

# STRATHBUNGO NewS



Autumn 2007

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**BUNGO IN THE BACK LANES**  
another successful event

**ANTI-SOCIAL BEHAVIOUR**  
the community fights back

**BUSY BEES**  
new craft shop in Niddrie Road

While the Strathbungo Society would love to take all the credit, we offer thanks to all those who helped make this year's event extra special.

These include:

**1901**

**Kelly's**

**The Alison Arms**

**Heraghty's**

**Shimla Pinks**

**Indiagate**

**Moyra Jane's**

**Ikafe**

**Pizza Hut**

**Hairgarden**

**Grianach**

**Source Beauty**

**The Barber Biker**

**Floral Haven**

**Nisa Day Today's**

**Catherine Henderson Design**

**Joan Short**

**Lah Tea Doh**

**Zucchini**

**Clyde 1**

**Your Home Centre**

**Remedy**

**Arnold Clark**

**Environmental Protection**

**Services**

**Land Services**

**Star Fish & Chips**

**St Bride's Primary School**

**Glasgow Chiropractic**

**Park Gallery**

**New Victoria Gardens**

**Fothers**

**New Anand**

**Panda House**

**HudsonMackay.com**

**Kam Wa**

**Orange Newsagents**

**Mulberry Street**

All our merry band of volunteers And thanks, most of all, to YOU for holding a stall, buying a beer and having fun. See you next year for our tenth anniversary spectacular!

## Bungo's Big Summer Bash



Photo by Carole Gillman and reproduced by kind permission of G41, [www.g41.org.uk](http://www.g41.org.uk)

**Despite the weather, this year's Bungo In The Back Lanes was one of our best attended events ever. The word seems to have got out across the Southside and our most popular local community event is now a fixture in Glasgow's summer calendar.**

In fact, Glasgow's Lib Dem MSP Robert Brown was so impressed by the community spirit shown at the event that he put down a motion at Holyrood to ask; "That the Parliament congratulates the Strathbungo Society on the success of its annual event, Bungo in the Back Lanes; notes with pleasure that the event is moving from strength to strength and particularly commends the increased attendance at and diversity of the event and the work of the Strathbungo Society in building community spirit; recognises the importance of community groups and societies across Scotland in building stronger communities; notes that many of these groups and societies rely on public donations or small grants, and believes that the Scottish Executive should work with local authorities and the voluntary sector to create a strategy for supporting and developing these important community groups and events."

This was BITBL's ninth anniversary year and we really wanted to make sure it celebrated the Bungo community. Visitors were thrilled by the diversity of entertainment on offer – from soothing Indian head massage to refreshing non-

alcoholic cocktails as well as the faithful stalwarts of the event – our great bands and 1901 beer garden.

Joanna Murphy, the event organiser, was pleased to see that visitors showed their support for the Strathbungo Society, which saw two of its stalls sell out. She said; "Considering so many other events were taking place on the day, it was good that the turnout was no less than in previous years. The weather was cold but people soldiered on."

Next year will see the event reach its tenth anniversary and the Society hopes to put on an even bigger and better show but we can't do it without help from the wider community. Joanna says, "We are struggling to find enough people to help out. If more people don't come forward we might not be able to continue at the same level."

If you want to get involved with the event next year in any capacity, the Strathbungo Society is always happy to hear from you. Visit [www.strathbungo.co.uk](http://www.strathbungo.co.uk), come along to one of our regular meetings (Third Tuesday of the month from 7.45pm at Mulberry St) or e-mail [info@strathbungo.co.uk](mailto:info@strathbungo.co.uk).

# Action Against Anti-Social Behaviour

**“They’ve ripped the heart out of the area” was the damning verdict of one of the almost 100 local residents who attended August’s public meeting on anti-social behaviour in and around Strathbungo. Residents who live close to the Queens Park Hotel, Parkview Hotel and Balvicar St flats owned by the McKeever Group were keen to know what was being done to tackle the problem.**

There to answer residents’ concerns were two Southside Central councillors, Anne Marie Millar and Jahangir Hanif, Ann Hamilton of Glasgow Community and Safety Services and Superintendent Mike Dean. The meeting was organised by Shawlands and Strathbungo Community Council. Councillors from neighbouring wards and Nicola Sturgeon’s representative Mairi Hunter were also present, reflecting the wide impact anti-social behaviour is having in and around the area.

