

the wellhouse news



WHA Flood mitigation community newsletter

FOREWORD BY MAUREEN MORRIS, CHAIR

Wellhouse Housing Association has been campaigning for a number of years to address the flooding issues in our community.

Flooding, and the damage caused by it, has become a bigger issue over the last few years. Climate change is making stormy weather more regular and consequently flood damage has increased.

We are all aware of the regular areas that are likely to flood during high rain which can often take days to recover through the drainage system.

We know how important the issue is to residents so over the last two years, we have been identifying potential solutions to how we can best tackle this growing problem.

We have been in detailed discussions with a range of partners over how we can best deliver a flood mitigation plan which helps not only mitigate the damage caused by flooding but also improves the look and feel of the area.

Our hope is to make Wellhouse:

- **Greener** - more green space for residents to use
- **Cleaner** - less debris and litter across the area
- **Stronger** - being able to withstand increasingly unpredictable weather
- **Sustainable** - lower our energy usage and create generational value

You may remember from our previous newsletters; I highlighted some options that may be installed. These include plant and garden installations which use rainwater and helps to reduce flooding – they catch excess water and slow down drainage rates to avoid floods.

I am delighted to say one of the options; a raingarden has been installed at The Hub, so please do take some time to visit and let me know your feedback.

The remainder of this special newsletter will detail some of the plans that are being considered across Wellhouse. They range from small installations to larger changes being considered.

Your feedback and input will help shape the future of Wellhouse and will ensure we deliver the best possible outcomes for everyone.

We are holding a special event on 10 June 2022 in the Hub café – everyone is invited. You will get a chance to ask questions of Wellhouse HA and, more importantly, our partners in flood mitigation. This is an informal event, not formal consultation, so please pop along for a cup of tea and a chat.



Flood Mitigation: An overview

What?

Wellhouse Housing Association, Scottish Water, Glasgow City Council and other partners have worked together to develop innovative proposals to improve the way storm water is managed to reduce flood risk in the Wellhouse area.

We at Wellhouse Housing Association have been campaigning for a number of years to help reduce flood damage. We are now excited to share the beginning of the planned options across our community to reduce flood risk

Whilst these are at the early stages of planning, we hope it will give you a flavour of the scale of improvements we would like to introduce over the coming years.

We are in the planning stages, well ahead of any formal or statutory consultation, so we welcome and encourage you to come along to the event on 10 June 2022 to provide feedback on the many options.

This newsletter will provide an overview of some of the areas that have been identified for improvements and what value it will bring our community.

Why?

We all know that the flooding is a problem across Easterhouse. It costs considerable time and resources when roads and pavements flood and requires a number of different organisations to get involved in order to find the best possible solutions.

As well as reducing the risk of flooding which the area has struggled with previously, the new systems being considered will have some added benefits for the area, including enhancing green spaces, increasing biodiversity and allowing for increased regeneration in the area.

The developments will make Wellhouse a more vibrant and attractive place for people to live, learn and work together helping us successfully become 'The Place To Be.'

Where?

A range of options are being considered across Wellhouse – they are marked out on maps included in this newsletter.

Who?

Wellhouse Housing Association in partnership with Scottish Water, Glasgow City Council, Green Action Trust, Scottish Government, m² and SUDS planters are developing this project, along with other partners at various times.

