

STRATHBUNGO News



Spring 2004

Majority Rules OK!

New law aims to end disputes over common repairs

If you've ever struggled to get neighbours to pay their share of common repairs, help is on the way!

The Tenements (Scotland) Bill, published on 2 February by the Scottish Executive, will introduce majority decision making so that if the bulk of homeowners agree repairs are needed, then the hold-outs are obliged to pay their share. The Bill will require every tenement to include a management scheme in its title deeds, with maintenance costs divided equally among the owners, and also covers emergency access for repair work and compulsory insurance. It is expected to become law later this year.

The Bill is designed to plug loopholes in Scotland's property law and make it easier and quicker to get necessary work done. It may not stop neighbours falling out, but it should prevent the too-familiar scenario in which you have the option either to watch your property crumble or pay the uncooperative owner's share.

You can read the full document at www.scottish.parliament.uk/bills/pdfs/b19s2.pdf.

But what's a 'tenement'?

The Bill covers traditional tenements and modern blocks, including both residential and commercial property. Interestingly, it defines a 'tenement' as any building that is split into two or more flats under separate ownership so this has implications for any of Strathbungo's terraced properties which have been sub-divided.

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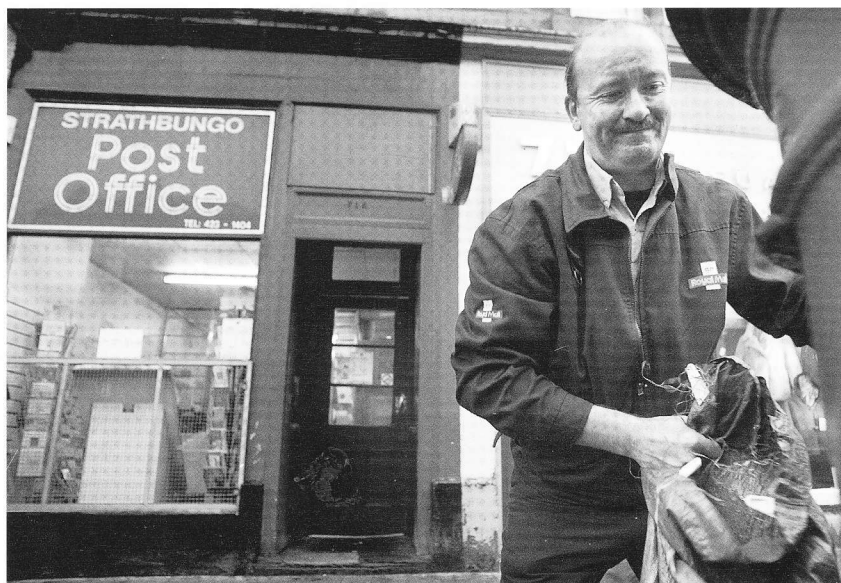


Photo Peter Sandground

Last Post: Strathbungo Sub PO closes at end of February

At the Shawlands & Strathbungo Community Council meeting of 8th January, some 35 local people, mostly opposed to the impending Sub Post Office closure at the end of February, put their views to representatives from the Royal Mail and the Post Office consumers group, Postwatch.

The Royal Mail rep spoke of the need to rationalise their business activities and the fact that such small businesses have difficulty in being profitable. Post Office services will continue to be provided at Kildrostan Street and Victoria Road.

The results of a door-to-door survey carried out by the local IWCA was given to Royal Mail and Postwatch. This provided a detailed breakdown of the numbers – including elderly people and

mothers with young children - who will experience greater difficulty getting to the Post Office.

Those attending were told that services would be extended at the remaining POs. One member of the audience requested that all Victoria Road counters are kept open at all times so older people will not be forced to stand in queues after having a longer journey.

