



Community Benefits

New Housing Development, Spencer Street, Anniesland

Sanctuary Housing Association

May 2018

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 Sanctuary Housing Association. We are working with Sanctuary to build 61 homes at the Spencer Street development in Anniesland. 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 Spencer Street 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 Spencer Street development, we wanted to give something back to the local community. Working with the local community council and Councillor Jonathon Findley, we carried out an improvement programme of cutting back trees, strimming grass and general tidying up of an overgrown area beside the site. We also pressure washed the car park. The value of this goodwill gesture was approximately £3,000.



Tidy up of overgrown area near the site

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.



A football team sponsored by AS Homes

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 nursery school, Little Me Nursery in Spencer Street, Anniesland. We visited the school on Thursday 30th March with the Considerate Contractors mascot 'Ivor Goodsite'. Our H&S advisor John Cowan delivered a presentation to the children on the dangers of the building site, and the children took part in a drawing competition, designing a house for the future. We provided a prize for the drawing completion and goody bags for 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 Spencer Street:

Name	Area	Contractor/Sub-contractor	Job title
Mohamed Omar	Maryhill	Proficient Security	Guard
Chris McCall	Dumbarton	Apex Agency	Labourer
Andrew McMaster	Clydebank	Apex Agency	Forklift driver

5. Work placements

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 Spencer Street 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, John Shaw will implement all the necessary elements on site ensuring that the development will attain or succeed the average score of at least 38 points. He will work in conjunction 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 Sanctuary throughout this development. We have already issued a press release with supporting quote from Sanctuary which resulted in several pieces of press coverage, including the national, local and trade press.

Some examples of the press coverage are included below:

Sanctuary to build new homes in Glasgow

Sanctuary Scotland Housing Association 20 April 2016

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Plans for Spencer Street – Copyright AS Homes (Scotland) Ltd

AS Homes (Scotland) Ltd has been granted planning permission for a new 61 plot mixed tenure development at Spencer Street in Anniesland, Glasgow.

The work, which will be carried out with Sanctuary Housing, will see the development of 23 properties available for private sale alongside 38 social houses.

The application was lodged with Glasgow City Council on Friday, 22 January 2016, after a 12 week consultation period.

Of the 61 units, 36 will be flats and 25 will be houses. The houses will be a mixture of two storey, two and three bedroom, semi-detached and terraced houses. All of the flats built will be three storey, each comprising two bedrooms, with six flats being adapted for wheelchair use.



Copyright AS Homes (Scotland) Ltd

The development will transform a former industrial site close to Dawsholm Park and deliver a major economic boost, create jobs and deliver new homes to the area.

Green light for 61 new homes plan

A NEW housing development in the West End has been given the go-ahead despite 88 objections from local people.

AS Homes (Scotland) applied to build 61 new homes on a brownfield site at Spencer Street in Anniesland.

The area includes a large former laundry, office buildings, an oil pit, a storage building, a derelict engineering workshop and a fire-damaged boiler house.

Objections including High Knightwood and Anniesland community council raised concerns about the design and the impact on traffic, parking and mature trees.

But the city council's planning committee granted planning permission and work is due to start in the next few weeks.

The development will be carried out with social landlord



The development will be in Spencer Street.

Sanctuary Housing and will result in 23 properties for private sale along with 38 social houses.

The 36 flats and 25 houses will be a mix of two-storey, two and three-bedroom, semi-detached and terraced houses along with two-bedroom flats built in three-storey blocks. Six of the flats will be adapted for wheelchair use.

AS Homes say the development will transform a former industrial site close to Dawsholm Park and deliver a major economic boost, create jobs and deliver new

homes to the area. Managing director Paul Kelly said: "We look forward to starting on site over the next few weeks."

Objectors are worried the new development will result in an increased risk of road accidents.

But in a report to councillors, city planning bosses said they did not believe increased traffic would have a significant impact on road safety and rejected concerns that residents and visitors would park on local streets causing problems for existing residents.

Local residents are also unhappy that a large group of mature trees will have to be felled to allow the new houses to be built.

But planners said the trees are not protected and their loss was not considered sufficient to refuse the application.

Planning permission granted for Anniesland development

POSTED ON APRIL, 2016 BY FRASER RUMMENS IN NEWS



Housebuilder AS Homes (Scotland) Ltd has been granted planning permission for a new development in Glasgow.

The 61 plot mixed tenure development at Spencer Street in Anniesland will be made up of 36 flats and 25 houses with a mix of two storey, two and three bedroom, semi-detached and terraced houses. All flats will be three storey and two bedroom with six flats adapted for wheelchair access.

Work will be carried out with social landlords, Sanctuary Housing, and will see the development of 23 properties available for private sale along with 38 social houses.

Paul Kelly, managing Director of AS Homes (Scotland) Ltd, said, "We are pleased to get planning permission today for what will be a significant development in Glasgow's north-west, which will help support the city's private and social housing requirements.

"We look forward to starting on site over the next few weeks and delivering this exciting project with Sanctuary Housing for the people of Glasgow."

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