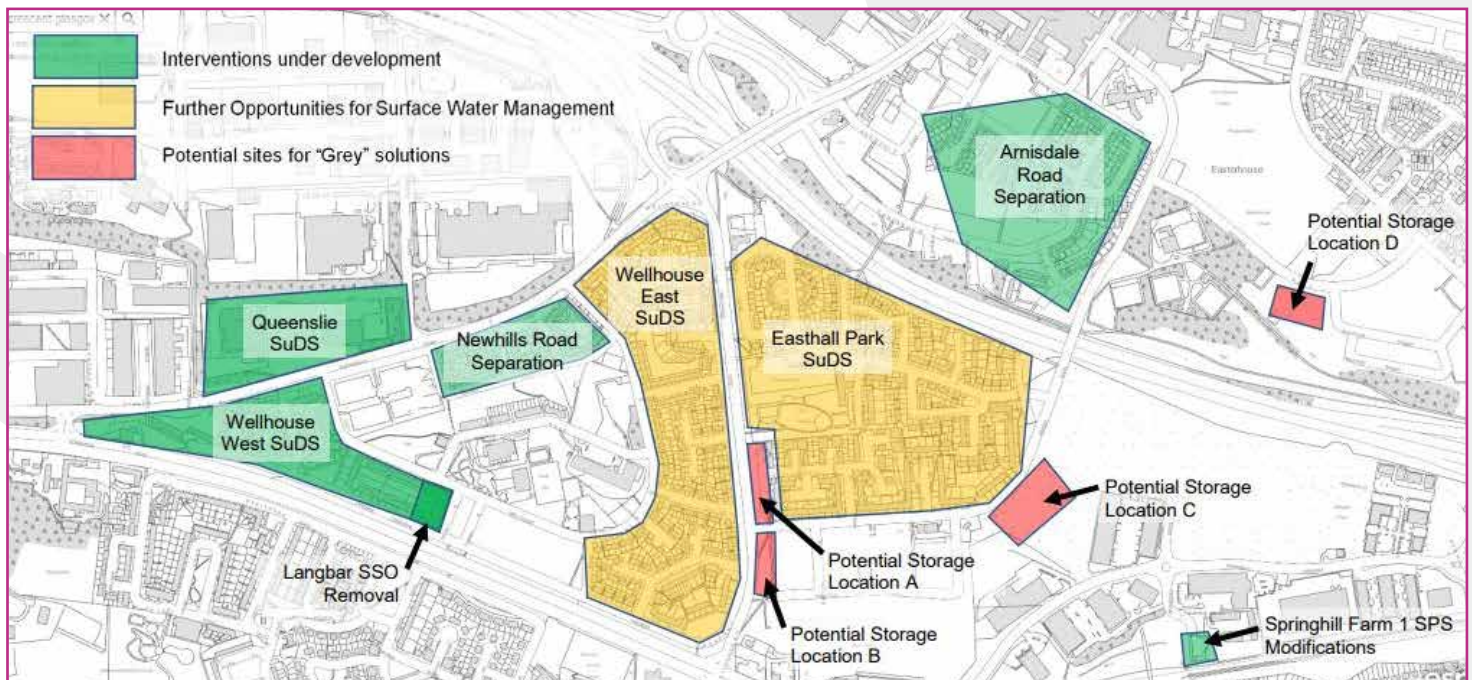
When?

Planning stages are up and running, however the full development will take place over a number of years.

Flood Mitigation Overview

Below is an overview of the areas where work will most directly be affected.

Whilst the entire region will benefit from flood mitigation, the highlighted areas below have been identified for work.



One of the biggest benefits of this project means that land that was previously deemed unusable can now be developed. This will allow us to build more high-quality, affordable houses in the area and create more green space for the community to use.

Additional benefits include increasing biodiversity, making Wellhouse a more pleasant environment and offering educational opportunities for young people.

There are a range of benefits which the community will gain from this plan, but most importantly, we want to make sure that it is you as residents that are guiding this process.

We believe that not only is this improvement plan needed but offers the community a great opportunity to share their ideas and shape the future of Wellhouse.

We encourage anyone to feedback to our team by email, phone call, social media, letter or by popping in to see us: whatever works best for you.

WHAT MIGHT BE INSTALLED?

The purpose of this newsletter is to give everyone an idea of what is being considered. Whilst these are not the final designs, we hope your feedback will be able guide the team in their selection process.

There are six types of installations which could occur at these sites. They will vary depending on the location and risk of flooding. You may hear these being referred to as “SuDs: Sustainable drainage systems – these encompass a range of techniques for managing water runoff onsite to reduce the quantity, and increase the quality, of surface water that drains into sewers from a development. A general SuDs definition is that it mimics natural systems, and differs from traditional drainage in aiming to manage rain close to where it falls. Not only do these sustainable drainage systems reduce the burden on our sewerage system, they can also help wildlife to thrive in urban areas, with many of the drainage systems being intrinsically wildlife friendly (that’s what we mean by “biodiversity”).

Planters

We have already installed one of these at The Hub which you are welcome to see. These are large planters which connect to the guttering system on buildings and reuse the rainwater. This helps to reduce the usage of sewers during periods of high rain and make our community much more attractive. Its simple design means it can be installed in many different buildings and can house a range of plants and flowers. We would like to fit these to the tenemental stock with your agreement – they can also be used on individual houses.



Rain gardens

These are used in larger areas and work to reduce water by creating a space where the water can flow to and be absorbed by plants. They work in a similar fashion to the rain gardens except rather than being connected to the guttering system, these sit at areas we expect water to flow and is able to manage a much larger quantity of water.



Roadside fits

Unsurprisingly the roadside fittings sit by the roadside and help prevent flooding damage to roads. These can be integrated into existing roadside areas or be newly created. These will help prevent roads being closed due to lying water and help prevent vehicles being damaged through wet roads.