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Others noted that many elderly folk do not feel safe collecting pensions and benefits at Victoria Road due to the presence of drunks and beggars. The Police have been made aware of this and have promised to keep an eye on the situation. The Royal Mail representative advised people to have benefits and pensions paid directly into their bank accounts, but he was told that some people do not have bank accounts and others may not be able to keep up with technology with such great ease.

The forthcoming introduction of electronic stamps for small businesses, while time-saving and efficient, will further cut sub PO's margins. He also made the point that many sub post office managers, having given good service over many years, welcomed the chance to receive a lump sum payment enabling them to retire or move on to something new.

Examples were cited of communities taking over the running of their post office when threatened with closure – for example, in one English village, the PO now operates from the church hall. However, most of these examples were confined to rural settings.

Despite local opposition being made clear at the meeting, it is unlikely that the closure decision will be reversed.

Said Community Council Chairman, Kenny Martin 'We have given detailed facts and figures to both Royal Mail and Postwatch on the extent of difficulties presented to local people by the loss of this valuable service, and the Community Council welcomes further comments in the coming months as the closure impacts on their lives. We will ensure these comments are passed on and we will keep up pressure on them to continue to deliver top quality services to the people of Strathbungo and the surrounding area.'

Community Council Re-Established

After a gap of two years and following public meetings and an election, the Shawlands & Strathbungo Community Council has at last been reconstituted. A slate of 14 individuals drawn from the local communities was nominated and elected unopposed on 27th October. They include Strathbungo Society committee members Kay Caldwell and Joanna Murphy, who will be happy to represent your concerns.

Glasgow's 108 community councils are voluntary organisations, set up by statute. They are supported directly by the Community Councils Resource Centre and politically by the City Council's Working Group of which local Councillor Malcolm Cuning is a member. The Resource Centre's remit is to establish, develop, monitor, support and fund. They also provide training for elected members – for example, in chairing meetings, taking minutes, managing conflict, presentation and public speaking skills, etc. As the councils are concerned with licensing and planning, the Resource Centre will also advise on technical and legal matters and any other difficult issues that might arise.

Meetings are at 7.30pm on the first Thursday of every month at the Titwood Resource Centre. Besides dealing with agenda items, they have structured the meeting so that people can simply turn up on the night to bring issues to their attention.

Alternatively, you can write or email with matters of concern to David Eyre, Secretary of the Community Council, c/o the Strathbungo Society.

New Strathbungo website to go live in March

Strathbungo's new website has been designed as a virtual community where people will come together on a daily basis. Once it's fully 'populated', you will be able to read the latest news, take part in the current poll and add your own comments to the message board.

The website was part of our Awards for All grant from the Heritage Lottery Fund, to be used as a vehicle for collecting and disseminating information about Strathbungo's architectural and social character. A series of virtual galleries will hold hundreds of photographs – historic ones, but also photo essays of Bungo events - and later this spring we'll be training local folk in digital photography to help us take a 'snapshot' of Strathbungo 2004.

But there's much more!

The section called 'Living in G41' is a directory of local amenities, where you

can look up a plumber, find surgery hours for elected officials – even book a table for dinner or order a pizza.

The diary will feature Strathbungo Society events, but also all sorts of entertainment, hobbies and sporting activities in and around the area.

The site features various functions to bring it in line with the latest thinking on accessibility – not least, a button to adjust the type size from 9-point to 40!

It also has a highly agile content management system that will let us update text and pictures constantly and add new information as it becomes available.

Which is where you come in.

We will launch the site in March when we've added enough content to make it interesting, but we need your contributions to continue to build the virtual community. It's a chance to publicise what's on at your clubs, school, churches, etc., to recommend a tradesman, to post 'wanted' or 'lost & found' notices. We also want old photographs to scan in for the galleries.

Watch for a leaflet in the next few weeks with details of how you can participate.

alison farham MA, MMEDSCI, ASSOC NUTR

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Back Lanes Pilot

going out to tender in February

Renovation of Strathbungo's cobbled lanes comes one step closer at the end of February when the Society's Environmental Group are planning to go out to tender for the stretch of Moray Place Lane between Queen and Marywood Squares.