Residents were keen to discuss the incidents they were experiencing on a daily basis.

- These included:
- **Gang fights**
  - **Drinking and disorderly behaviour in and around Queens Park**
  - **Vandalism**
  - **Verbal and racial abuse**
  - **Soliciting**
  - **Physical assaults in the back lanes behind Titwood Road**
  - **Drug-related detritus left in closes and back yards**
  - **Drug dealing**

In the last three months alone, 139 people have been charged with street drinking in the area surrounding Queens Park. The Procurator Fiscal has expressed his concern about the difficulty of policing the transient population in the area and he hopes to set up a special initiative in the Queens Park area where offenders are fast-tracked through the legal system. Supt Mike Dean also pointed out that from September the police will issue on-the-spot fines for anti-social behaviour.

Previously we have reported on the decision of the City Council to revoke the House in Multiple Occupation (HMO) licence of the Parkview Hotel on Queens Drive due to the number of complaints. However, it emerged in June that councils from outside the Glasgow area are still sending residents to be housed there while the company appeals against the decision.

As well as the Parkview and Queens Park Hotels, the McKeever Group also rents out flats on Balvicar St for people to use as serviced apartments or to homeless families as HMOs. This has led to large groups hiring them and using them as a base for all-night parties, making the lives of local residents a misery.

There have been some recent developments on these issues, thanks in the main to the efforts of local residents. One resident uncovered from the licencing department of GCC that the Queens Park Hotel no longer has a hotel licence. The building seemingly operates in a grey area between legislation covering HMOs, hotels and hostels. The police officers have agreed to look into this and to consider using a three-month closure order on the premises.

A planning meeting held at the end of July also looked into the situation of the Balvicar St flats. According to the meeting’s chair, Scott Mackay, the use of the flats as serviced apartments may breach planning consents as it involves using domestic premises for a commercial use. It is anticipated that it will take four weeks to get a senior counsel opinion on the matter and then a stop notice can be issued against the business.

Strathbungo residents raised concerns about the plan to build 16 flats on the corner of Titwood Rd and Pollokshaws Rd. However, councillors present made clear that the McKeever Group did not own the property and the planning consents are only for mainstream domestic use. The council will watch very carefully for any HMO licence or change of use applications for the site.

The Strathbungo Society is also monitoring developments and will consider objecting to any plans that go against the nature of the conservation area.

Councils outside of Glasgow did not avoid the ire of local residents. Many of the homeless people housed in the area come

from other local authorities, from Stirling and Dunbartonshire to Perth. Local people feel the councils involved are shirking their responsibilities to their homeless residents. Indeed, it appears this may directly breach the Housing (Scotland) Act 2001, which states: “Where a local authority has a duty...to persons found to be homeless...it may request a registered social landlord which holds houses for housing purposes

**in its area** to provide accommodation for the person.” It is hoped that these issues will be taken forward to the Convention of Scottish Local Authorities.

So what can residents do and what happens next? The chair, council representatives and police are keen for residents to keep them informed and keep reporting crimes so they can build up evidence and a clear picture of what’s going on in the area. Mobile CCTV cameras may be used in the area and there will be additional patrols by community safety officers.

Leaving the meeting, however, one couldn’t fail to be struck by how many residents, despite battling these problems for several years now, are still full of fight. This is certainly not the end of the problems in the area, it’s merely a very small step towards a beginning but it’s a battle many residents feel we must win.

The community council collected the contact details of those present in order to keep people informed of developments. If you would like to be added to the list, contact [info@strathbungo.co.uk](mailto:info@strathbungo.co.uk) and we will pass on your details.



The Community Council are keen to act as a forum for residents’ concerns on this issue in order to get some action from the agencies who have the power to do something about it. The next meeting of the Community Council takes place on Thursday 6<sup>th</sup> Sept at 7.30pm at Shawlands Academy.

