



Shawbridge Area Information (as at Aug 2008)

This paper provides a short summary of the Shawbridge study area, recent changes to the area and future plans. Information has been drawn from the original baseline report, produced in 2006, and from semi-structured interviews with key informants in Shawbridge which took place in August 2008.

Shawbridge is a small post-war housing estate located about four miles south west of Glasgow city centre. Although the wider area of Pollokshaws has good amenities and facilities, Shawbridge itself is run down, the quality of the physical environment is poor and it has been earmarked for major regeneration with extensive investment and changes planned including demolitions, refurbishments and possible new builds.

The GoWell study area broadly matches Glasgow Housing Associations's (GHA's) regeneration area boundaries. There is a study area population of approximately 2,500 of which 11% are aged 65 or over (from 2005 CHI adjusted data).

The estate is situated next to Pollok Country Park which houses the Burrell Collection and Pollok House. Auldhouse Retail Park – a small retail park – is located adjacent to the estate (at the south west corner). The White Cart River runs through the middle of the area, effectively dividing it into a northern and a southern half. Glasgow City Council's (GCC's) Core Paths Network consultation, conducted in 2008, included a proposal to build a walkway along the Cart.

HOUSING

Housing is high density, comprising mainly socially rented, GHA stock, with a mixture of multi-storey flats (MSFs), tenements, deck-access housing and terraced houses.

There are a number of asylum seekers housed in the MSFs, although these communities are being rehoused in advance of planned demolitions of MSFs. A total of nine MSF blocks in the area were ear-marked for demolition as part of the regeneration plan for Shawbridge. Two of these were demolished during summer 2008 and clearance of a further two blocks is underway with demolition scheduled for summer 2009.

There is currently an active clearance programme in the area south of the river which accommodates the five remaining blocks as well as tenemental and deck-access properties. A number of owner occupiers are also included in this part of the clearance. New Shaws LHO is working closely with them to ensure they are fully aware of the options open to them. The LHO and GCC have been exploring 'Shared Equity Opportunities' for these owners. This scheme allows them to invest the value of their current home as a percentage of the overall value of a new property. Should they wish to sell at a later date they would receive their respective stake as a percentage of the selling price.

GHA residents affected by demolitions have been rehoused in the neighbourhood or in nearby areas such as Mansewood, Eastwood, Auldhouse and Pollok.

Refurbishment and renovation of other tower blocks is underway or planned as part of the regeneration programme.

TRANSPORT LINKS

Shawbridge has good bus and rail links and is within walking distance of Shawlands to the north and Newlands/Auldburn to the east. Pollokshaws West railway station is nearby, located on the eastern edge of Pollok Park, separated from the estate only by a main road. Pollokshaws East and Shawlands railway stations are less than a mile away. A number of bus routes operate along the main road bordering the estate. The M77 motorway is also nearby, running from north to south on the western border of Pollok Park.

SHOPS

Local shops are situated in Shawbridge Arcade, built in the 1970s and now very rundown, and in Shawbridge Street. Regeneration plans include redevelopment of the shopping arcade.

Two supermarkets are located within walking distance of the estate – Lidl and Morrisons. Silverburn retail outlet is situated about three miles from Shawbridge in Pollok.

SCHOOLS

Sir John Stirling Maxwell Primary School, the local primary school, built in 1907, is scheduled for closure in January 2010. Pupils will go to Tinto Primary School which is currently being rebuilt. St Conval's Primary School is the local denominational primary school. The nearest secondary schools are Hillpark Secondary and Shawlands Academy, each approximately two miles from Shawbridge. The nearest denominational secondary school – Holyrood – is situated further away in Cathcart.

COMMUNITY AND PUBLIC BUILDINGS

A proposal has been made that Sir John Stirling Maxwell Primary School could be turned into a community hub which requires extensive support from local stakeholders and partners. New Shaws LHO has taken a short-term lease of former social work offices in Shawbridge Arcade. Its aspiration is to establish demand for a one stop centre in order to make a case for further development of a permanent community centre, possibly utilising Sir John Maxwell Primary School following its closure. Activities that have been organised in the former social work office site include: an exhibition of the history of Shawbridge and proposed plans for the area; 'Participating Shaws', delivery of a specialised ten-week programme for young people aged 14 – 18 years old, referred by schools and the police. Culture and Sport Glasgow also organise drop in events on a Friday and Saturday night.

