

Jordanhill Park, Glasgow



Cala Homes (West)

Delivering high quality, efficient energy homes in the West of Scotland

CALA.CO.UK

Cala makes a positive impact on local neighborhoods through charity and community initiatives.



About Cala Homes West

Cala Homes (West) is a growing business with ambitious plans to build on its strong track record of delivering high-quality developments in the West of Scotland.

Operating throughout Greater Glasgow, Renfrewshire, Lanarkshire and Ayrshire, the division is currently progressing 22 developments that will provide 2,900 much needed new homes by 2026. Cala Homes (West) employs 180 staff and sustains hundreds more jobs through its extensive supply chain and subcontractor partners. It is estimated that every new home built by Cala supports 3.5 jobs.

The business, which is part of Cala Group and owned by Legal & General, takes great pride in creating vibrant new communities that meet local housing needs. Many Cala developments come with their own leisure facilities, schools, play areas and open space. They also seek to protect biodiversity and increase connectivity via cycle and footpaths.

Cala Homes (West) offers a diverse range of homes from apartments suitable for downsizers to terraced homes aimed at growing families and large detached villas. It is also supplying sought-after affordable housing in partnership with local authorities and registered social landlords, helping Scotland meet its target of 100,000 new affordable homes by 2025.

Cala supports a number of charity partnerships and initiatives including a bursary for local organisations, to ensure it has a positive impact on the neighbourhoods in which it operates.

Its care for communities is replicated in the workplace where the business has invested significantly in employee wellbeing and providing learning and development opportunities. The company has established its own Construction Academy, launched a new education platform, Cala Learn and has an early talent programme.

Cala is committed to sustainability in everything it does. While already delivering energy efficient homes incorporating innovative technologies including solar panels and ground and air source heat pumps, it continues to prioritise R&D with the aim of building homes that are operationally net zero by 2030.



- 1 Stepps, Garnkirk
- 2 Houston, Woodend House
- 3 East Kilbride, Jackton
- 4 Glasgow, Jordanhill park
- 5 Glasgow, Pacific Quay
- 6 Lenzie, Claddens
- 7 Bishopbriggs, Jellyhill
- 8 Ayr, Greenan
- 9 Erskine, Gilchrist
- 10 Newton Mearns, Maidenhill
- 11 Kirkintilloch, Broomhill
- 12 Paisley, Dykebar
- 13 Killearn Hospital
- 14 Kirkintilloch, Fauldhead
- 15 Hamilton, CGA
- 16 Ayr, Phase 2
- 17 Larbert, Kinnaird Lee



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The economic benefits of delivering Cala Homes (West) Scotland's development pipeline

The current residential schemes which make up Cala Homes (West) Scotland's development pipeline will produce a range of economic benefits during the construction and operational phases.

The proposal
2,900
New homes



Construction benefits

£789m

Construction value
(total construction cost)

£1.5bn GVA

Economic output
(Additional GVA over length of build period)

12,910

Person-years
Construction employment
(person-years of construction employment over length of build period)

10,330

Person-years
Supply chain employment
(person-years of 'spin-off' employment over length of build period)



Operational and expenditure benefits

£16.0m

First occupation expenditure
(spending to make a house 'feel like a home')

£40.4m

Resident expenditure
(within local shops and services (p.a.) once all sites completed and occupied)

610

Supported jobs
(from increased expenditure in local area)



Cala is committed to sustainability in everything it does



Local Authority revenue benefits

£4.8m

(p.a.) once all sites completed

£11.1m

Planning contributions (£75)



Jordanhill Park, Glasgow



Maidenhill, Newton Mearns

Cala West Developments

Cala Homes (West) is currently delivering much-needed homes within eight local authorities in the West and is seeking to expand further with additional sites in these local authorities and beyond.

The organisation's approach to housing delivery drives many additional benefits for local authorities. An example of this is East Dunbartonshire Council, where over a 10-year period Cala will be the biggest inward investor with a construction investment of over £150m. Across seven sites, 826 homes will be delivered with 100-200 construction jobs supported.

In 2022 Cala Homes (West) will deliver around 480 homes a year across the West of Scotland with around 10% of these being subsidised affordable homes. More than half - 53% - of the new homes being delivered this year are on brownfield sites with 33% of our current budget being allocated to brownfield development.