Detention basins and storage

Detention basins sit on existing grass areas and are effectively a large area where water can sit and be stored during high rainfall. They are away from properties and roads to prevent damage being caused and can hold large quantities of water. Solutions like this are best when wanting to redirect waterflow away from high footfall regions.



Swales

Swales are hillside solutions to flooding issues. They are able to steer running water away from key areas and ensure roads, pavements and footpaths are kept clear.



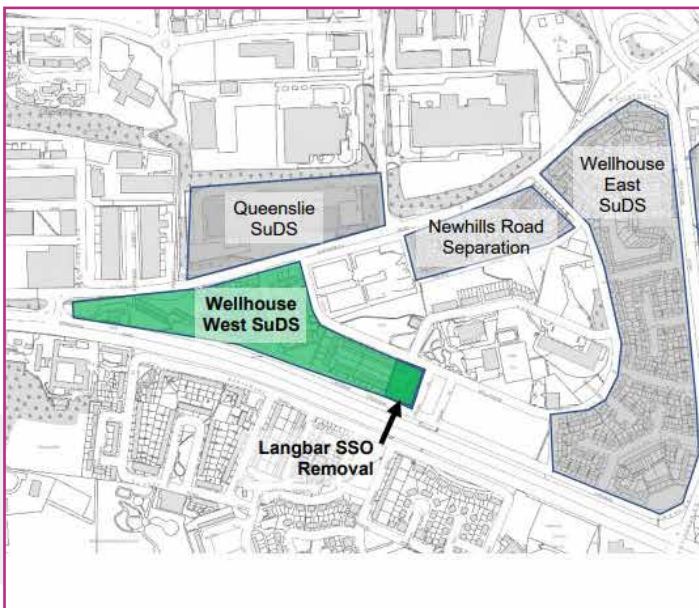
Green roofs

These installations would sit onto top roofs to absorb water during high rain fall. To most people these will be unseen but the impact they can make on helping prevent flood damage is considerable. Of course, not all roofs would be able to accommodate this however they could be used across commercial and public properties and bring a lot of benefit.



Wellhouse West

Wellhouse West is one immediate area where work is being proposed. The below images will give an indication on the map of what areas are being considered for improvements.



- Standard building type throughout area.
- Space for retrofit SuDS.
- Potential amenity and biodiversity benefits.



WELLHOUSE WEST AREA: DISCONNECTION OPPORTUNITIES

Raised SuDS Planters with diverted downpipe

Replace side street with swale and cycle/footpath running east to west.

'Streetside' Raingarden

Inver Road (daytime - November 2021)

Community Raingardens

Wellhouse West

(Continued)

Existing combined sewer running west to east parallel to Langbar Crescent

Swale

Langbar Crescent

Detention Basin

60m²

20m²

14m²

80m²

40m²

Current Constraints: metal fencing and fly tipping

Buried surface water network may be required to convey overflow to the secondary SuDS features.

Development Area

Direction of sewer (downward)

Raingarden overflow pipe to convey the flow downhill to provide irrigation for the bioretention system.

Gaps provided between the raingardens to allow access to the rest of the greenspace

(A) Buried channel to convey the downpipe runoff to the adjacent linear raingarden

- Preferred to have conveyance feature buried as a Health & Safety precaution to prevent any overland ice formation during the winter
- Buried channels at an angle to allow flow to be gravity fed into the raingardens

(B) Linear Raingardens

As well as attenuating and utilising the roof runoff, the raingardens can capture surface water runoff from both the surrounding permeable and impermeable surfaces.

(C) Raised Rainwater Planter

- Any downpipes which cannot be connected into a larger bioretention features can discharge roof runoff directly into a raised SuDS Planter.