Shawbridge was extensively redeveloped in the 1960s after Pollokshaws (the wider neighbourhood) was declared one of several 'comprehensive development areas' by GCC. Wholesale demolition took place and the original streetscape and a number of public buildings were almost entirely obliterated. A Dutch style clock tower in the shopping arcade, built in 1803, is one of the few remaining original landmarks (shown opposite), although Pollokshaws Burgh Hall (a listed Victorian building) also survives under a local trust and is well used by a range of groups and communities. The Burgh Hall needs major renovation and repair which will require substantial funding.

Another Victorian building which originally contained Pollokshaws public baths and washhouses, also still stands although this was closed by GCC in 2003 and sold to a private developer who converted it into a private health club. The health club subsequently closed and the building remains boarded up. A number of developers have approached GCC's planning department to create housing developments on the site but there have been no other suggestions for redevelopment. Pollokshaws library and learning centre sits directly next to the former baths (shown opposite) and is well used by the local population. This building opened in 1969 as part of the redevelopment of the area.

EMPLOYMENT

Income levels of residents are lower than the average for Glasgow. The newly built Silverburn shopping centre, in Pollok, is one of the primary sources of employment for local people although bus services between Shawbridge and Pollok are limited. The new Southern General Hospital may also provide access to new jobs but the hospital rebuild and associated developments are not scheduled to be completed for several years.

A local employer (SCA Packaging), providing approximately 200 jobs, announced in summer 2008 that it was planning to move out of the area and possibly out of Glasgow. The company were openly investigating the potential for redevelopment of the factory site as private housing and were requesting that GCC planning department rezone the site from industrial to residential use. Representatives of the company held a short public consultation event in the local library on 28th August 2008. Auldhouse Retail Park, situated next to SCA packaging, to the south, which contains a number of electrical, furniture and DIY outlets, is also on the decline with several outlets closing during 2008. Some local apprenticeships have been generated through a GCC employment scheme (Glasgow Works) allowing local people to access jobs in the construction industry following the demolition of MSFs and subsequent housing redevelopment in the area.

NEIGHBOURHOOD RELATIONS AND COMMUNITY ORGANISATIONS

As with the other transformational regeneration areas in the city, anti-social behaviour and problems with young people concern local residents. Drug and alcohol abuse, drug dealing, vandalism, graffiti and dog fouling also exist and there is a perception that the area has been deteriorating over recent years. There is a 'zero' tolerance approach to graffiti which is cleaned up as swiftly as possible. Crime levels are not particularly high (although there have been two murders in the past two years) but perceptions of safety are low, partly due to the physical layout of buildings where there are quiet, secluded corners and alleyways. Territorialism and gangs do not appear to be as prominent as in the wider geographic area. Racial tension and harassment also do not appear to be major problems. There is a strong sense of community amongst long-term residents who have lived in the area for many years and the asylum seeker community are also considered to have given the area some stability. The Pollokshaws Integration Network supports the local asylum seeker population and organises a calendar of events throughout the year.

An arts project with local residents took place in Shawbridge during the summer of 2008, prior to the demolition of the first two tower blocks. Cranhill Arts worked with a group of residents who had lived in the area for over 40 years and had a clear memory of what it was like to be a 'skyscraper kid.' This group produced a community display of photos and, as part of this overall project, a DVD of the area

was launched in September 2008 and displayed in the former social work offices in Shawbridge Arcade.

We are continually working to keep our information about this area up-to-date. If you know if anything which has happened in the area recently (for example things opening up or closing down) please get in touch and we will update our information. To do this contact Jennie Coyle on 0141 287 6268 or at jennie.coyle@drs.glasgow.gov.uk