We are increasingly delivering lifetime living across our developments through a strong mix of homes from flats to terraces and townhouses to semi-detached and detached.

Jordanhill Park, Glasgow

Centred around the historic B-listed David Stow Building, which was previously owned by Strathclyde University, Jordanhill Park will deliver 406 homes. This includes new build flats, townhouses, villas and mews housing alongside the David Stow Building itself which is being sensitively converted into unique apartments. A net total of more than 420 new trees are being planted on the brownfield site including a community orchard incorporating more than 40% green space within a parkland setting.

Maidenhill, Newton Mearns

Located on the outskirts of Glasgow, Maidenhill will include 210 Cala homes and deliver 105 affordable homes for East Renfrewshire Council. The greenfield site is being developed in partnership with the local authority and will include a new two-stream primary school with nursery provision at its heart. Cala is working with E.ON, Energy Assets and SP Energy Networks to pilot a bespoke solution at Maidenhill which helps harness green energy to work towards decarbonising the grid.

Cala is committed to leaving a lasting positive legacy on every development.

Community

Cala Homes (West) is committed to delivering bespoke and relevant initiatives within the local communities on every development to leave a lasting positive legacy. This includes its annual Community Bursary which, now in its fifth year, has awarded £15,000 to local organisations and charities across the west of Scotland. Among the most recent recipients is Glasgow charity, the Kindness Homeless Street Team, which secured £1,500. Cala will deliver further meaningful engagement through its new Cala Community Pledge initiative.

Other charitable activity has included food bank donations, provision of children's gardening equipment and construction play equipment, and roof donations to The Kilbryde Hospice, East Renfrewshire Good Causes and Social Bite. Cala's current charity partner is The Samaritans, with Breathing Space benches installed at sites to promote positive mental health.

Education is also a key focus. Cala regularly engages with local schools, providing equipment including high visibility vests, books and water bottles and supporting careers events. It recently introduced the Land to Life programme, a curriculum-based schools project which incorporates a series of interactive presentations, worksheets and animated videos that take pupils through the process of building new homes.

Sustainability

Sustainability has been a priority for Cala for some time and in 2021 the business launched a Sustainability Strategy to provide a structured approach to achieving its targets of delivering net zero carbon enabled homes by 2030 and reaching net zero greenhouse gas emissions by 2045. It is investing significantly in incorporating innovative technologies including photo-voltaic (PV) panels, heat pumps and electric vehicle (EV) charging points in its developments, and it is committed to enhancing biodiversity across its sites.

The business recently launched an exciting pilot scheme at its flagship Maidenhill site, in Newton Mearns, near Glasgow, where 77 homes will be involved in testing bespoke



technology that harnesses and manages green energy generated by their PV panels, by exporting any excess to power other homes or to the National Grid. The project, being carried out in partnership with E.ON, Energy Assets and SP Energy Networks, is the first of its kind and could significantly benefit the wider housebuilding industry.

At Fauldhead, near Kirkintilloch, the West recently secured planning consent to create a vibrant new community that places biodiversity at the heart of its designs. The site, which will offer high-quality private and affordable housing, will include three new ponds, hundreds of new trees and 4,000sqm of new hedgerow to complement the existing character of its surroundings. Bird, bee and bat boxes will protect and maintain wildlife, and a new footpath will enhance access to local beauty spots.

People

Supporting and developing its people is central to Cala's ambitions as a business. A new education platform, CalaLearn, was launched in 2021 to encourage ongoing learning, and its in-house Construction Academy of Excellence provides industry-recognised training to enable site management staff to progress their careers.

An Early Talent Manager has been appointed to support recruitment and retention, with a variety of apprenticeships, including degree apprenticeships, and work placements available to candidates seeking to enter the industry. A formal mentoring programme is being established to help employees to flourish, especially those who may face hidden barriers to their progression.

To support mental health and wellbeing, Cala offers an Employee Assistance scheme, mental health awareness sessions and it has invested in mental health first aiders. The business seeks regular feedback from staff and has established an employee suggestion scheme to enable all to have their say.





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