



Community Empowerment (Scotland) Act 2015

Community Asset Transfer Request Form

IMPORTANT NOTES:

This form is for use by an Organisation wishing to request transfer of an asset from Glasgow City Council.

You should read the [asset transfer Guidance for Community Transfer Bodies](#) provided under the Community Empowerment (Scotland) Act 2015 before making your request. This form includes page numbers of parts of the Guidance that will help you to complete the form. We also provide additional information on our website.

When completed this form and accompanying documents (see checklist at end of this form) should be sent to:

communityassettransfer@glasgow.gov.uk

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

Section 1 Organisation Information

Please provide details of the Organisation making the request

1.1 Name of Organisation:	Locavore Community Interest Company	
1.2 Address of Organisation (this should be the registered address, if you have one):	[REDACTED]	
1.3 Contact Name:	[REDACTED]	
1.4 Position in Organisation:	Managing Director	
1.5 Correspondence address:	As above	
1.6 Postcode:	[REDACTED]	
1.7 Telephone Number:	[REDACTED]	
1.8 E-mail address:	[REDACTED]	
Do you agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
1.9 Website Address (if applicable):	Glasgowlocavore.org & locavoretrading.org	
1.10 Please provide the date that the Organisation formed:	07/12/2011	
1.11 Please indicate what type of Organisation you are, along with the official number (if applicable): (see pages 11-15 of Guidance)	Company Limited by Guarantee and its company number is: SC412721	x
	Scottish Charitable Incorporated Organisation (SCIO) and its charity number is:	
	Community Benefit Society (BenCom) and its registered number is:	
	Voluntary or Unincorporated Organisation (no number)	
	Other Please specify: Also CIC	x
1.12 Please indicate what type of Community Transfer Body you are (see pages 11-15 of Guidance)	Community Controlled Body (see pages 11-14 of Guidance)	
	Your Organisation is individually designated as a community transfer body by Scottish	

Please tick only one	Ministers? (see pages 14-15 of Guidance) If yes, please give the title and date of the designation order:	
	Your Organisation falls within a class of bodies which has been designated as community transfer bodies by Scottish Ministers? (see pages 14-15 of Guidance) If yes, what class of bodies does it fall within?	X

Please **attach** a copy of the Organisation's constitution, articles of association or registered rules.

Section 2 Asset Information

2.1 Please provide the Name (if it has one), Address and Postcode of the asset.	Bellahouston Nursery, Bellahouston Park, 36 Dumbreck Road, G41 5LN.
2.2 Please provide the name of the Landlord or Owner of the asset	Glasgow City Council
2.3 Is the asset a Building or Land or both?	Land with temporary/horticultural structures
2.4 Please provide the UPRN (Unique Property Reference Number) if known (This may be given in the authority's register of land)	n/a

Please **attach** a location plan of the asset, if available.

Section 3 Type of request, payment and conditions

3.1 Please indicate what type of request is being made: See Community Empowerment (Scotland) Act 2015 for relevant sections (also see pages 29-30 of Guidance)	For ownership (under section 79(2)(a)) – go to section 3.2A below	
	For lease (under section 79(2)(b)(i)) – go to section 3.2B below	x
	For other rights (section 79(2)(b)(ii)) – go to section 3.2C below	
3.2A – Request for ownership : What price are you prepared to pay	Proposed price: £	

<p>for the land and/or building requested? (see parts 11 and 12 of Guidance)</p> <p>(Please attach a note setting out any other terms and conditions you wish to apply to the request)</p>	
<p>3.2B – Request for lease: What is the length of lease you are requesting?</p> <p>How much rent are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per year. (see parts 11 and 12 of Guidance)</p> <p>(Please attach a note setting out any other terms and conditions you wish to apply to the request)</p>	<p>20 years</p>
	<p>Proposed price: £750 p/a based on concessionary rents policy which is also in the region of market rental value for agricultural land.</p>
<p>3.2C – Request for other rights: What are the rights you are requesting?</p> <p>Do you propose to make any payment for these rights?</p> <p>If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per year.</p> <p>(Please attach a note setting out any other terms and conditions you wish to apply to the request)</p>	
	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
	<p>Proposed price:</p>

4.1 Please set out the reasons for making the request and how the land and/or building will be used. (see pages 30-33 of [Guidance](#))

(This should explain the objectives for your project, why there is a need for it, any development or changes you plan to make to the land and/or building, and any activities that will take place there.)

We're bringing forward this request in order to take a long term tenancy of Bellahouston nursery.

We have a vision to transform the former nursery into the leading example of urban food growing in Scotland by creating a multi-use and multi-stakeholder site for a range of activities around local, sustainable, low-carbon food production.

