



Glasgow City Council

City Administration Committee

**Report by Councillor Kenny McLean, City Convener for
Neighbourhoods, Housing and Public Realm**

Contact: George Gillespie Ext: 79106

Item 3

10th February 2022

Greater Pollok – Community Hub Contribution Proposal

Purpose of Report:

To seek authority to provide up to £900,000 of capital funding from the Community Hubs Fund as a GCC contribution towards the capital investment requirements to create a community Hub in the Greater Pollok Ward.

Recommendations:

It is recommended that the City Administration Committee:

1. notes the content of this report; and
2. approves funding of £900,000 from the Community Hub Fund as a contribution towards capital improvement works at the premises on Brockburn Road.

Ward No(s): 3

Citywide:

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

PLEASE NOTE THE FOLLOWING:

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1 Background

- 1.1 At the commencement of the Council's Community Hubs Programme, the Greater Pollok ward was identified as one of five strategic priority wards for the creation of new community hubs.
- 1.2 SWAMP (South West Arts & Music Project) is an organisation which has placed itself at the very heart of the community, operating a Community Learning Hub, which includes a Pantry and, once their phase two construction and expansion project is complete, a Community Café.
- 1.3 The services delivered by SWAMP are designed to address and support the needs of some of the most disadvantaged people within the community. All of SWAMP's programmes are designed to engage and support the local community.
- 1.4 SWAMP is a Company Limited by Guarantee (SC218678) with Charitable Status (SC026608) which has been delivering a range of services to the local community for over 20 years. SWAMP is a community led organisation managed by a Board of Directors which is primarily drawn from the local community and has a membership of 150 local people.
- 1.5 In the main, SWAMP has focussed on the delivery of educational and vocational pathways, and has been contracting with a number of public, private, and third sector organisations for over 15 years. However, over the past two years, SWAMP has complimented this work through direct action within the local community, supporting those most in need. Over the period of the pandemic, SWAMP has assisted over 8,000 households in the area either directly or indirectly
- 1.6 At the start of the pandemic, SWAMP successfully established the 'G53Together' structure with subgroups that include the following themes: Poverty, Mental Health/Isolation, Children and Young People, Economic Recovery and Communications. These groups are further supported by the steering group which consists of key stakeholders including Community Groups, Elected Members, Community Planning, Police Scotland, Health and Social Care Partnership, Education and Third Sector Organisations.
- 1.7 SWAMP is already in partnership with the council having been a beneficiary of the space for growth programme, receiving £125,000 which was approved by committee on 13 June 2019 (link below), and subsequently an additional £30,000 (see appendix 1)

<https://www.glasgow.gov.uk/councillorsandcommittees/viewDoc.asp?c=P62A&FQDN0GDXT1NT81>
- 1.8 The "G53Together" community helpline is also based in the Community Learning Hub and has been operational since the start of the pandemic. This helpline has assisted over 3,000 local residents with food, energy provision, school clothing, digital inclusion, welfare support and access to mental health

support. The information gathered from the helpline continues to be analysed by the Centre for Civic Innovation which is based within Glasgow City Council and should inform the direction of future locality planning within the community.

- 1.9 Due to the shift in focus as a result of the pandemic, SWAMP are currently discussing a name change to 'Greater Pollok Development Trust', reflecting their wider reach within the G53 community.
- 1.10 The SWAMP project is not only in line with the principles of the Community Hubs programme, but additionally, it is also very much in line with the aims and objectives of the recently launched "People Make Glasgow Communities" programme, to support and assist in the delivery of projects which empower local organisations to take more operational responsibility for the delivery of local services.

2 **Update**

- 2.1 Since obtaining their first tranche of grant funding via the space for growth programme (as noted in 1.6), SWAMP has continued to grow and continues to have ambitions to expand the services they provide in the local area. In order to facilitate this, they have embarked on another phase of capital investment in their building, which will enable additional services and support other social enterprises and organisations with accommodation.
- 2.2 This particular investment project was originally expected to be delivered within a £900,000 - £1,100,000 budget, however, is experiencing construction cost increases in line with the national market due to issues associated with Covid, Brexit, construction materials cost volatility and skilled labour shortages.
- 2.3 The total value of the works that they are proposing to undertake has now been assessed at £1.5m. To date, they have secured funding of £780,000 from Regeneration Capital Grant Funding (RCGF), £50,000 from the Robertson Trust, £78,000 from "CARES" (a sustainability fund) and £20,000 from SWAMP themselves. When anticipated out-turn costs are compared against secured funding, a funding gap of £572,000 exists, however, there has been an additional unforeseen VAT liability of up to £300,000.
- 2.4 With the project at an advanced stage of construction and a funding gap that the organisation is unable to fill, the project is in danger of not being able to complete, which would be disastrous for the organisation and the community within which they deliver valuable services.
- 2.5 The organisation has, therefore, reached out to the Council requesting funding of **up to** £900,000 to close the current gap and provide an additional modest sum of money for contingency purposes.
- 2.6 It is proposed that additional grant funding of up to £900,000 is made available from the community hubs fund to enable the project to be delivered as originally anticipated, however, a condition of the funding is that any VAT recovery that is achieved will be refunded to the council.