If successful, the pilot could lead the way to refurbishing the Victorian lanes in the whole of the conservation area and indeed serve as a model for upgrading privately-owned lanes throughout Glasgow.

'In terms of programme, we hope to have tenders in by the third week in March, then meet with residents to report the costs and get a mandate to move forward,' says Stephen Lamb. 'The programme is subject to approval from Scottish Water and approval of the road adoption by the Council.'

'Meanwhile we're pursuing some granite setts which may become available from the Council to see if we can use them for this project and offset costs.'

The Environmental Group have put together a package that includes a grant from the Landfill Credit Tax and has had the full approval and support of the Council's Planning and Roads departments. Nevertheless, there will still be a financial contribution from owners and this is the next, and it is hoped, final hurdle.

'There appears to be a consensus from the majority of owners that they are willing to proceed. However, there are some new owners in the block who may not be familiar with the project and we

will be getting in touch in the next few weeks to bring them up to date. If our figures are right and owners are keen, realistically we could get underway by May or June.'

What's involved?

The Strathbungo Society appointed a consulting civil and structural engineer to work up drawings and specifications for the tender. The works will involve removal of the old cobbles and replacement with a more regular sized granite sett, similar to those used in the gutters along the Squares. New surface water drainage will be provided and the street lighting upgraded to improve the lighting levels.

The project has full planning permission and support from the Planning Department.

Residents will rebuild the lane to a standard which would allow it to be adopted by the Council, thereby transferring all future maintenance there. No maintenance is carried out by the Council at present as the lanes are in private ownership – and, as the state of dilapidation testifies, nobody else does either. Bringing them up to scratch will not only make the lanes safer and more functional, it should add considerable value to the houses located along them.

We asked City Councillor Malcolm Cunning how he's finding his new job.

View from George Square

When I was elected Councillor for Strathbungo Ward, I thought I had a fairly good idea what was involved. A few months down the line, I've discovered it is more diverse, demanding and time consuming than I had presumed.

The results of a recent MORI survey of Glasgow citizens show most view being a councillor as a full time job – it is and I am enjoying it thoroughly.

The most controversial local issue since my election has obviously been the suggested development of the old bandstand site in Queen's Park. The Council had drawn up proposals to investigate the possibility of a private developer investing in a facility on the site. After widespread criticism and concern, particularly as expressed by the Friends of Queens Park, these proposals have effectively been shelved. I hope we can now engage with FoQP and the wider community to develop and maintain the park in a planned and structured way.

My greatest concern is the endemic problems caused by drugs and drug use. Drug dealing from properties throughout the ward has been reported to me, including at least one known dealer in the Strathbungo Society's own patch. Many residents are genuinely frightened at what they may encounter either on their stairway or in the back yards and closes. I have discussed local concerns with the police on various occasions and they emphasise that what they need is hard evidence. However, I'm also aware of a drug-related act of vandalism back before Christmas in which police didn't turn up for over two hours after neighbours reported the incident in progress. Every time you witness or suspect drug related activity, do contact the police direct on **532 5300** or **Crimestoppers** on **0800 555 111** and I will try and make sure your vigilance counts.

If you want to contact me on this issue or any other, ring **287 5579** (Mobile: **0775 168 9275**) or email Malcolm.cunning@councillors.glasgow.gov.uk

All you need is . . .

The Strathbungo Society got an unexpected Valentine when a local resident chose us to benefit from his 'LOVE' Box project, which sells an attractively packaged collection of sweets and sweet-smelling potions on a theme of love.

The idea is to tap into the big boy's lucrative gift market on behalf of groups doing good work.

Why love? Says Callum Smith, 'We spend so much money telling people we love each other, but mainly big businesses profit. I thought it would good if we could recycle that money to groups who actively care for others.'