The site would run in a way which is both productive and financially sustainable while supporting a wide range of community benefits and educational opportunities for communities and stakeholders.

Objectives:

- Increase production and access to local, sustainably produced, healthy, low-carbon food in Glasgow and in doing so increase the resilience and environmental sustainability of the city.
- Develop a more sustainable local food economy by creating Living Wage (currently £9/h min) employment and opportunities to develop self-directed livelihoods in the local food economy. Ultimately, this will help more of the money spent on food in Glasgow within our city.
- Create opportunities for people to learn, train and engage with local food and food growing in Glasgow.

The need:

Climate Emergency & Resilience:

We are facing a climate emergency as declared by Glasgow City Council and the Scottish Government. Food accounts for around a third of emissions globally and must be given much higher priority when planning to tackle climate change if we are to adequately respond to the challenge. Projects like this have the ability to significantly reduce the environmental impact of food through reducing international transportation and fossil fuel based artificial inputs. Local food production is also key to resilience and food security as climate change and other factors threaten our current globalised food system.

Access to Land:

One of the biggest barriers to building a more sustainable and resilient local food economy is access to land. Roots to Market (<https://glasgowfood.net/projects/roots-to-market>), a report produced by Propagate on behalf of Glasgow Community Food Network found lack of access to land as a key barrier to more local food production taking place in Glasgow.

Likewise, as a social enterprise Locavore's current limitation to producing and selling more local food is lack of access to land, not lack of community demand or market. The biggest barrier to our Grow the Growers programme (which trains people to create a livelihood from small scale food growing), is assisting people to secure land after they complete the programme. See: <https://glasgowlocavore.org/initiatives/grow-the-growers>

Bellahouston with its existing range of glasshouse and polytunnels offers an ideal opportunity for the Council to make land available for production of local food and in doing so enable the creation of Living Wage jobs and sustainable self-determining livelihoods.

Food Education - Community

Glasgow has no lack of community gardens, but these can only go so far in engaging people with food production and demonstrating a long-term solution to the problems we see in the food system.

There is a need and an opportunity to show local, efficient, productive food growing taking place at scale and here we have an opportunity to do this in an accessible location where we can reach a diverse range of individuals and groups.

Under our plans Bellahouston Nursery would create regular opportunities for all to get involved in food growing including small plots for people to try out growing their own produce and larger plots as part of an extended Grow the Growers programme. There would also be regular workshops, open days and provision for school and community group visits.

Activities on the site:

We have no plans to make major changes to the site in the short term, instead the focus is on repurposing the various assets of the space to achieve the needs and objectives that are listed above.

The various multi-stakeholder uses of the site will initially include:

- Productive market gardening undertaken by Locavore, Tenement Veg and Henriette Koubakouenda with opportunities for more to join in time.
- Beekeeping and honey production undertaken by Roz Corbett.
- Production of gourmet mushrooms by Robin Ashton.
- Delivery of an extended Grow the Growers programme (<https://glasgowlocavore.org/initiatives/grow-the-growers>) with plots and support available on small scale commercial growing on a year to year basis.
- Community plots which will be used to deliver weekly sessions and open days
- Very small starter plots for individuals to try out food growing on a small scale in a supported environment.
- Delivering workshops on issues around food and sustainability and hosting visits and open days.
- Associated and supportive uses including produce packing facilities and office space.

Much of the above has started on site under our Permission To Use agreement with the Council and further details on partners can be found in section 4.6 The latest updates on what's going on at Bellahouston under our Permission To Use can be found on our website: <https://glasgowlocavore.org/bellahouston-project/>

There would be aspirations for developing the site and increasing uses and community benefit over time which would all be subject to securing appropriate consents and are not core to the application. These require much further consideration and planning but we list some of them to give a guide on our longer-term ambitions and direction.

- Creation of a kitchen which could be used for workshops, adding value to produce or running a cafe on site.
- Developing a classroom space or similar either within the greenhouse or externally. This

could be used for hosting events, courses and school visits.

- There is potential for developing renewable energy on site including investigation of sustainable supplementary heating or lighting to the glasshouse from solar, biomass or CHP which could add to the grid.
- Creating a plant stall, farm stand or shop.
- Developing facilities to carry out commercial composting on site including dealing with site waste and/or bringing in waste food from customers to create compost to be used on site.

The above ideas and aspirations would be subject to planning and permits where applicable and the given to show direction of thought rather than to be bind ourselves by.

Physical Use and developments to the site:

The above activities would take place across the site with the following uses and repurposing likely.

