Item 5

24th November 2022

Glasgow City Council

Contracts & Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: George Gillespie Ext: 79106

Authority to enter into negotiations for an off-market letting of Garrowhill Community Centre, 31 Maxwell Drive, Glasgow G69 6LU to Brighter Baillieston

Purpose of Report:
To seek authority to enter into negotiations for an off-market letting of Garrowhill Community Centre to Brighter Baillieston through the People Make Glasgow Communities programme.

Recommendations:
It is recommended that the Committee:

1. Notes the content of this report.

2. Approves the commencement of negotiations for an off-market letting of Garrowhill Community Centre to Brighter Baillieston through the People Make Glasgow Communities programme.

3. Grants authority for the Executive Director of Neighbourhoods, Regeneration & Sustainability to negotiate terms and conditions for the proposed letting to Brighter Baillieston, which should include, as appropriate, terms which: (i) maintain a high level of public and democratic scrutiny over the operation of the council-owned facility, (ii) maintain close alignment with all relevant council policies, including mechanisms for 'keeping pace' with future policy changes, and (iii) provide options for recourse should either of these things cease to be maintained or if any actions are taken by the leaseholder which the Council considers detrimental to its reputation or to the wider public interest.

4. Notes that the provisionally agreed Heads of Terms will be reported to the Contract and Property Committee for approval.

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Ward No(s): Ward 20 – Baillieston Citywide: ✓

Local member(s) advised: Yes ☐ No ☐ consulted: Yes No ☐

1.0 Introduction

1.1 The purpose of this report is to seek approval to enter into discussions with Brighter Baillieston regarding the organisation taking a lease for Garrowhill Community Centre, which is identified on the attached plan.

1.2 The People Make Glasgow Communities programme is a mechanism by which local people, community groups, third sector and other organisations can express an interest in having a greater involvement in the management of local venues.

2.0 The Subjects

2.1 The facilities at Garrowhill Community Centre (the Centre) extend to 818 square metres overall as indicated on the attached plan. The community centre is comprised of an entrance lobby, two medium-sized halls, a lesser hall, two meeting rooms (one of which has previously been used as the Centre's office), a kitchen and ladies, gents, and disabled toilets.

2.2 The building itself has a floor area of around 239 square metres and was built in 1960 with an extension added in 1987. Following a major refurbishment, the Centre re-opened in April 2013 and there have been more recent improvements to the kitchen. The building remains in good condition and capital works would not be required prior to entry.

2.3 The Centre is accessed from Maxwell Drive, with on-street car parking, and sits next to Garrowhill Bowling Club and newly refurbished tennis courts within Garrowhill Park. It is just a short distance from Brighter Baillieston's current premises on Buchanan Street.

3.0 Background

3.1 Culture and Sport Glasgow (Glasgow Life) currently has a 25-year lease of the Centre, which commenced on 01 April 2007. Prior to its closure in 2020 as a result of the Covid 19 pandemic, the Centre offered community spaces for hire for meetings, classes and clubs. It currently remains closed.

3.2 Brighter Baillieston is a Scottish Charitable Incorporated Organisation (SCIO), registered with OSCR (Charity Number SC049281) since May 2019. It is a community-led, grassroots organisation which aims towards the betterment of Baillieston and its surrounding communities by identifying and tackling key issues in the area. This includes the objectives of:

- The advancement of citizenship or community development through volunteering by organising seasonal events such as Christmas and Summer events to promote community spirit.
- The development of a community garden to reduce social isolation and involve people in volunteering through developing the old demonstration garden into an attractive outdoor space.
- Promotion of the "Green Gym" ethos where physical exercise reduces stress and promotes positive mental health.
- Delivering workshops and classes in the community to promote health and well-being, in addition to introducing new skills and crafts such as chair yoga, mat yoga, holistic therapies, community bike rides and Baillieston Strong Girls. Space will be offered to Citizen's Advice, the Moira Anderson Foundation, NHS Community Links and the Community Council.

3.3 Brighter Baillieston's proposal for Garrowhill Community Centre is to:

- Help reduce isolation within the four communities and improve health and well-being.
- Build strong working relationships with groups and partners in the area to build capacity and sustainability within the four communities.
- Provide volunteering opportunities with the local communities to enable people to build confidence and meet new people.