The LOVE Box project is something he's doing entirely in his spare time and all profits go to charities or community groups. He received cash to pilot his idea

from Scotland Unlimited which is administering grants from the Millinium Fund.

As we went to press, it was too early to say how romantically inclined Bungo folk are, but if you missed out this time, he's now getting one together for Mother's Day.

To order a LOVE box for Mothering Sunday - 21st March

Contact Callum Smith on 423 4830 (mobile 07986 208 056)

Email: callum@communitylinkswd.org

Get Off Yer Artz: Encore!

Announcing Strathbungo's 2nd "Get Off Your Artz" Festival, to be staged in the halls, pubs and streets of Strathbungo on Saturday, 24th April.

Get Off Yer Artz – GOYA, for short – is a day and evening of live music and lively entertainment, first held in 2002 and now back by popular demand. All performances are free and open to the public on a first-come first-seated basis. With local pubs and restaurants generously providing venues, a great line-up of professional and semi-professional musicians will be contributing their talents.

IT'S NOT JUST MUSIC! Says Strathbungo Events Organiser Kay Caldwell, 'We plan to have something for everybody with every kind of music plus drama, dance, art, crafts, heritage and, we hope, some new hands-on workshops. If last time's GOYA anything to go by, no matter how tightly we plan the programme, there's bound to be more

surprises on the day. If you missed the jam session that broke out late afternoon at the Tav last time, you missed a treat – and we also had some great feedback on the "Morning After" Colloquy.'

Other events on the day will include a guided walk along Strathbungo's Architectural Trail and the GOYA Craftz Fair, with a chance to buy all sorts of original bits and pieces.

We're also hoping to have a 'Real on the Road' mobile computer access bus where you can open a free email account and practice navigating the Strathbungo website. We'll show you how to scan photographs of Strathbungo, old and new, into our virtual gallery of local pictures so start looking out those pictures!

Saturday, 24 April 2004

Get off Yer artz

GET IN ON THE ACT!

- Painters – a chance to exhibit in local cafes and bars
- Performance Artists – set up your stall at the Queen's Park Gates
- Musicians – jazz, folk, traditional or classical - we'll find the right venue for your performance
- Writers and Actors – get together now to get your pieces ready
- Storytelling Workshop – for children and adults.

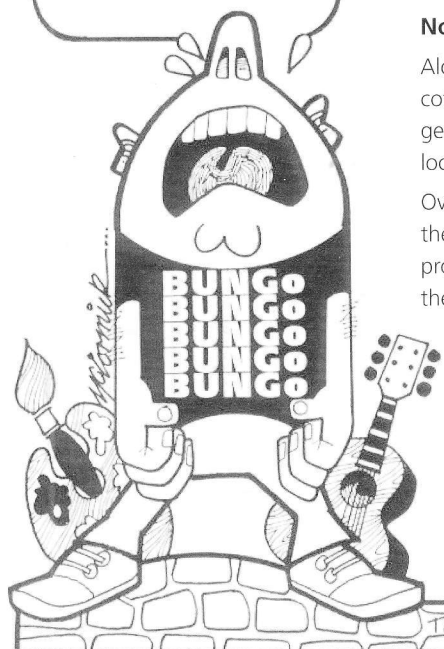
Not forgetting our old favourites . . .

Alongside the Craftz Fair will be our spring coffee morning so we're counting on generous contributions of homebaking by local domestic goddesses (& gods).

Over the next month or so, we'll be pulling the event together and will send out a full programme nearer the time. Meanwhile, put the date in your diary and tell all your friends to join you in the Bungo on 24th April!

LET'S HEAR FROM YOU !

Contact Joanna Murphy on 423 7756 if you have suggestions for venues, would like to be considered as a performer – or if you'd like to help organise the event!



Bungo Book Club?

Are you interested in being part of a reading circle, right here in Strathbungo?

Reading groups can be enjoyable, stimulating and highly sociable. There are tens of thousands of them around the UK at the moment and each one has its own distinctive style.