Polytunnels:

We would refurbish and repurpose dilapidated polytunnels to create efficient organic food growing sites which can produce a large amount of environmentally sustainable produce for the city of Glasgow. All tunnels require significant repairs including reskinning and install or repair of irrigation systems. This would be time consuming initially with hard standing ground needing to be removed and new soil and compost brought in to create a favourable growing medium.

Glasshouse:

Much of the glasshouse would be used for propagation as it has been to date. We would make use of the equipment available to grow seed tray starts which would be used in the polytunnels, and at our other growing sites. We would also produce potted herbs.

We have been told that the boiler in the greenhouse would need repaired at a significant cost. We don't intend to repair or replace the boiler initially and instead would just make use of natural heat during the season with some heated propagation tables for early sowing.

The scale of the greenhouse means there is room for further food growing development overtime which would have to include hydroponic or aquaponic techniques as there is no soil available. One of our partners from, Henriette, is particularly interested in setting up an aquaponic system which produces both fish and vegetables.

Palm Tunnel:

This would initially be used for storage. There is potential to reskin the roof and make this a high greenhouse which would be particularly good for growing cucumbers or tomatoes but this requires further investigation and would not be an initial priority.

Outdoor Space:

We would look to make the most of existing outdoor space by creating raised beds of perennial herbs and fruit. The southern and central areas would have individual and Grow the Growers plots created on them using raised beds. The north and eastern area could be made into an orchard and fruit garden.

Romney Shed:

The Romney Shed will be used as packing and distribution facility from which produce would be delivered to local shops, cafes and our veg box customers. This is already underway under our

Permission To Use.

Portacabins:

These will be used to create office space for supporting activities for both Locavore and the project partners.

Shipping containers:

Existing shipping containers would be used as tool sheds and supply stores.

4.2 Please set out the benefits that you consider will arise if the request is agreed to. (see pages 30-33, 41-43 of [Guidance](#))

(This should explain how the project will benefit your community, and others.)

Locavore exists to help create sustainable food economies that are better for society, the environment and our local economies. As a mission driven organisation the above proposal outlines both what we wish to do but also why in terms of the outcomes and benefits we aim to achieve.

In line with our organisations ethos this project will deliver a wide range of social, economic, environmental and health benefits which are explained in detail below:

Economic development:

Our plans for the site will create new jobs, new enterprises and new training opportunities.

Specifically, Locavore would initially support four new food growing enterprises/individuals; Tenement Veg Cooperative, Henriette Koubakouenda, Roz Corbett and Robin Ashton.

Locavore would also directly create a minimum of three new Living Wage jobs on the site if granted the asset transfer. In addition to this it would create and support further roles in packing and distribution of produce for our veg boxes, cafes, shops and East Renfrewshire primary schools; as well as in education and training roles.

Training opportunities would be created through our Grow the Growers project, through volunteering. We would seek opportunities to support those at disadvantage of employment by continuing to participate in Community Jobs Scotland and the Glasgow Guarantee programmes.

There is demand for activities that help people set up food growing businesses as demonstrated through Roots To Market report: <https://glasgowfood.net/projects/roots-to-market> We also received details of over 100 people who are interested in starting a food growing business through as part of pledges to support this project, see section 5.1,

Beyond those directly involved in food growing there is an economic gain through supporting other local businesses by way of the local multiplier effect.

Regeneration:

We will transform the site by bringing the unused land and dilapidated polytunnels back into productive economic use which benefits society and local communities.

The site would also create new training and leisure opportunities, as outlined in the previous section, and the positive development of the site will contribute to making the wider area a more attractive place to live and work.

Public health:

Our proposal would help people lead healthier and happier lives by providing a wide range of opportunities for people to engage with nature, meet new people and learn new skills. This will

include opportunities for people with different levels of interest and abilities to take part in community gardening, volunteering and training. Just having a small space in which to grow food, socialise and engage with nature can provide people with a range of mental and physical health benefits.

The site will also produce a significant quantity of healthy food which will support and promote the eating of healthier diets.

Social wellbeing –

Locavore already operates as a hub organisation for various activities and events which bring people together to learn, share and grow. Bellahouston would give us the opportunity to do much more and reach new audiences.

Activities that will take place on the site, such as workshops and volunteering, will provide opportunities to bring people together and foster community. These community activities, alongside our expanded Grow the Growers programme, will also support learning and give people a sense of purpose and belonging.

Environmental wellbeing –

Contributing to an environmentally sustainable food system is at the core of this project.

The proposal will produce a large quantity of local, organic, low carbon food which will reduce demand on imports from further afield without the use of artificial inputs and environmentally damaging fertilisers or pesticides. As such the site will increase availability of local food while creating a biodiverse, wildlife friendly site within the city.