(D) Small Scale Green Roof Retrofit

High Voltage electrical power house with flat roof

2023 Green Roof Shelter

A shallow natural and planted Detention Basin

Back Courtyard Raingardens and Green Roof Bin Shelter

Community Raingardens

Swale or dispersed bioretention system with buried conveyance pipe

Langbar Path

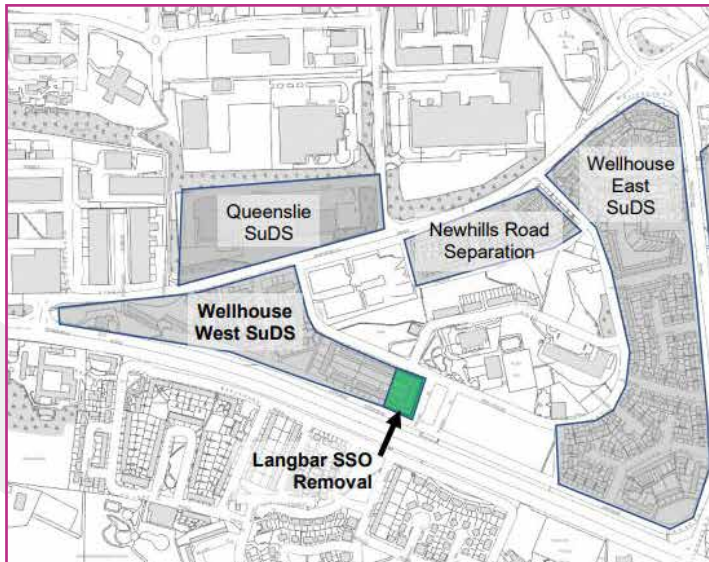
Edinburgh Road

Langbar Crescent

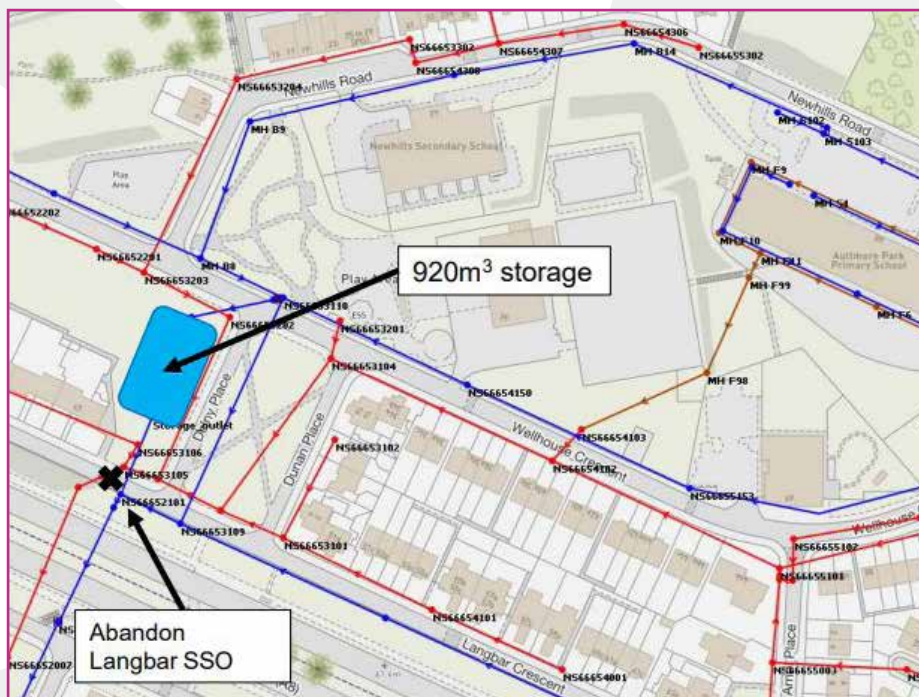
WELLHOUSE WEST AREA: DISCONNECTION OPPORTUNITIES

Langbar Crescent

This area is particularly susceptible to sewer overflow. This is an issue during period of stormy weather and can cause considerable damage. The following areas have been identified as good locations for flood mitigation installations.



- Separate storm sewer flows from combined sewer flooding.
- Potential to combine SuDS with other planned development.
- Potential amenity and biodiversity benefits.



PLEASE JOIN US AT THE HUB CAFE ON 10TH JUNE

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You will get a chance to ask questions of Wellhouse HA and, more importantly, our partners in flood mitigation. This is an informal event, not formal consultation, so please pop along for a cup of tea and a chat.



Wellhouse: the Place to Be



wellhouse

Housing Association

Trust Honesty Integrity Excellence Accountability Sustainability

How to contact us

We are open in the hub daily from 9am

We close at 5pm Monday to Thursday and at 4.30pm on Fridays

Call us on 0141 781 1884.

Email us direct, e.g. Pat@wellhouseha.org.uk if you know who you want to contact, or info@wellhouseha.org.uk

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A
STAND**

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our problem.

We've signed the
Make a Stand pledge to
support people experiencing
domestic abuse, have you?

#makeastand
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women's aid
until women & children are safe



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Wellhouse Housing Association has the following registrations: Scottish Charity – SC036552 • Scottish Housing Regulator – HAC281 • Co-op & Community Benefits Societies – 2469R (S) • Property Factors – PF000109 • Financial Conduct Authority - 2469R (S). Registered office: The Hub, 49 Wellhouse Crescent, Easterhouse, Glasgow, G33 4LA.