

Central Roystonhill Questionnaire

'Blochairn Housing Association, Copperworks Housing Association and Rosemount Development Trust are currently carrying out a Feasibility Study to determine the plausibility of residential development on two sites in the Roystonhill area, one currently occupied by the Millburn Centre (formerly Rosemount Primary School) and the other is vacant land except for the Roystonhill Recreation Centre, located to the South of the Millburn Centre.

A key part of the feasibility study is determining a future for the Millburn Centre building. There are two options available;

- To retain the existing building and convert it to new flats.
- To demolish the existing building and build new flats on the same site.

As a member of the local community your feedback would be very much appreciated as an indication of public opinion towards the Millburn Centre building.

Please tick one of the boxes to confirm your preference for the Millburn Centre building.

☐ I would prefer to retain the existing Millburn Centre building and convert it to new flats.

☐ I would prefer to demolish the existing Millburn Centre building and build new flats on the same site.

Please use the space below to add any additional comments that you may have regarding the Millburn Centre building.

Retaining the Millburn Centre building and conversion to flats may result in higher rents. Would you be willing to pay a higher rent to support retention of the building?

The final question was misleading and some tenants thought that it meant that their rents would increase. It should have read: **'If you were allocated a house and became a tenant of the proposed new build development would you be willing to pay a higher rent to support saving the Millburn Centre?'**

Other issues tenants commented on included whether there should be more houses rather than flats. The housing associations don't have the final say on that as the funders seek to keep grant levels down. More 'units' means the costs can be spread. On play facilities, Copperworks are well underway with the park across the road from the Millburn Centre. On shopping facilities, Blochairn has argued for years that Royston Road should be a major priority for the City Council to fund a quality shopping development, as was originally planned when Provanhill Street (behind the shops) was demolished. Sadly, our protestations fall on deaf ears!

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Blochairn Housing Association Newsletter

Central Roystonhill

Residents received a questionnaire last week asking for their views on proposals for housing development in Roystonhill, in particular, about the future of the Millburn Centre. Should it be saved or demolished? We want to clear up a misunderstanding caused by the wording of the questionnaire.

The Millburn Centre is owned by Glasgow City Council and managed by City Building. Rosemount Development Trust (RDT) lease the building, which has been occupied by a number of organisations over the years. Only the nursery remains and RDT is losing money each year due to lower income and increasing maintenance costs. Discussions are ongoing with the Council to convert the 'Blue Roof' into a nursery so the future of the Millburn Centre needs to be resolved soon.



Glasgow City Council Planners want to save the Millburn Centre. It's an iconic building and many older residents remember when it was a Primary School. It could be restored to its former glory. The Department of Development & Regeneration Services (DRS) think that it is not cost effective to save the building and favour demolition and new build. If the Planners don't allow demolition and DRS can't fund the development then the building might be 'mothballed' - remain empty and boarded up — which is the worst case scenario.

The housing associations (Blochairn and Copperworks) need to consider what a housing development will cost because it is not fully funded by Council or government grant. As an example, when Blochairn built Cloverbank Gardens (2002) and Blochairn Place (2011) it had to borrow private finance to be repaid over time, like a mortgage. When housing associations came to prominence in 1970's, government grant was more than 90%. As years have gone by, grant levels have reduced so more private finance has been needed. That means higher rents. By the time Blochairn Place was built, government grant was around 68%. Government grant was £8.5million and private finance was £3.5million.

Blochairn considered refusing the grant and not building the houses but we knew that other housing associations would build them if we didn't. A major consideration was that existing tenants did not subsidise a new development through their rents. This principle still exists now. **Existing Blochairn tenants will not have their rent increased to subsidise a new build development.** This applies whether the Millburn Centre is saved or demolished. **Any new housing development must 'pay for itself' through its rents.**

We hope that this clears up the misunderstanding. However, If you still have any concerns about this please let us know.

Facebook



Check out the Association's Facebook page. It has 765 "Followers". There's a mix of serious stuff but humour as well. Enjoy!



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These plans are for discussion only. There are many things that need to fall into place before a development can happen, not least grant funding at the correct level. Meantime, it looks as though 43 houses could be created if the Millburn Centre is converted and 49 if it is demolished and houses built on the site.



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