



R E I D V A L E
H O U S I N G A S S O C I A T I O N

Community Investment Plan 2025 – 2035

Information for Tenants and Homeowners



WELCOME FROM THE CHAIR

For almost fifty years, the people of Reidvale have shown what can be achieved when a community works together. This new plan sets out how we'll invest in our homes and neighbourhoods over the next decade. It focuses on keeping our homes safe, warm and affordable, protecting our historic buildings, and strengthening the sense of pride that makes Reidvale unique.

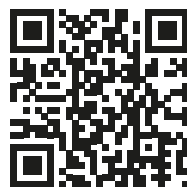
We know that every resident, whether a tenant, homeowner or shopkeeper, plays a part in this story. By working together, we'll make sure Reidvale remains a place people are proud to call home for generations to come.

Denise Dempsey

Chair

Reidvale Housing Association

You can read our full Community Investment Strategy by visiting our website, and you can help shape how we deliver this strategy by completing the questionnaire online or returning the questionnaire at the end of this booklet.



WHY WE ARE INVESTING NOW

Reidvale owns 898 homes for social rent, provides factoring services to more than 200 homeowners and 100 shop premises.

Reidvale's homes were saved from demolition in the 1970s by local people working together. That same spirit guides us today as we look after what they built and plan for the next 50 years.

Most of our buildings are historic sandstone tenements built before 1919. These homes have served our community well, but many of the major repairs carried out in the 1980s and 1990s are now reaching the end of their lifespan.

Detailed building surveys show that more than £25 million of investment is needed over the next ten years to keep our homes in good condition, safe and energy-efficient.

By planning this work in advance rather than reacting to problems, we can deliver better results, reduce disruption and make sure money is spent wisely.



WHAT THIS MEANS FOR YOU

For tenants

- Modern, comfortable homes that meet today's standards for warmth, safety and energy use.
- Replacement kitchens, bathrooms and heating systems where needed.
- A clear "Reidvale Property Standard" developed with tenant feedback.
- Regular updates about when improvements will happen

Whether you rent your home or own it, our aim is the same – quality homes in a well-cared-for neighbourhood.

For Homeowners

- Early notice of any common repairs and clear information on how costs are shared.
- Support to apply for Glasgow City Council grant funding or flexible payment plans.
- Opportunities to take part in local consultations and have a voice in how works are delivered.

OUR INVESTMENT PRIORITIES

Over the next ten years we'll deliver a mix of major and routine improvements right across Reidvale.

Stonework & Common Repairs

Repairing and protecting our sandstone buildings and shared spaces

£8 million

Home Improvements

New kitchens, bathrooms and heating systems

£5.4 million

Maintenance & Safety

Regular repairs, compliance checks and tenant-safety upgrades

£12.3 million

Community & Place Projects

Backcourts, paths, lighting, Neighbourhood Centre improvements

Additional grant funding

That's over **£25 million** of planned work by 2035, rising to around **£74 million** over 30 years.

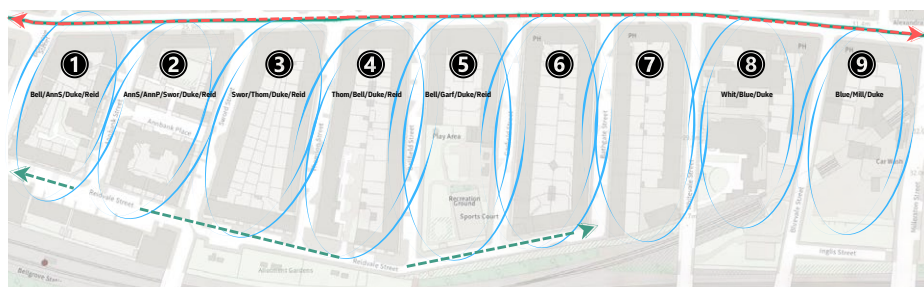


OUR NEIGHBOURHOODS

We've grouped our area into nine local Places.

Each place includes homes that share backcourts and streets. This helps us plan investment fairly, manage work efficiently and talk directly with residents about their priorities.

We'll use these nine Places as the basis for all future consultation with tenants, homeowners and shopkeepers. Each Place will have its own meetings, updates and opportunities to influence how investment is planned and delivered. This approach means your views will directly shape the standards and priorities for improvement in your area.



