

## **Linn Ward Neighbourhood Improvement Investment Funding (NIIF)**

### **Castlemilk Community Building Refurbishment and Investment Proposal**

#### **Purpose of Paper**

To propose use of the Castlemilk NIIF for the refurbishment of Community Buildings (leased by local organisations from GCC) or replacement of associated assets; in accordance with NRS Guidance.

#### **Background**

In 2022, Glasgow City Council (GCC) confirmed a [£23M investment across the 23 City wards](#) to support Infrastructure Improvements to local areas, based upon proposals developed in consultation with local communities, proposals supported by Community Councils and approval for spend sought from Area Partnerships. £1M per ward was allocated to be spent by March 2027.

In recognition of the higher SIMD score that Castlemilk has in comparison to other areas of the ward, Linn Area Partnership approved an additional 20% allocation be made for Castlemilk, and with the remainder of the ward funding proportionately allocated based upon resident population, between all Community Council neighbourhoods (Carmunock; Castlemilk; Old Cathcart & Simshill; Cathcart & District; Croftfoot & Menock).

With the allocation for Community Councils within the Linn Partnership approved some spending has been committed against these, updated provided by GCC Communities Team in October (appendix 1) highlighted that the majority of the Castlemilk neighbourhood allocation of NIIF has yet to be committed for approved spend; leaving residual balance of £326,224.52.

#### **Introduction**

In January 2025, [NRS devised guidance](#) to facilitate the process of approving commitment to spend. Within the list of physical improvements that NIIF funding can be used for NRS Guidance suggests “Spaces for leisure and play, including community buildings”. The guidance further recommends that NIIF “...be spent on: Council infrastructure - Physical things in Council ownership.” but that it is “not intended to be used for “business as usual” council activities such as dealing with individual service requests related to basic maintenance or repair of existing assets” nor “used to fund revenue costs, such as future or ongoing costs related to maintenance, utilities, repair costs etc”.

Therefore, in relation to buildings and facilities, it has been understood that the fund can be used to refurbish and/or replace assets within GCC owned community buildings that are no longer fit or able to be repaired or maintained in their current state.

Despite this understanding, the use of NIIF to support investment in Council-owned community buildings in need of refurbishment has not been well supported.

Use of NIIF to support the management and longevity of function for community buildings on behalf of GCC would enable the organisations and services operating from those buildings to maintain their vital local services and safe spaces for people in local neighbourhoods, without the detriment that would otherwise occur to their operation and available budgets.

## **Castlemilk Community Building Infrastructure**

It is recognised that many community buildings in Castlemilk are leased from GCC by third sector organisations and services. Whilst maintenance is a pre-requisite of lease holder responsibilities, the majority of those buildings are 30+years old and in need of investment and refurbishment beyond the scope of “business as usual” maintenance or repair:

- COJAC Building
- Jeely Piece Centre
- Castlemilk Youth Complex
- Birgidale Complex
- Castlemilk Senior Centre
- Barlia Football Centre
- Castlemilk Community Centre

The operation of community buildings within the neighbourhood, and the facilities and services that they enable are recognised as a priority within the Castlemilk Locality Plan. The Locality Plan was developed following significant community engagement and survey. The Castlemilk Locality Plan therefore, provides clear evidence of community support for the prioritisation of Community Buildings in the use of NIIF.

Furthermore, the identified community services provided from those buildings all or in part work towards the following priorities from the Castlemilk Locality Plan.

### **Priority 1 – Anti Social Behaviour :**

Outcome: facilities in the community are appropriately funded and open for young people to engage in social and meaningful activities, especially at evenings and weekends.

### **Priority 2 – Health & Wellbeing**

Outcome: Community and recreational opportunities are accessible to all residents and inclusive to all.

Outcome: People of Castlemilk have sufficient support to self-manage their mental health and know how to access services.

### **Priority 3 – Community Facilities & Recreation**

Outcome: Sporting & recreational Facilities are accessible, promote & deliver opportunities.

Outcome: Identify funding and local support for community run facilities to enable opening at evenings & weekends.

### **Priority 7 – Shopping, Cafes & Restaurants**

Outcome: Castlemilk has a thriving hospitality sector that promotes healthy options for socialising and meets the needs of the community.

Outcome: Castlemilk has a choice & variety of local cafes that provide healthy & affordable options.

Throughout the locality plan, there are clear references to social connectedness, advice and support, and provision of local services across all ages of the population which take place in community buildings owned by GCC.

### **Proposal for NIIF Investment in Community Buildings and Assets in Castlemilk**

This proposal suggests legitimate use of NIIF allocation to refurbish existing Community Buildings infrastructure.

Use of NIIF as investment in the improvement of community buildings would be against known refurbishments and replacement of assets thereby providing clear costing and estimate requests in accordance with the NRS guidance. With the support of Castlemilk Community Council and Linn Area Partnership, these investments provide meaningful improvement in the local area for community benefit.

Therein, it is asked that the Castlemilk Community Council and Linn Area Partnership consider applications relating to Castlemilk neighbourhood allocation of NIIF funding from local and third sector organisations currently in community buildings lease with Glasgow City Council. Thereby enabling otherwise cost-prohibitive but essential infrastructure improvements to be made to existing community buildings.

An initial exploration of community buildings infrastructure improvements within the Castlemilk neighbourhood has identified potential investments (detail in Appendix 2).

These investments, have demonstrable local support via prioritisation of facilities in the Locality Plan and all these community buildings are the focus of significant community activity across the life stages, providing opportunities for social interaction and community support.

