



Community Benefits

New Housing Development, Graham Avenue, Clydebank

Clydebank Housing Association

March 2017

Introduction

AS Homes (Scotland) Ltd is a family-run, Glasgow based housebuilder. We build modern, quality homes for a variety of Registered Social Landlords, including Clydebank Housing Association. We are working with Clydebank Housing Association to build 44 flats at the Graham Avenue development in Clydebank. During this development, like all our initiatives, we are committed to delivering a number of community benefit programmes, designed to inform and engage the local community. Details of our specific community benefit approach for Graham Avenue are shown below:

1. Working with the Community

We recognise the importance of supporting local community groups. We are involved with helping a number local schools, sports clubs and associations. In the case of the Graham Avenue development, we wanted to give something back to the local junior football team. As such, we provided two sets of strips for the local PFD United football team in Clydebank and sponsorship for the club. The value of this goodwill gesture is approximately £4,000.



Football team sponsored by AS Homes

We also held a meeting with Clydebank Housing Association to discuss the development and gave them a tour of two of our previous sites at Bisland Drive and Cathcart so that they could see how this worked first-hand. Members of the housing association also worked with us to select materials for the houses including bricks, roof tiles and kitchens.

2. Informing the local community

We understand that the local community like to be kept well-informed of any construction work that is taking place beside them. As such, we have already provided two forms of communication to all the surrounding properties at this site. The first letter we distributed provided a general introduction of AS Homes (Scotland) Ltd and what we plan to do at the site. The second communication gave specific details of piling work that was planned, apologising for any inconvenience this may cause and details of a dilapidation survey we were carrying out.

We will shortly be sending out a third communication in the form of an update newsletter. This will include details of work carried out to date, plans for the future and what we are doing to give back to the local community.



3. Working with local schools

We visit a number of nurseries, primary and secondary schools to make contact, see if there are any projects we can help with and offer presentation and/or workshops.

In this case, our Commercial Director, Kieran Sexton got in touch with local primary school, Kilbowie Primary in Clydebank. We have arranged to visit the school on Thursday 30th March with the Considerate Contractors mascot 'Ivor Goodsite'. We will deliver a short talk to the children, highlighting the dangers of a construction site and importantly, talking to the pupils about the variety of roles that exist in the construction industry to inspire them at an early age to think about a career in this important sector. We will also provide goody bags to all the pupils.

4. Creating Employment and Training Opportunities

We are committed to providing local jobs to local people on every site. At this development at least 75% of sub-contractors are employed from the immediate local area.

We have listed below the following local people who have been employed to work at Graham Avenue:

Name	Area	Contractor/Sub-contractor	Job title
Richard Campbell	Clydebank	Apex Agency	Forklift driver
Pat McGeever	Clydebank	Akela Construction	Contracts Manager
Mick McGeever	Clydebank	Akela Construction	Ganger
Gerry Flynn	Drumchapel	Akela Construction	Groundworker

5. Students and work placements

We recently worked with student, Calum Murray who was completing his degree in Civil Engineering at Glasgow Caledonian University. Calum shadowed a number of our employees throughout his work placement and came to the Clydebank site whilst we were carrying out the earthworks, roads, sewers and foundations. Calum was onsite with our Site Manager David Bohme and our Commercial Director Kieran Sexton. Calum gained some invaluable experience which has helped him work towards and finish his degree.

Recently two secondary school pupils took part in work experience at AS Homes (Scotland) Ltd. The pupils – Leon Potter and James Beattie worked in the office as part of work experience week. They gained experience in the quantity surveying and architectural departments, doing take-offs, measuring roads, learning about CAD design and attending site meetings. They both thoroughly enjoyed the week – so much so that they now want to pursue careers in the construction industry.

6. Sustainability

AS Homes have numerous projects involved in the Considerate Constructors Scheme and the Graham Avenue development is registered with this scheme. We compile all the report findings and update Project Managers on where we are successful and unsuccessful on the participating sites. This allows for continuous development and improvement. Our Site Manager, David Bohme will work with our Commercial Director Kieran Sexton in compiling all evidence relating to the Considerate Constructor Scheme and ensuring the site follows the Code of Considerate Practice:

- Care about Appearance
- Respect the Community
- Protect the Environment
- Secure Everyone's Safety
- Value their Workforce

7. Publicity

7.1 Ideas

AS Homes (Scotland) Ltd has already carried out joint public relations activity to promote our joint working with Clydebank Housing Association throughout this development. We have already issued a press release with supporting quote from CHA which resulted in several pieces of press coverage, including the national, local and trade press.

Some examples of the press coverage are included below:

Clydebank Housing Association begins work to deliver 44 new homes

Clydebank Housing Association | 1 April 2016

Tweet Like Share



Representatives from AS Homes (Scotland) Ltd, Clydebank Housing Association's staff and voluntary Management Committee, Gregor Cameron Ltd and local councillors

Work has started on a project to deliver 44 homes for affordable rent for Clydebank Housing Association (CHA).

Worth around £5 million, the design and build contract will see AS Homes (Scotland) Ltd develop the homes at the former Gala Bingo/La Scala site on Graham Avenue in Clydebank.

Post News

La Scala demolition end of era

Homes replace ex-cinema

By TREVOR SPENCER-RHOBERTSON

DEMOLITION of the famous former La Scala bingo hall in Clydebank has begun, marking the start of work on a new £5 million Clydebank housing development.