- 'I've read books I'd never have chosen for myself – a real consciousness raiser!'
- 'I sometimes think the book's just an extra excuse to get together once a month.'

Just a few ways of operating a reading group and some very good reasons for belonging to one.

If you agree, you have the chance to be a founder member as we have had an enquiry from a local resident, who would like to set one up in Strathbungo. We have a copy of the very useful BBC 'Big Read' Guidelines which sets out a ten point plan for getting the Group off the ground. Interested?

Then contact Linda on 424 3258 - and let us know how it's going!

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Here's a cautionary tale for anyone who goes ahead with building work without planning consent . . .

Owners to pay the price for installing uPVC windows in conservation area

An appeal on behalf of the owners of a tenement in March Street has been dismissed by the Scottish Executive and they have now been ordered to replace their 'non-conforming' uPVC windows' with windows that comply with the standard of the original ones – which is to say, timber sash and case .

This ongoing saga dates back to 2000, when the previous owners – the Council! – sold the property on with all the original windows intact and advice on how any alterations should proceed within the conservation area.

In March 2002, the Council investigated and found that all front elevation windows had been replaced with uPVC single frame, flat profile tilting windows (without planning permission) and subsequently issued an enforcement notice. That put them well within the four year exemption rule for rectifying planning violations. 'The appeal was lodged as a test by the owner of one flat, who agreed that all windows would be remedied at the one time if the appeal failed. Following the dismissal of the appeal on 26 January, the matter was turned over to the Enforcement Officer and the owner now has five months to put the windows right,' says Senior Planning Officer Miranda Marshall.

Isn't that awfully harsh?

'This is nothing new. We have been pushing a windows policy for conservation areas since 1983. We've distributed thousands of leaflets, contacted window companies, the Law Society, surveyor associations, everybody!

'We give free advice from a dedicated team (287 6060) and do everything we can to help people make the right choices,

but finally the onus – and the liability – will be on the owners.'

'We do have sympathy with people who fall into the uPVC windows trap, particularly elderly folk who get enthused by sales pitches, but we cannot let good intentions destroy the traditional character and visual amenity of the conservation area.'

Any estate agent who advises on home improvements that add value to traditional properties will you tell never to alter windows. What's more, it can come back and bite you should you wish to sell. A routine search can throw up the fact that work was done without planning permission and responsibility always lies with the seller, even after the sale.

Strathbungo's not the only community to see action on this front. Recent decisions have gone against owners in Battlefield, the West End and Pollokshields.

Miranda's advice: 'Don't believe any window company that tells you they can supply uPVC windows to a standard that will get planning permission for a listed building. They can't.'

The Council needs to know when conservation guidelines are breached, yet most people are reluctant to complain about 'them nextdoor'. As in the March Street case, the Strathbungo Society can enquire on behalf of the overall community and keep neighbours from falling out.

'A Year in Strathbungo' calendar sells out

A piece of future Strathbungo memorabilia is currently gracing the desks of some 300 folk round the district as well as absent friends and family as far afield as Duntocher, Dunedin and Dallas.

Strathbungo's 2004 calendar features the people, events, buildings and wildlife of our community, recording a memorable year as the seasons turn from snow clad to sun bathed and back again.

Our thanks for letting us use their super photos go to Mike Greenwood, Roberto Cavieres, Alan Bryant and Karl Schweps. And extra special thanks to Liz Macdonald, again for photographs, but also for the original concept and the design and production of the calendar.

Thanks are also due to David Johnstone at the Park Gallery and to Catherine Henderson of Catherine Henderson Design for providing additional outlets for calendar sales. We managed to promote Strathbungo's heritage, cover our costs and make a small profit, which will be ploughed back into future ventures.

