	Individual Dwellings	Common Blocks	Dwellings In Blocks	Dwellings Total
Bathroom Replacements	44		0	44
Bin Store Improvements		26	156	156
Central Heating - Boiler Replacements	82		0	82
Chimney Finishes	8	16	96	104
Replace Common External Doors		28	168	168
Replace Common Glazed Screens		25	150	150
Replace Common Rooflights		14	84	84
New Downpipes	38	48	288	326
Electrical Wiring	104		0	104
Replace Fascia / Soffit / Barge	37		0	37
New Fencing	25	73	438	463
Replace Roof Flashings		31	186	186
New Gates	51		0	51
New Gutters	34	37	222	256
Hard Landscaping	76	19	114	190
New Kitchen extract fans	48		0	48
Replacement Kitchens	125		0	125
Replace Roof Coverings	8	16	96	104
Retaining Walls Improvement	3	14	84	87
New Door Entry Systems		26	156	156
Replace Wall Finishes	51	37	222	273
Window Replacements	24		0	24
Other Various Works	200	84	504	704
TOTALS	958	494	2964	3922

WORKING IN NON REGENERATION HOMES

Each year, in April, we will publish on our website where we intend to carry out the improvement works for the following twelve months. Any property due to have work completed will receive a letter from us a month to two months before the work is scheduled to start.

Unfortunately COVID restrictions have massively impacted on the timescales for improvement works. Our website sets out the following plan for our upcoming works until April 2022.

ADDRESS - Please note that all work is subject to prior inspection. In some instances not all of the properties at the scheme address shown below will have the work described carried out.

	WORK TYPE	ESTIMATED DATES
Aitkenbar Circle	Binstores	Dec-21
Aitkenbar Circle Flats	Gas Heating	Sep 21 works started
Aitkenbar Circle Flats	Gates	TBA
Aitkenbar Circle Flats	Gutters	TBA
Braeside Drive	Windows	Nov-21
Braeside Drive Flats	Common Doors & Screen	TBA
Braeside Drive Flats	Entrance Doors	TBA
Langlands Terr/Aitkenbar Dr/Stoneyflatt Ave/Valeview Terr	Gas Heating	Aug 21 works started
16 & 34 Valeview Terrace	Common Windows / Glazed Screens	Feb-22
Valeview Terr 16-42	Binstores	Dec-21
Whiteford Ave Houses	Gas Heating	Aug 21 Complete
Bellsmyre Ave/Valeview Terr	Bathrooms	Nov-21
Bellsmyre Ave/Valeview Terr/Braeside Dr/Carman View	Electrical Upgrades	Nov-21
Howatshaws Dr/Whiteford Ave/Stoneyflatt Rd - Houses	Entrance Doors	TBA
Langlands Terr/Aitkenbar Dr/Stoneyflatt Ave/Valeview Terr	Electrical Upgrades	Nov-21
Loaninghead Dr/Bellsmyre Avenue	Kitchen Replacements	Sep-21
Lomond Dr/Loaninghead Rd - Houses	Entrance Doors	TBA
St Andrews Brae/Valeview Terr/Bellsmyre Ave	Hard Landscaping & Paths	Apr - Dec 21
Valeview Terr/St Andrews Brae/Bellsmyre Ave	Roofs/Glazed Screens/Door Entry	TBA
Stoneyflatt Rd/Bellsmyre Ave	Hard Landscaping & Paths	Jun - Dec 21
Valeview Terr/St Andrews Brae	Kitchen Replacements	Sep-21
Various ex Bellsmyre	Smoke/Heat detector upgrades	Apr 21 - Mar 22





**BUILDING
FUTURES**

CCG

CCG COMMUNITY BENEFITS FUND

We are working closely with CCG to provide new houses in Bellsmyre; as well as building new homes we are working with CCG to support and strengthen local community facilities and groups. This has been given a massive boost with a £2,000 community fund sponsored by CCG as part of the Muir Road development.

We would like to invite local projects/groups/representatives to come forward to discuss applying.

Please contact: **Moira Nisbet**
Regeneration Co-ordinator

📞 **07790 589 558**

✉ moira.nisbet@caledoniaha.co.uk
to discuss further.

FOLLOW CALEDONIA'S SOCIAL MEDIA AND WEBSITE FOR THE LATEST UPDATES

Please visit www.caledoniaha.co.uk

for all information and updates or follow

[@CaledoniaHA](https://www.facebook.com/CaledoniaHA) [Caeldonia_HA](https://twitter.com/Caeldonia_HA)

for all the latest updates and news relating to your tenancy.

CCG working with Our Lady & St Patricks School

CCG, the contractor for Bonhill and Muir Road, are working with Our Lady & St Patricks school during October and November providing pupils with education sessions introducing them to the construction industry, CCG as an organisation, apprenticeships and employment skills.

In November pupils will be given the opportunity to apply for four site work placements with CCG.



EASY WAYS TO GET IN TOUCH



REGENERATION QUESTIONS

For all your regeneration questions contact:

Moira Nisbet

Regeneration Co-ordinator

📞 **07790 589 558**

✉ moira.nisbet@caledoniaha.co.uk

CUSTOMER SOLUTIONS FOR ALL ENQUIRIES

📞 **0800 678 1228**

✉ info@caeldoniaha.co.uk



OUT OF HOURS SERVICE

📞 **0800 783 7937**

Monday to Thursday 5pm to 9am and
Friday from 4pm until 9am Monday
call BR24 for emergency repairs

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