



Dalton Avenue

Information to Linnvale residents on our development

Clydebank Housing Association is pleased to announce the commencement of 24 new homes at the former St. Cuthbert's Church, Dalton Avenue, Linnvale

We are delighted to update the Linnvale community about the imminent commencement of our 24 new affordable rented homes on this site.

As previously reported, the Association has been exploring the development potential of the site during the course of the last year. We purchased the site in March 2019 and secured planning permission in June 2020 to build one, two and three bed roomed flats. We are now ready to commence the demolition and the build will follow shortly thereafter.

The demolition of the former church building will commence week beginning 15 February 2021 and the contractor carrying out this work will be Beattie Demolition. Following demolition, the work to build the new homes is likely to commence in mid - late March subject to all necessary approvals being in place. The main contractor for the new build is Cruden Building, Glasgow.



What we are building

The development consists of **24 flats** and the housing mix is as follows:

- 4 x 1 Bed / 2 Person
- 2 x 2 Bed / 3 Person Wheelchair adapted
- 13 x 2 Bed / 4 Person
- 2 x 3 Bed / 5 Person
- 3 x 3 Bed / 6 Person



Scottish Government
Riaghaltas na h-Alba
gov.scot



Our Design Team

Client - Clydebank HA



Developer - Cruden Building & Renewals



Architect - Coltart & Earley



Quantity Surveyor - Martin Aitken Associates

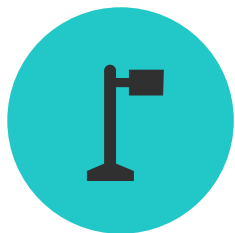


Engineers - Cowal Design Consultants



Development Agent - Gregor Cameron Contracts Ltd





Bus Stop

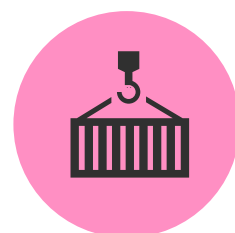
As part of our detailed Risk Assessment it has been identified that the existing bus stop immediately adjacent to the site will have to be either temporarily or permanently re-located. Cruden is in discussion with the relevant parties at present and will have this agreed prior to the main works commencing. Advisor signage will be erected in advance of any relocation.



Working Hours

These have been agreed with West Dunbartonshire Council and will be as follows: -

- Mondays to Fridays: 0800-1800
- Saturdays: 0800-1300
- Sundays and public holidays: No working



Compound

The exact location of the permanent site compound is under review, but the current intention is to have it located within the site boundary.



Traffic Management Plan

Site-based protocols will be implemented in order to minimise the impact of the work on your day-to-day lives, which includes a strict working schedule and traffic management.

There will be a number of vehicles moving to and from the site for the duration of the demolition and main construction works. This will include delivery vehicles, forklifts, vans and personal cars belonging to site staff. A detailed Traffic Management/Parking Plan is currently being prepared for the site and the surrounding area, the purpose of which is to ensure that all vehicular traffic heading to the site, and operating in and around the site, does so within approved guidelines. The plan will also focus on minimising disruption to the surrounding area and ensuring the safety of the general public.



Security

In the interests of public safety, the full perimeter of the site will be secured with Heras type fencing. As with all of our projects, the site will be kept secure through the implementation of a comprehensive CCTV system which will be linked to a remote monitoring centre. The system is operated by Robowatch an SIA accredited firm.



Deliveries will be undertaken out with peak hours wherever possible to minimise traffic in and around the site.



Road Cleaning

Road cleaning will be undertaken on a regular basis, especially during the initial site clearance and foundation works.

Please remain vigilant and take extra care. We apologise in advance for any inconvenience caused as a result of activity on-site.



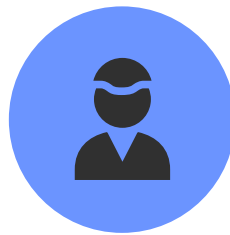
Site Signage

Extensive warning/directional signage will be erected to direct vehicles and pedestrians along safe routes. Pavements may require to be closed for some/all of the contract and signage will clearly indicate the proposed alternative pedestrian routes around the site. Protective hoardings will also be installed in key locations to avoid any risk of accident to these pedestrians.



Community Benefits

Community Benefits will play an important part of the development with Cruden committing to a number of Employment & Training initiatives including employment of local people, work placements and Community projects.



cruden BUILDING
Firm foundations, flexible thinking

Cruden Building

Cruden Building is part of the Cruden Group of Companies. Our annual turnover is in the region of £100M with the majority of our workload attributable to social housing providers. We are a large employer within the West of Scotland with over 200 site operatives and 80 support staff within our head office in Cambuslang.



Safety

For your safety - access to the site is strictly prohibited!

Please ensure that all family members, including children in your household are reminded of the dangers of accessing construction sites.



Danger

Demolition work
in progress

"Offering our community
more than a home"



Contact Numbers

We know that engaging with the local community is important and therefore for the duration of this contract, we will endeavour to provide you with regular updates about the construction programme as well as informing you of any works that may affect your day-to-day lives including such things as parking restrictions or road closures.

Should you wish to raise any questions or concerns relating to the construction activity or require further information, please do not hesitate to contact the staff at **Clydebank HA** below: -

Lynette Lees, Head of Finance and Corporate Services, lynette@clydebank-ha.org.uk

Jack Devlin, Acting Housing Services Manager
jack@clydebank-ha.org.uk

Joe Farrell, Head of Housing Services
joe@clydebank-ha.org.uk

Sinead Farrell, Communications Officer,
sinead@clydebank-ha.org.uk

Cruden Site Agent: TBC – will be based at site compound mid/end March



Apply for a House

If you would like to apply for one of our new homes, application forms are available on our website at www.clydebank-ha.org.uk/housing/applying-for-a-house/. Once completed, you can return by email to applications@clydebank-ha.org.uk

Our Housing Applicant Newsletter is also available at www.clydebank-ha.org.uk/housing/applying-for-a-house

If you require a paper copy of our form, please contact the office (details below).

Please note if you are already on our housing list for a 1, 2 or 3 bedroom house, this development will be automatically added to your choices.

Linnvale & Drumry Community Council

We will also be liaising with the Linnvale & Drumry Community Council throughout the development process and their contact details are below -

Mr John Hainey (Chairperson) linnvaledrumrycc@gmail.com / <https://www.facebook.com/linnvaleanddrumry>

If you or someone you know would like this newsletter in any other format, let us know.

Clydebank Housing Association Ltd

77-83 Kilbowie Road, Clydebank G81 1BL (currently closed)

Tel 0141 941 1044

info@clydebank-ha.org.uk

twitter and facebook: @clydebankha  

Fax 0141 941 3448

www.clydebank-ha.org.uk



Please recycle this newsletter



Scottish Charity No. SC 033962. Registered Social Landlord with the Scottish Housing Regulator, Registration No 86. A Registered Society registered under the Co-operative and Community Benefit Societies Act 2014 (No. 2191RS). Registered Property Factor No. PF000231. Information Commissioner's Office Registration No Z6043444. Member of the Scottish Federation of Housing Associations. Registered in Scotland at 77-83 Kilbowie Road, Clydebank G81 1BL. To the best of our knowledge all information contained in this newsletter is correct at the time of going to print.