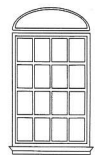
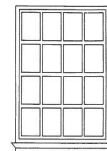
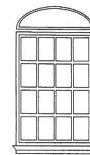
Consultation Exercise Underway

A letter has gone out to residents of all houses involved in the *Strathbungo Conservation Area Appraisal*, asking opinions on the draft document, which can be viewed at 229 George Street or the nearest libraries (Langside, Pollokshields and Govanhill). The study identifies features that make Strathbungo special – architecture, street patterns, etc – and highlights issues that might threaten the character of the area, notably erosion of the back lanes.

Says Jim Macdonald, Principal Heritage and Design: 'The final document is important because it provides a framework in which corporate management of the conservation area will take place. We want it to act as a focus for people's views so we can create a practical document that can be used to preserve and enhance the area.'

If you didn't get a letter, ring 423 0050 for a copy. Then get your comments in by 31st March.

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BUNGO FILM GROUP LAUNCHED!

Adding another strand to the rich cultural life of the Southside, the Bungo Film Group was launched last month in the relaxed and informal setting of Sammy Dow's back room.

Free to audiences and open to filmmakers of all levels and genres, the opening night drew a 60-plus audience, with organisers having to turn people away. BFG aims to provide screening opportunities for independent and non-mainstream filmmakers, including those who live locally.

Said Secretary, Margaret McAuslan:

'Providing a performance platform will, we hope, encourage people to make their own films and videos. We also want audiences to be able to get a feel for what's being made in Scotland, including shorts and features from professionals, amateurs and students.'

BFG is also an opportunity for artists in the community to network - already two animators, two music video makers and a documentary maker have been brought together through the Group"

BFG has been funded by the Millennium Fund and the Scottish Community Foundation as a three month pilot and welcomes a wide range of styles and subject matter - arthouse, music, documentary, animation, drama and comedy are all on the programme. A number of screenings are also promised in other community venues in the Southside during February and March.

How was it for you?

Your SBNews correspondent was both entertained and intrigued by BFG's recent screening which included a Jenny Agutter short comedy feature on female infidelity, the comic difficulties of belonging to a family of clowns (in and around Glasgow locations) and the magical ability of a choir in war-torn Sarajevo to help a sick cow deliver her calf. Highly recommended! - AC

BFG SPRING PROGRAMME

all at Sammy Dow's, Nithsdale Road)

Monday, 23rd February, 8pm - Animation & Shorts

Sunday, 7th March, 8pm - Documentary & Shorts

Monday, 15th March, 8pm - Foreign Film & Shorts

Submit work (30 minutes max) to BFG, c/o Murray, 33 Nithsdale Road. Short pieces (four minutes max) may be brought along on the night.

Contact BFG on bungofilmgroup@lycos.co.uk



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Shiatsu can help in a wide range of conditions including:

back, neck and shoulder problems, stress, tension, depression, insomnia, digestive, menstrual and fertility problems. I specialise in Shiatsu during pregnancy.

I trained for three years at the Glasgow branch of the European Shiatsu School and recently set up practice in the Queen's Park area.

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SPOOK PROOF!

STRATHBUNGO

About a hundred brave souls joined us on the night, but in case you missed it, here's some of the characters we met on Strathbungo's Ghost Walk on Hallowe'en 2003. Lots more great photos, thanks to Alan Bryant – soon to be posted on the Strathbungo website.

18th century witch Janet Horne

Victorian architect Alexander 'Greek' Thomson

Sir Jeems Kaye - late (very late) 19th century bon vivant

American tourist Ruth T Batsong†tracing her ancestry

*Careful what you wish for
...Ruth meets the family!*

TALKBACK

Send news items and letters c/o Ann Carolan, 43 Regent Park Square or ring 422 1743 – alternatively, email info@strathbungo.co.uk

Strathbungo Station Horse

To the Editor:

Can anyone throw light on the disappearance of the Strathbungo Station horse? Yes, its true, there used to be a horse in Strathbungo Station! Well, not a *real* horse! Not even a *whole* horse! Actually, up until the mid-1960s, there used to be a large stoneware horse's head on the embankment beside the railway platform on the Moray Place side of Strathbungo Station.