WORKING TOGETHER

Our buildings are shared between tenants, owners and shopkeepers, so partnership is essential.

Delivering this level of investment is only possible through strong partnerships. We will work closely with:

- Glasgow City Council, including its Scheme of Assistance that can cover up to 50% of eligible owner costs.
- Scottish Government, to secure future investment funding.
- Historic Environment Scotland, to preserve the character of our sandstone buildings.
- Local contractors and community organisations, ensuring that our investment supports local jobs and skills.



HISTORIC
ENVIRONMENT
SCOTLAND



Scottish Government
Riaghaltas na h-Alba
gov.scot



CARING FOR OUR HERITAGE

Reidvale's tenements are more than bricks and mortar – they tell the story of our community.

By repairing and maintaining them properly, we're protecting a vital part of Glasgow's history while making sure our homes are comfortable and efficient for modern living.



Bellfield Street in 1982 with renovation work underway

We'll use new materials and technology where possible to reduce heat loss, cut energy costs, and meet Scotland's net-zero goals, without losing the traditional look that makes Reidvale special.

KEEPING YOU INFORMED

We'll make sure you always know what's happening in your block and across Reidvale. We'll keep communication open and straightforward throughout the programme.

- Regular newsletters to update you on progress.
- Dedicated phone and email contacts for repair or investment questions.
- Noticeboards in closes and community spaces with key dates.
- Annual "Report Back" meetings where residents can see what's been achieved and what's next.

Our commitment is to be honest, accountable, respectful and supportive – the values that guide all our work.

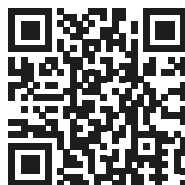
TELL US WHAT YOU THINK

Reidvale began with people coming together to save their homes. This plan continues that tradition. By working with tenants, homeowners, shopkeepers and partners, we'll make sure Reidvale remains a great place to live, now and in the future.

We want your views on what makes a good home and a great place to live.

Your feedback will help us finalise our new Reidvale Property and Place Standards, which will guide how we plan future investment, improvements, and community projects.

You can complete this page and return it to our office, hand it in at a local meeting, or fill it in online at <https://reidvale.org.uk/>



HELP SHAPE THE REIDVALE PROPERTY AND PLACE STANDARDS

About you

I am a

☐ Tenant ☐ Homeowner ☐ Shop Owner ☐ Other

Your Home

How satisfied are you with the overall condition of your home?

☐ Very satisfied ☐ Fairly satisfied ☐ Neither
☐ Fairly dissatisfied ☐ Very dissatisfied

Which improvements would make the biggest difference for you?
(tick up to three)

☐ Kitchen ☐ Bathroom ☐ Heating ☐ Windows
☐ Doors ☐ Insulation ☐ Security ☐ Accessibility
☐ Energy efficiency ☐ Other: _____

When thinking about your home, what does “good quality” mean to you?

Your Place

How would you describe your street or block as a place to live?

- ☐ Excellent ☐ Good ☐ Okay ☐ Poor ☐ Very poor
-

What improvements would you most like to see in your area?

- ☐ Backcourts or drying areas ☐ Bin stores ☐ Lighting
☐ Paths or pavements ☐ Parking ☐ Play Areas
☐ Landscaping or trees ☐ Other: _____
-

What words best describe how you'd like Reidvale to feel as a community?

- ☐ Safe ☐ Friendly ☐ Clean ☐ Proud
☐ Inclusive ☐ Well-kept ☐ Other: _____
-

How well do you feel informed about upcoming work in your block or street?

- ☐ Very well informed ☐ Somewhat informed
☐ Not well informed
-

Do you have any other ideas or comments about how we can make Reidvale better?

Your future involvement

Would you like to take part in future consultations for your Home Standard or Place Standard?

☐ Yes

☐ Maybe

☐ No

If yes, please share your name and contact details (optional):

Name: _____

Address: _____

Phone/Email: _____

Thank You

Every response helps shape the future of Reidvale. Together, we can make sure our homes and neighbourhoods remain places we're proud to live.



R E I D V A L E
H O U S I N G A S S O C I A T I O N

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www.reidvale.org.uk

Property Factor Reg. Number PF000099 • Registered Scottish Charity No. SCO44023

Monday – Thursday 9.00am – 1.00pm & 2.00 pm – 5.00 pm;

Friday 9.00am – 1.00pm & 2.00pm – 4.00pm