- 2.7 Discussions will continue with this organisation in relation to widening the scope of the partnering agreement with GCC in the provision of local services. And the extent to which the new facilities can be made available for complimentary council activity.

3 Policy and Resource Implications

Resource Implications:

Financial: Capital investment to be met from the existing Community Hubs Fund.

Legal: The Director of Governance and Solicitor to the Council will arrange for all legal and contractual arrangements to be finalised.

Personnel: n/a

Procurement: n/a

Council Strategic Plan: A Healthier City

- 38;

A Sustainable & Low Carbon City

- 67; 68

Resilient and Empowered Neighbourhoods

- 74; 76; 78

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. Whilst not a project being delivered directly by GCC, this project will improve the Equality outcomes for those with protected characteristics.

What are the potential equality impacts as a result of this report? The proposal, if approved will ensure that the expansion of services delivered from the facility will have a positive impact on equality.

Please highlight if the policy/proposal will help address socio-economic disadvantage. The full range of services and opportunities that will be delivered from the facility will support health, wellbeing, training and employment needs of citizens.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: Design proposals have statutory permissions that meet the Council's Gold Standard, and includes roof insulation, solar PV, and heat recovery systems.

What are the potential climate impacts as a result of this proposal? An overall reduction in energy and carbon is anticipated as a result of the investment work.

Will the proposal contribute to Glasgow's net zero carbon target? Yes

Privacy and Data Protection Impacts: No privacy or data protection impacts identified as a result of this proposal.

4 Recommendations

It is recommended that the City Administration Committee:

1. notes the content of this report; and
2. approves funding of up to £900,000 from the Community Hub Fund as a contribution towards capital improvement works at the premises on Brockburn Road.

Appendix 1



Development & Regeneration Services

Glasgow City Council
231 George Street
Glasgow G1 1RX
Phone 0141 287 8555
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Date 08.12.20
Our Ref: LP/DP
Your Ref:

FAO Andy Peline
SWAMP Creative Media Centre
25 – 31 Brockburn Road
Greater Pollok
Glasgow
G53 5BQ

Dear Sir/Madam

Space for Growth Initiative – 25-31 Brockburn Road, Greater Pollok Letter of Offer – Supplementary Funding

At its meeting of 13 June 2019 the Council's City Administration Committee approved the establishment of Space for Growth Hubs in each of the three strategic planning areas the city, which includes the former housing office at 25-31 Brockburn Road, Greater Pollok (South).

The South West Arts and Music Project (SWAMP) has taken responsibility to attract and accommodate social enterprise and community groups to the Brockburn Road Hub and has agreed to establish a Shared Outcomes Agreement (enclosed) with the aim to jointly support the outcomes of the Space for Growth initiative. The council has supported this group with an initial investment of £125,000 to undertake essential works to the property.

Work supported by the initial investment includes;

- Replacement of obsolete heating system
- Replacement of all windows within the property
- Upgrade Alarm and Fire system
- Upgrade ICT Infrastructure
- Carpeting and decorating of premises

In order to enable full access to the property a supplementary funding award has been granted to support works required that will ensure wind and watertight repairs and H&S compliance. These works are detailed as:

- Refurbishment of toilets to make fit for purpose and accessible to all £10,000
- Roof repair and refurbishment £20,000

Total supplementary funding will be £30,000. Completion of these works will enable the property to become fully operational. This supplementary award will be contained within the overall grant budget provided for the Space for Growth programme.

This Letter of Offer is issued with reference to the following conditions:

1. In reference to the conditions set out in the Acceptance of Capital Grant letter, dated 23/10/2019
2. That the supplementary funding is used for the purpose set out above and for no other
3. That SWAMP will provide evidence of relevant certificates etc. on completion of all works
4. On issue of the signed Shared Outcomes Agreement (enclosed)

On confirmation of bank account and contact details from SWAMP the council will transfer funds from the Community Asset Fund and SWAMP will initiate the works.

The council will monitor progress in line with the schedule of works proposed and ensure that funds are used as intended.

Yours faithfully

IAN ROBERTSON
Director
Property and Land Services
Glasgow City Council

<i>Signed in agreement to the above on behalf of:</i> Glasgow City Council	<i>Signed in agreement to the above on behalf of:</i> SWAMP