**If you have concerns about the use of a rented property:**  
**E-mail:**  
[building.control@eps.glasgow.gov.uk](mailto:building.control@eps.glasgow.gov.uk)  
Phone: 0141 287 5703

**There are further useful numbers for reporting crime and anti-social behaviour on the back page that you can cut out and keep.**

## Creativity, Crafts & Cake!

The summer months have seen their traditional flurry of properties changing hands and new businesses opening in the area. The Strathbungo News spoke to three local entrepreneurs to discuss what made them choose this area as a location for their new business.



First, a godsend to parents trying to entertain their children over the summer holiday, has been the opening of the **Busy Bees Craft Studio** on Niddrie Road.

The studio is run by two sisters, Diane and Elaine Coakley, with the aim of providing a suitable environment for kids (large and small!) to enjoy a variety of crafts – from simple painting to decoupage. As well as opening throughout the day, the girls also arrange evening workshops and classes aimed at adults.

Diane and Elaine have been organising craft-based birthday parties for several years and Diane has a lot of experience in the voluntary sector, working with a variety of parent and toddler groups. Elaine said that the area around Strathbungo was a natural choice when deciding where to locate their new business. “There are more voluntary sector groups for children in this area than anywhere else in Glasgow,” added Diane, noting the trend for families to move from the West End to the Southside.

They hope the business will fulfill a need in the area for parents who want to enjoy craft projects with their children but, with less time available to them, to avoid the setting up and cleaning up involved in doing such hobbies at home. As Elaine says, “After a 2-hour children’s craft session we can often spend as long again just cleaning up the craft room!”

The studio opened on 30<sup>th</sup> June and has been busy ever since with evening classes booking up and a steady stream of visitors through the door. The girls have deliberately tried to make sure the studio appeals equally to girls and boys as they felt too often crafts and hobbies were seen as entertainment for girls. But, as Diane points out, “Boys absolutely love it. We’ve got lots of ‘boyish’ blanks for boys to work with, for example they can paint a ceramic robot, but we find they’re usually just as happy getting stuck in to the glitter and beads!”

The sisters have big plans for the rest of the year, launching after-school classes, stocking more card-making materials and renovating an extra room to provide a softer seating area. As Elaine points out, “We want parents to enjoy coming here and to feel comfortable while their children have fun.”

Recently-opened on Nithsdale Rd, **Grianach**, and its owner Elaine Dearie, may already be familiar to some Bungoans. Elaine is the new secretary of the Strathbungo Society and provided delicious home baking at the last Bungo Coffee Break. If you missed her fantastic goodies there, you can’t have missed her fantastic bagel stall at Bungo In The Back Lanes.

Turning a former shop on Nithsdale Rd into a small cafe has been a real labour of love for Elaine, who did much of the decorating and design of the venue herself. She also sought advice from the Strathbungo Society in order to obtain planning permission from Glasgow City Council.

Grianach, meaning sunny in gaelic, offers excellent home baking, a range of tasty sandwiches and snacks and has both indoor and outdoor seating. The outdoor seating area is, unusually, non-smoking, making for a pleasant environment and adding an aspect of cafe culture to Nithsdale Road.

## PROPERTY PLANS

In recent months, the Strathbungo Society has become increasingly involved with planning proposals in the area. A number of residents have come to us directly for help with objecting to a planning application, to ask for help in modifying plans, or for assistance with persuading the council about an application’s merit.

One one level this reflects positively on the continued regeneration of the area, with businesses wanting to develop here and residents keen to improve their homes. It also demonstrates the increasing awareness of environmental issues on the part of residents and a concern to safeguard the built heritage of the area and its essential character.

The Strathbungo Society decides at committee meetings whether or not to get involved with a planning proposal and it has no statutory powers. The Society’s recommendations are given the same weight as those of other local residents, however we can provide expert advice, co-ordinate residents’ responses and guide people through what can seem an incredibly complicated process.

In line with objections from the Strathbungo Society, local residents and the Shawlands and Strathbungo Community Council, Glasgow City Council recently refused retrospective planning permission for the change of use of the ground floor flat at 33 Queen Square into an alternative therapy clinic with acupuncture (class 2). Residents were concerned that this could set a precedent in the area. The owner had been operating without a therapy licence. Glasgow City Council is starting enforcement action and the owner still has the right to appeal.