The Castlemilk Community Council and Linn Area Partnership, if in agreement to the use of Castlemilk allocation of NIFF to invest in community buildings are asked to consider the following aligned with this proposal:

***Option A***

Prioritising those infrastructure improvements which are arguably essential to the operation of the building, and to the services provided therein. This option would ensure that refurbishment or replacement of assets essential to the daily operation of a community building (with due regard to health and safety) can be fully-funded within the timeframe.

However, this may reduce the number of potential improvement projects, especially if one or more require significant levels of funding, creating greater competition for access to the funding and would require a prioritisation framework like the one suggested in Appendix 2.

***Option B***

To set parameters around the amount that can be used from the Castlemilk NIIF in the infrastructure improvement of community buildings. This could potentially be done in one of two ways

- I) a cap on the maximum amount from the Castlemilk NIIF allocation that will be used for community building infrastructure improvement (e.g. circa the additional SIMD allocation to the neighbourhood of approximately £200k).
- II) Or, to cap the maximum amount that any one community building can apply for infrastructure improvements (e.g. £50k per building). Placing a cap on the amount to be used for this purpose would leave room for a potentially greater number of infrastructure improvements that might be supported by the Community Council.

However, it should be noted that there are currently no wider proposals being considered by Castlemilk Community Council, and a cap on spend in this way is more likely to limit the improvements that can be made within each building (making essential refurbishments or replacement of assets no longer viable through this funding).

**Recommendations:**

1. Castlemilk Community Council and Linn Area Partnership approve the use of Castlemilk allocation of NIFF for investment in Community Building Infrastructure Improvement (i.e refurbishment and replacement of infrastructure assets).
2. For the Castlemilk Community Council to develop/approve appropriate application guidance in relation to use of NIIF for this purpose and prioritisation guidance to aid the Community Council and Linn Area Partnership in its approval of community building improvements.

## Appendix 1 – October 2025 Linn Ward NIIF

Community Council Area	Total Allocation	Committed	Allocation balance	Notes
Castlemilk	£522,007.00	£195,782.48	£326,224.52	Includes estimates for Barlia Outdoor Gym, Lost Lives fence, and actual spend can change balance for work that isn't completed yet.
Carmunnock	£43,809.00	£26,249.65	£17,559.35	
Croftfoot and Menock	£144,604.00		£144,604.00	
Simshill and Old Cathcart	£90,622.00	£38,000.00	£52,622.00	
Cathcart, Merrylee and Muirend	£198,958.00	£54,005.00	£144,953.00	
<b>Ward Total</b>	<b>£1,000,000.00</b>	<b>£314,037.10</b>	<b>£685,962.87</b>	

## Appendix 2 – Draft Prioritisation Framework for Commitment of Castlemilk NIIF to improvement of community building infrastructure.

Suggested Criteria:

**high-med-low** Risk to community (i.e. loss of service to local community) of failure to invest in the infrastructure;

**high-med-low** Risk to investment in NIIF (i.e. risk of completion in timeframe, risk of costs exceeding available funding, risk of likely building failure in other aspects not invested).

Priority	Community Building	Infrastructure Improvements	Detail
1 –High risk to community; 3 - low risk NIIF investment	Castlemilk Youth Complex	Heating system/Boiler requires replacement and refurbishment (unrepairable)	High risk to daily operation if building unable to heat; potential loss of service.
1 –High risk to community; 3 - low risk NIIF investment	Birgidale Complex	Internal lighting system requires refurbishment (replacement of defective light fixtures which can no longer be maintained)	High risk to daily operation if building unable to light (natural light ingress very limited); potential loss of service.
2 – Medium risk to community; 3 - low risk NIIF investment	Birgidale Complex	Window replacement required (unrepairable)	Medium risk due to window failure (associated costs due to energy inefficiency).
1– High risk to community; 3 - low risk NIIF investment	Castlemilk Senior Centre	Heating system/Boiler requires replacement and refurbishment (unrepairable)	Risk to daily operation if building unable to heat; potential loss of service.
3 -Low risk to community; 1- high risk NIIF investment	COJAC Building	RAAC survey identified existing structural elements require remedial construction and replacement works	Low risk to daily operation. Current NIIF unlikely to cover the full cost of RAAC mitigations required.
2 -Low risk to community; 3 - low risk NIIF investment	Barlia Football Centre (Clubhouse)	Installation of mains water and waste drainage to enable the building to be used as a viable community space.	Low risk to daily operation. Investment creates new infrastructure opportunity for community.

2 – Med risk to community; 3 - Low risk NIIF investment	Barlia Football Centre	Installation of accessible door entry mechanism (disability)	Med risk due to current limited access to disabled persons.
2 – Medium risk to community; 3 - low risk NIIF investment	Jeely Playzone	Renew front door / entrance windows	Medium risk due to door being able to be able to be manually opened but reduced accessibility.
2 – Medium risk to community; 3 - low risk NIIF investment	Jeely Playzone	Windows replacement required	Medium risk due to window failure (associated costs due to energy inefficiency).
1 –High risk to community; 1 - High risk NIIF investment	Community Centre (space used by Jelly Nursery)	New Floor Underfloor heating system	Risk to daily operation if building unable to heat or floor becomes unsafe; potential loss of service. NIIF unlikely to cover costs of installation of underfloor heating system and full floor replacement.
2 – Medium risk to community; 2 - medium risk NIIF investment	Community Centre	Windows replacement required	Medium risk due to window failure (associated costs due to energy inefficiency). Risk to NIIF investment if building becomes further unsafe/unuseable due to other repairs required.