3.4 The application builds on the activities/services that the organisation currently provides, which includes soft referrals and signposting to and from local services/groups, youth diversionary activities (in partnership with Glasgow Girls Club) and workshops for local people (e.g. chair yoga). Being located at Garrowhill Community Centre would provide the opportunity to expand upon that platform and rolls out key services, activities and opportunities to a wider geographic area.

3.5 The proposal builds on established relationships with other local community-based organisations to offer new services and expanding current activities, such as youth diversionary activities to provide a safe space for children to gather, play and learn more frequently. The new services put forward in the application include music lessons and life skill classes such as First Aid instruction.

4.0 Evaluation of Application

4.1. The proposal will bring a currently closed Community Centre back into community use for the benefit of local people. The organisation has a track record of attracting funding and has demonstrated a genuine commitment to community development, building on strong links within local communities. The application has received letters of support from local elected members and evidence was provided of substantive partnership working.

4.2. Brighter Baillieston currently works in partnership with a number of organisations and local schools. Brighter Baillieston have also contacted additional Third Sector organisations to develop new partnerships. The

business plan also identifies forming partnerships with colleges to run employability-focused classes within Garrowhill Community Centre.

4.3 Brighter Baillieston carried out a relatively comprehensive consultation with local residents, which received 554 responses. The survey findings have been built into the business plan, with tailored service provision and activities. The organisation also engaged with key geographic and thematic stakeholders. The financial projections within the business plan extrapolate the level of demand indicated by the survey results, as well using other local community centres as comparators.

4.4 The nature of this consultation and stakeholder engagement suggests that Brighter Baillieston is genuinely committed to having a dialogue with local residents and organisations, ultimately progressing towards a co-production of services.

4.4 The organisation currently occupies around half of the Police Scotland station in Baillieston, which includes multiple offices and a medium-sized hall, and it has recently refurbished the premises and kept the facilities in good repair. It also manages and maintains a community garden in Baillieston. The application states that the current premises are too small to deliver the range of services and activities requested by local people.

4.5 Brighter Baillieston's business plan states that funding will be sought to establish an appropriate staffing structure to help run the day-to-day activities in the Community Centre. This includes a Coordinator, caretaker/janitor, cleaners and sessional workers. The organisation has submitted an application to GCC's Glasgow Communities Fund, which is currently being processed. The risk analysis within the business plan is well thought-out, with reasonable and practical mitigatory measures.

4.6 The capacity, vision and community development principles of the organisation and the size and design of the asset would appear to be a good match.

4.7 The application has been assessed by the PMGC project working group as well as the Community Asset Working Group consisting of officers from GCC and Glasgow Life. It was felt by both groups that this was a good application, whilst recognizing that financial sustainability was dependent on grant funding over the initial two years, which would be tapered off by year three.

4.8 Both groups recommend for this proposal to proceed to the Development Phase of the PMGC process, subject to a review of the funding strategy prior to commencing negotiations of Heads of Terms for a long-term lease.

5.0 Policy and Resource Implications

Resource Implications:

Financial: None

Legal:	A Common Good assessment will be undertaken prior to a lease being entered into.
Personnel:	No implications.
Procurement:	No implications.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify	An Equality Impact Assessment (EQIA) will be undertaken as part of the Development Phase in advance of Heads of Terms negotiations.
What are the potential equality impacts as a result of this report?	No impact.
Please highlight if the policy/proposal will help address socio economic disadvantage.	Positive impact towards reinstating and likely extending community use and services.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:	No impact.
What are the potential climate impacts as a result of this proposal?	No impact.
Will the proposal contribute to Glasgow's net zero carbon target?	No impact.

Privacy and Data Protection impacts:	No impact.

6.0 Recommendations

It is recommended that the Committee:

1. Notes the content of this report

2. Approves the commencement of negotiations for an off-market letting of Garrowhill Community Centre to Brighter Baillieston through the People Make Glasgow Communities programme.

3. Grants authority for the Executive Director of Neighbourhoods, Regeneration & Sustainability to negotiate terms and conditions for the proposed letting to Brighter Baillieston, which should include, as appropriate, terms which: (i) maintain a high level of public and democratic scrutiny over the operation of the council-owned facility, (ii) maintain close alignment with all relevant council policies, including mechanisms for 'keeping pace' with future policy changes, and (iii) provide options for recourse should either of these things cease to be maintained or if any actions are taken by the leaseholder which the Council considers detrimental to its reputation or to the wider public interest.

4. Notes that the provisionally agreed Heads of Terms will be reported to the Contracts and Property Committee for approval.