

THE DRIVE Forward

It was indeed the Glorious Twelfth for the new residents of Dumbeg Park.

On that day - August 12 - the first tenants got the keys to the door of their new homes in what used to be part of the old Wester Hailes Drive.

58 new houses and flats are being built there by Wester Hailes Community Housing Association in the cul-de-sac renamed Dumbeg Park. They will all be completed by the end of the year and it marks the last phase in the redevelopment of the area.

And as Des Mullany, chair of WHCHA, welcomed the first Dumbeg tenants into houses already completed, he said: "This is the final piece of the jigsaw. Dumbeg Park is the pulling together of the transformation of Wester Hailes Drive."

Throughout it all WHCHA has worked with local neighbourhood councils on the project. Des Mullany stresses: "This was to

ensure we met the needs of the people who'll be living there and what they wanted - high building standards, security, safe car parking and play areas for children. They have all been top priority."

Safe and Warm

No one appreciates what's been done more than James Mackay, one of Dumbeg's first tenants. Jimmy's poor health had been aggravated by living in a house with no heating.

But his sister Mrs Sutherland was delighted as Jimmy moved into his new house: "During the winter he could not stay in the house during the day and only returned at night to sleep" she said "Now it will be such a relief to know that Jimmy's safe and warm in his new home in Dumbeg Park."

Demolition

The new houses stand on the site of the former Edinburgh District

Council flats which were demolished. Des Mullany explains: "Some flat units had fallen into disrepair and were an eyesore. It worked out cheaper to demolish them and rebuild.

For all the family

In 1991 WHCHA acquired the flats from the council and demolition was completed last year. Building began on the 2.85 acres site and all 58 houses will be occupied by the end of 1996. The cul-de-sac complex caters for single people and all sizes of families with a housing mix ranging from two apartment flats to six apartment houses.

Funding

The main funding of £ 3.39 million for Dumbeg Park came from Scottish Homes (78.8%) and Clydesdale Bank (21.2%). WHCHA worked with the Wester Hailes Drive Development Group which was made up of representatives from Wester Hailes Drive North & South Neighbourhood Councils, Scottish Homes and Edinburgh District Council.

High standards

Originally it was going to be a rehabilitation scheme like other parts of the re-developed Wester Hailes Drive, but after talks with the community, WHCHA decided to knock them down and start again. Traditional brickwork has been used on all houses and flats with insulation, double glazing and money-saving heating systems. It's the first WHCHA scheme to use electric heating in the flats, as opposed to gas, with Scottish Power guaranteeing lower running costs.

Bargain

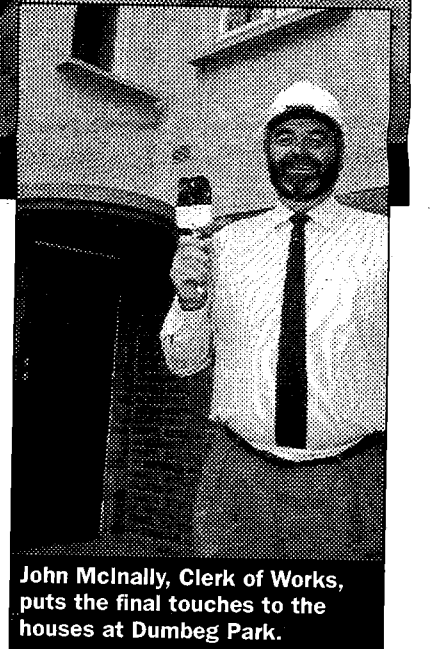
But that's not the only good deal for WHCHA tenants. Rents range



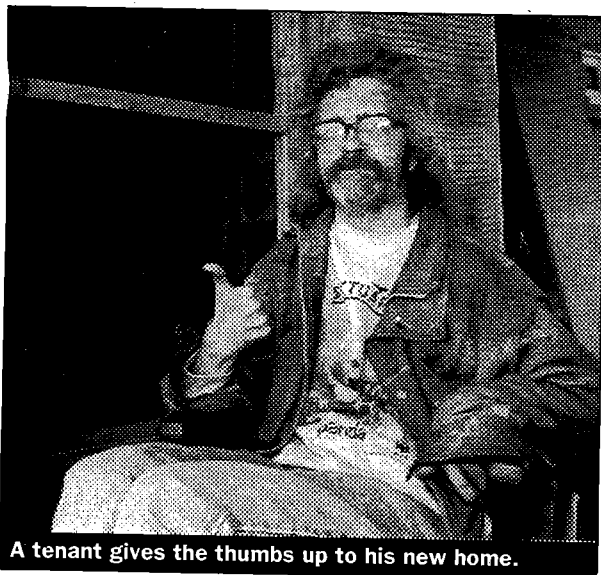
Tracy Imrie and her daughter are delighted with their new home.

from £33.17 a week for a one-bedroom flat to £51.35 for a four-bedroom house. The average rent for a three-bedroom house is £42.30 and all rents include a service charge for common landscaping, estate and stair cleaning, TV aerials etc.

New life has been brought to the former Wester Hailes Drive with 379 flats being refurbished, 20 houses built for private sale and now the completion of 58 new homes.



John McNally, Clerk of Works, puts the final touches to the houses at Dumbeg Park.



A tenant gives the thumbs up to his new home.

Some home truths

- Wester Hailes Housing Association was set up in 1988 by local people.
- Over 400 homes have been built or refurbished by the Association so far, but more's to come
- 58 new houses will be completed by the end of 1996 in Dumbeg Park - a new site on the former Wester Hailes Drive.
- Another 118 new houses are on site at Westburn Gardens and the first houses are due to be completed by the beginning of next year.
- £ 26.6 million in housing investment has been brought to Wester Hailes by WHCHA - one of the biggest programmes of its kind in Scotland
- A valuable local employer WHCHA has a staff of 23
- First prize as the "most improved street in Britain" was awarded by a national magazine to WHCHA's refurbished flats in Wester Hailes Drive - a collaborative scheme with Edinburgh District Council
- Police praised Walkers Estate - WHCHA's first new build scheme of 98 homes - for its security and design
- "Barrier free" experts also congratulated the design of Walkers Estate for easy access to houses
- Westburn Village - WHCHA's largest development which was designed with unique collaboration between local people and the architects - has won international praise
- Prestigious magazine Architecture Today featured Westburn Village as an example for future estates
- The Disability Symbol was awarded to WHCHA in recognition of the association being positive about employing disabled people
- WHCHA works closely with other agencies such as Enable Homes, Lothian Region Supported Accommodation Team, Edinvar Housing Association Community Care Team and Barnardos 16+, to provide supported accommodation.

On the way

CLOVENSTONE'S FUTURE

Negotiations are ongoing regarding the level of funding to improve the properties at Clovenstone. When this is resolved Clovenstone tenants will have the chance to vote on their future. They will be able to decide whether to stay with the City of Edinburgh as council tenants or become tenants of Wester Hailes Community Housing Association.

If the Clovenstone tenants join WHCHA the Association will upgrade their properties.

NEW HOMES AT WESTBURN

118 new homes are being built on the site of the former high rise flats at Westburn Gardens. The first houses are due to be completed early next year and the scheme will be complete by late summer 1997. Meanwhile, the City of Edinburgh is considering a name change for the area.

NEW OFFICES

The Association is investigating options for new office premises