



Frequently Asked Questions (FAQs)

What works are being carried out?

Maryhill Housing are carrying out a new-build housing development of 22 three-bedroom houses including two wheelchair-adaptable houses. The development will consist of semi-detached and terraced houses.

What is the name of the contractor carrying out the work?

Robertson Construction Group will be carrying the work out on behalf of Maryhill Housing.

I'm worried that the contractors will take up too many parking spaces – where will they park?

Due to the nature of the site and space limitations, the contractors and any other site visitors will have to park on the street. It is the contractor's (Robertson Construction Group) responsibility to fully brief all parties attending the site to ensure they park in a sensible manner with minimal disruption to local residents. It is worth noting that working practice restrictions related to the coronavirus (COVID-19) pandemic means significantly fewer personnel will be on site at any given time than would normally be the case. The contractor's compound will be located within the site boundary.

What hours will the contractors be working?

Their hours of work will be 8.00am to 5.00pm Monday to Friday. Any weekend working will only be with the prior agreement of Maryhill Housing.

How long will the contractors be on site?

We expect the works to take approximately 12 months.



Will this affect me in my property?

Disruption will be kept to a minimum and the contractors will not be working outside of the hours stated above. There will be some noise during working hours however, where possible, the contractor will try to keep this to a minimum.

How should I report any concerns I have about the works being carried out?

Please contact the site manager in the first instance if you have any concerns. The site manager is Stuart Andrews and his telephone number is **07425 111 331**. If you are unhappy with the contractor's handling of your concern, please contact Maryhill Housing on **0141 946 2466** and speak to a member of our Customer Contact Team.

Will COVID-19 safety measures be in place?

Yes. The contractors' COVID-19 control measures are certified by third party accreditation scheme CHAS (Contractors Health & Safety Assessment Scheme) which is the largest Health & Safety Assessment Scheme in the UK. CHAS helps clients to ensure compliance across the different areas of risk management and mitigation. These measures include the recommended social distancing guidelines, use of appropriate PPE, sanitiser stations, staggered break times, enhanced cleaning regimes and controlled access and egress of site personnel and visitors.

What impact will this work have on the local wildlife considering that trees are being cut down?

Maryhill Housing undertook a number of surveys of the site to assist with our sensitively managing the environmental impact of our proposals. Firstly, we carried out a Tree Survey. It found that damage associated with the demolition of the former care home and clearance of the site, together with the lack of any historic tree management, meant that the existing trees were unremarkable. This led to a recommendation that all the trees should be felled before construction begins. We also undertook a Habitat Survey and updated this when the development was subject to delay, to ensure the ecology of the site hadn't changed. All of the habitats recorded within the site were found to be commonplace with limited ecological value. Specifically, all trees within the site were considered to have negligible bat roost suitability and, again, were recommended for removal. As part of our development plans, a Landscape Architect has assisted us to look at the environmental potential of the site and devised proposals which include for replacement tree planting. Our plans are designed to increase the biodiversity of the site through the design of a soft



landscaping scheme that creates greater diversity, connects the open spaces we are creating across the site and provides linkages towards existing adjacent greenspaces. It should be noted that these environmental enhancements will be managed in accordance with Maryhill Housing's environmental maintenance procedures which have been approved by Glasgow City Council's Planning Department as part of the Planning Permission process.

What type of heating is going to be installed in the properties?

The homes will be heated by gas combi-boilers with integrated Flue Gas Heat Recovery (FGHR) for compliance with Aspect Silver Level 3 (Energy for Water Heating), which requires that a minimum of 5% of the hot water demand is met by renewable sources with little or no fuel cost.

Have alternative types of heating been explored?

Yes - we undertook a Low & Zero Carbon Generating Technology (LZCGT) feasibility study as part of our design investigations. However, given the nature and scale of the development, it was deemed that gas combi-boilers were the most effective solution for heating and hot water generation.

Are the properties being built to zero carbon specifications?

No - none of the dwellings are being built to zero carbon specification. However, they are designed to achieve compliance with Glasgow City Council's Gold Hybrid requirement, which requires compliance with Aspect Gold Level 1 (Carbon Emissions) and Aspect Silver Level 2 – 8 under Section 7 (Sustainability) of the Building Standards. In order to achieve this, we have enhanced fabric performance, are installing solar photovoltaic panels and incorporating the previously mentioned Flue Gas Heat Recovery (FGHR).