Do you have a planning concern which you’d like the Society’s help with? We don’t just deal with planning objections, we also seek to help residents and businesses put forward their case for planning applications which suit the aims of the Society and the area’s conservation status. We are currently working on a series of best-practice case studies to assist residents which we will publish periodically online and in the newsletter. You can contact us through the website [www.strathbungo.co.uk](http://www.strathbungo.co.uk) or e-mail [info@strathbungo.co.uk](mailto:info@strathbungo.co.uk) or come along to one of our regular committee meetings.





# TALKBACK

The Strathbungo Society welcomes letters of up to 200 words - send them to Laura Moodie, G/L 33 Nithsdale Rd, Glasgow G41 2AL or email [letters@strathbungo.co.uk](mailto:letters@strathbungo.co.uk).

## Waiting For Green To Go

What has happened to the toucan crossing on Pollokshaws Rd at Nithsdale Rd/Torrisdale St? This used to be the only responsive pedestrian crossing in the whole area, enabling pedestrians and cyclists to cross one of the busiest sections of Pollokshaws Rd quickly and safely.

It now seems that, like all the other pedestrian crossings in the area, anyone pushing the button to cross has to wait an age for the lights to change, even at quiet times. As a result I've seen children and the elderly making a dash for the other side while the lights are still on red out of sheer frustration!

Is this a permanent change? This is a major route for schoolchildren in the mornings and afternoons, what happens when they go back to school and have a five-minute wait to cross the road? And what kind of message does this send out about the council's traffic priorities in the area?

Anon

## STRATHBUNGO News

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or email [news@strathbungo.co.uk](mailto:news@strathbungo.co.uk)

## Bungo Bins

Residents who leave their bins out in the lanes 24/7 cause the biggest problem we have in the back lanes. When we moved here 16 years ago, we were told to put the bins out on the morning the bin men usually come (currently Wednesdays). The only time our bins do remain out is, of course, when the bin men don't come (Like now - they used to let us know when the day would change because of public holidays, etc.)

When they are left out all the time, they encourage the nightly bin raiders who tear open the bags and leave the rubbish scattered around. I'm sure this is what encourages others to look upon the back lanes as a dumping ground, because they know that eventually the bin men will take it away.

Can't we do anything to get residents to be more responsible with their rubbish and only put it out on the days that the bin men come?

*John Richardson, Queen Square*

*We have recently been in touch with the council about this problem and fly-tipping in the lanes. The council has been quick to respond and explained that some of the delayed collections were due to the lack of availability of the special narrow-bodied refuse collection vehicle which is required for refuse collection in Strathbungo's Lanes. The vehicle is now back in service and they are clearing the backlog. Fly-tipping and litter generally is a major issue for our area and as a priority the Strathbungo Society is working closely with the Shawlands and Strathbungo Community Council and our local councillors to seek to improve the situation. However, there is a responsibility upon all of us as residents to not contribute to the problem, but to make the effort to respect our neighbours and our neighbourhood by not leaving rubbish out. Let's make Strathbungo the cleanest neighbourhood in Glasgow!*

**Scott Mackay, Chair.**

## Your cut-out-and-keep guide to Bungo's bins, back lanes and bulk uplift.

For residents who put waste out in the lanes, collection days are Wednesdays and this should be the only day when your wheelie bin is in the lane.

Unless you live in a tenement, the council is moving to a by-appointment scheme for bulk uplift. This service is free of charge for most items and will normally take place within ten working days from the date of request.

The council is also emptying the recycling units on Kildrostan St/ Nithsdale Rd more frequently and urge residents to use this service to reduce the amount of waste put out for collection.

## Useful numbers:

Bulk refuse uplift:  
0141 287 9700

Litter, dog fouling, graffiti, fly posting and illegal dumping:  
0800 027 7027

Abandoned cars:  
0141 556 0371

Water mains leakage or bursts:  
0845 600 885

Road and lighting faults:  
0800 37 36 35

Crimestoppers: 0800 555 111

Police: 0141 532 5300

0141 532 4900

In an emergency dial 999.

drop in activities  
for all ages

weekly messy play  
sessions for toddlers

craft classes & workshops for adults

weekend & after school craft club coming  
soon!

82-84 niddrie road, queens park  
0141 433 9506 [busybees@hotmail.co.uk](mailto:busybees@hotmail.co.uk)



## southside

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