If my memory serves me well, it would probably have been about three or four feet in height and would have been part of the landscaped embankment. Who put it there? Where did it go? Perhaps a reader or even British Rail could throw light on it. There may even be an old postcard or photograph of it.

Douglas Robertson

Pollokshaws Road

Well, any clues on this on? The Virtual Mitchell and Transport Museum websites have not yielded any leads. Does anyone out there remember this horse? Let us know if you do. Or if you have any idea where it might have gone. - ED

Planning Application at Titwood Rd

To the Editor:

Do you have any further details on the flats and restaurant which are at planning stage for 7 Titwood Road?

We are nearby at Vennard Gardens and

therefore very close to the proposed development. While not opposed to new flats being built (the current disused site is an eyesore and magnet for graffiti etc) we are curious as to what might be on our doorstep. Perhaps our biggest concern is the possibility of a licensed food premises (this was expressed as 'restaurant' on the notice which came through our door): could it be sold on to someone to use as a fast food place etc which may not be what Strathbungo requires at present?

Steve Murray

Vennard Gardens

We have checked this out with a Planning Department contact who has allayed your greatest fears – that the 'restaurant' may actually be a fast food outlet - as follows. Planning permission for a restaurant is termed a 'class 3' use. Planning permission for a fast food outlet comes under 'sui generis' use. It is possible for a restaurant – a place where people sit down to a meal and later leave – to provide a takeaway service as part of the restaurant's functioning. But it is not possible to apply for permission to open a restaurant and in its place open up a fast food facility. Such an event would be in contravention of the planning laws and would be forced to close immediately. We have copied your e-mail to the Community Council, who have a direct remit to investigate local planning issues.

- ED

Strathbungo Chair Kevin Kane adds:

The Strathbungo Society is looking at the drawings and will most probably write to Development and Regeneration Services to ensure (1) that this prominent site is developed in such a way as to 'enhance the surrounding area including the Conservation Area' and (2) note concerns with the *quality* of some recent developments (for example, Balvicar Street). Anyone can go to the DRS offices at 229 George Street and ask to see the file and drawings of the proposed development. We will be happy to represent any thoughts you would like to share regarding them – just get in touch.

Just for kicks

To the Editor:

Just a wee note to say a huge thank you to [Bungo in the Back Lanes organiser] Joanna Murphy for organising Ziggy, along with the other boys, meeting Christian Nerlinger and having the memorable occasion recorded in the *Strathbungo News*.

It was a lovely afternoon and Christian was very good with the children. So can you say a big thank you to him too.

Kate Brown

Pollokshaws Road

With the snow sweeping down from Arctic as we go to press, the Back Lanes afternoon is a fond memory. Such an event comes together thanks to the hard work and co-operation of a large number of people. But yes, a special thank you is due to Joanna and Christian for making sure the boys who *didn't* win Christian's autographed Rangers jersey in the raffle had a great consolation prize!

And finally . . .

As of this issue, the *Strathbungo News* has a new Editor. Ann Carolan is taking over from Sharon Schweps, who wants time to concentrate on the website. Ann returned to Glasgow last spring after 25 years in Oxford, London and Cork, having worked primarily in community development, adult education and communications. She's currently doing outreach and development work with refugees and asylum seekers and taking a radio production course at Reid Kerr College. She got lured into the Strathbungo Society during Bungo in the Back Lanes last June and press-ganged onto the Committee in the autumn.

- SS

STOP PRESS!

After three years in the making, Glasgow Council has released the final version of its Strategic 20-year Development Plan for Glasgow. Details in our next issue - meanwhile read it on the web at www.glasgow.gov.uk/cityplan/index.htm!

STRATHBUNGO NeWS

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Send letters & short articles
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