One of the few buildings to survive the Clydebank Blitz and the post-war regeneration, the bingo hall was demolished after it discovered each other; it had been derelict for more than 20 years.

The bingo hall on Graham Avenue - later a Gala Bingo - had its demolition recently approved and work started last week. Residents said it was sad to see

an end to a building that brought everything to life and was a place where people could go to have fun.

"I used to go there every night," said one resident. "It was very old. When I could get in for one extra job before going home, I would go and have a drink in the bar. It was a great place," she said.

"I got a lot of good memories from there," she said. "It was a great place - that's where my romance blossomed." Annie Gilchrist, 65, who used to work in the bingo hall, said she sold ice cream down front as she sold ice cream down front.

"I would go in there with my children and we would sit in the bingo hall and watch the bingo. It was always cold, even in the lovely summer days and nights."

"It's a great place," she said. "I've got a lot of good memories. It's a sad day that it's coming down - they're demolishing something important." Anne Gilchrist, 65, worked at La Scala when it was a Gala bingo hall and said it could be scary place at night, ever running from the building when the tour staff heard knocking from beneath the steps. She said: "Everyone used to come to the bingo hall. It was a great place. It was always cold, especially in the middle of the winter and customers would always say that that part of the building was always cold, even in the lovely summer days and nights."

"The bingo hall was also very cold, loads of activity about there too. The third floor was always very cold. Wish I could get in for one more look before they pulled it down. I have great memories of the Gala and bingo friends that I still keep in touch with."

Councillor Dennis Agnew, who has lived in the area all his life, said: "I am really pleased that the bingo hall is being demolished. It would go in there with my children and sit up Graham Avenue, waiting to get in for the Saturday morning ABC News show, usually to catch a cinema film.

He added: "I am very pleased that the bingo hall is being demolished. It was the place to go if you had the money. It was a significant building and a high-quality one."

"But inside there were loads of rats and infestation of rodents and many people would like to see it removed. It would be great if they retained even part of it instead to use as a local community centre. The new homes will reflect the original character of the building and the area and will be specifically aimed at local people."

CHA said the future will be "affordable" and the new buildings is expected to start in the autumn.

Tom Wright, chairman of CHA, said: "We are delighted that both West Dunbartonshire Council and the Scottish Government have provided funding to support this development in its 2016-17 programme.

"CHA has submitted planning applications for 44 new homes at the former La Scala site alone, these homes will be built on the site of the former bingo hall and will be part of our affordable rented stock. This is our first development opportunity since 2008 and we hope our proposals will complement the regeneration of the surrounding area for the benefit of the local community."

He added: "Do you have memories of La Scala? Send us your memories and photos in next week's paper to editor@clydebankpost.co.uk or call 0141 355 0666."

Clydebank Housing Association (CHA) is pleased to announce the commencement of a £5 million design and build contract in partnership with AS Homes (Scotland) Ltd at the former Gala Bingo/La Scala site on Graham Avenue, Clydebank.

Demolition of the existing building, which has lain derelict for some years, started this week, following the recent receipt of planning permission. The demolition process will take around three months to complete.

A planning application has been lodged with West Dunbartonshire Council to erect 44 housing units for affordable rent and includes 20 one-bedroom and 20 two-bedroom flats and four two-bedroom wheelchair adapted flats and will be funded by both private finance raised by CHA and Scottish Government grants. The new homes will be energy efficient and will meet the Scottish Government's Greener Homes Standard and West Dunbartonshire Council's silver standard.

It is hoped that the building contract will commence on site around summer 2016.

Tom Winter, Chairman of CHA, said:

"We are delighted that both West Dunbartonshire Council and the Scottish Government have prioritised and committed to funding this development in its 2016/17 programme.

"With over 700 applicants on our housing list alone, these homes will be a much-needed addition to our affordable rented stock. This is our first development opportunity since 2008, and we are sure our proposals will complement the council's ongoing regeneration of the surrounding area and the benefit of the community."

Paul Kelly, Managing Director of AS Homes (Scotland), said:

Clydebank Post

Demolition of iconic La Scala cinema begins to make way for housing development

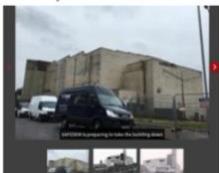


Photo: Alan Campbell

DEMOLITION of the former bingo hall began last week with plans for a new £5 million Clydebank homes development.

One of the few buildings to survive the Clydebank Blitz and the post-war regeneration, the bingo hall was demolished after it discovered each other; it has been derelict for some years.

The project to take over - former a Gala Bingo - had its demolition recently approved and work started last week.

Residents said it was sad to see an end to a building that brought them

memories. It was a significant building and a high-quality one.

"But inside there were loads of rats and infestation of rodents and many people would like to see it removed. It would be great if they retained even part of it, it's a sad loss to see it removed. The new homes will reflect the original character of the building and the area and will be specifically aimed at local people."

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Paul Kelly, Managing Director of AS Homes (Scotland), said:

We will continue to work closely with CHA on events that mark key milestones throughout the contract, and will send press releases approved by CHA to the local media outlets.

7.2 Awards and Recognition

AS Homes (Scotland) Ltd were nominated for the Homes for Scotland Affordable housing development of the year 2015 for our Cathcart Road site for Home Scotland HA.

AS well as being a member of the Considerate Contractors scheme, our company boasts an exemplary Health & Safety record. We have no claims nor any outstanding claims.