The site will become a leading example of urban agriculture in the UK and one which others can learn from and replicate. We also expect the project would become known as a leading example of a former Council being repurposed in a way which is economically sustainable while delivering a huge amount of social good.

In the medium term, we would look at options for generating sustainable energy on site which could be used to further extend the growing season and range of crops that can be grown.

Reduce inequalities

The development of the site by Locavore will help reduce inequalities by contributing to making Glasgow a healthier and wealthier place. The project will create and support jobs, keeping more money local while producing healthy food and creating opportunities for people to get involved.

We would look to create jobs for those with additional barriers to employment through use of the Glasgow Guarantee and Community Jobs Scotland.

The project will also link with our established Good Food Fund which provides emergency food with dignity to those in most need. See: <https://glasgowlocavore.org/initiatives/good-food-fund/>

4.3 If there are any restrictions on the use or development of the land and/or building, please explain how your project will comply with these. (see pages 44-45 of [Guidance](#))

(Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.)

We are aware of no restrictions which would affect our proposed use of the site. Any activities which require planning consent would be subject to planning being secured.

4.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these? (see page 45 of [Guidance](#))

(You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.)

We do not foresee any negative consequences from the request being agreed.

4.5 Please show how your organisation will be able to manage the asset and achieve your objectives. (see pages 32-33 of [Guidance](#))

(This could include the skills and experience of members of your organisation, any track record of previous projects, whether you intend to use professional advisors, etc.)

Locavore Community Interest Company is an experienced social enterprise with a proven track record of successfully delivering diverse business stands, projects and services across many locations and sectors since it was founded in 2011.

Locavore started in 2011 with a £5,000 grant from Firstport and opened our first shop and food hub in 2012, where work began building a market for locally grown food, delivering cookery workshops and helping people grow their own food in back courts and community gardens. We have experienced fast and sustainable year on year growth which has allowed us to add scale to our social impact over the years and not be grant reliant.

From our first year with an income of £30,000 we have grown year on year to become a diverse organisation employing over 50 staff with an income from trading in 2018 - 2019 in excess of £2.6 million earned from various business strands including:

- Retail & Catering – Currently in our third location our Victoria Road shop serves a diverse community and customer base with 12,000 transactions a month supplying a range of local, organic and zero waste foods and goods. Our cafe and deli within our shop is Glasgow's only fully organic cafe and the same can be said of our catering offer which provides food to events and parties.
- Food Growing – We grow a wide range of organic produce in and around Glasgow across three growing sites. Our main site is Left Field in Neilston where we rent a field from a farmer and grow both in the field and undercover. In Rouken Glen Park we sub rent a small area of greenhouse and polytunnel from Young Enterprise Scotland and at The Croft in Queens Park we sub-let a former tennis court from Queens Park Bowling Club. We are also already occupying Bellahouston Nursery and undertaking some growing activities here under our one year Permission To Use Agreement. See: <https://glasgowlocavore.org/bellahouston-project/> Securing long term use of Bellahouston would allow us to take forward the activities outlined in the document which would enable us to significantly increase the amount of food grown in Glasgow. Produce is sold through the above business strands.
- Veg Boxes & Wholesale Produce - Our veg box service provides over 1000 households per week with organic produce sourced locally as possible. We also supply a limited number of other shops and cafes with organic and local produce. Securing an asset transfer of Bellahouston would allow us to create a long term hub for the packing and distribution of the produce.
- Wholesale Groceries – In 2018 we acquired one of our suppliers and incorporated it into our business following the owners retirement. This has given us position as a wholesaler of organic food to independent shops and caterers around the UK. We supply around 100 shops around the country from our outsourced distribution centre in Essex.

We see our social impact as being primarily delivered through trading and building more sustainable

food networks which are better for the environment, society and local economies. For us this means creating and supporting local jobs that pay at least the Living Wage (currently £9/h), creating a market for producers that share our vision and working to improve and develop our supply chain over time and make it more accessible and inclusive.

Beyond trading we run several projects to forward our social impact and objectives including:

- Grow the Growers – Our programme which aims to help more people get started in growing local food as a livelihood. We run this at The Croft where we supply participants with training, help with crop planning and an area of land to grow food. Growers then sell their produce to us for sale through our shop and veg box scheme. The programme has had much success in getting people started in food growing including one joining our team as a grower, another setting up their own market garden and three joining force to create a cooperative (Tenement Veg) who are a project partner on this proposal. More on this programme can be found on our website: <https://glasgowlocavore.org/initiatives/grow-the-growers>
- Good Food Fund – Our Good Food Fund aims to offer a more sustainable alternative to food banks. We do this by taking cash donations from customers and using them to purchase food at our cost price for distribution to those in greatest need through partnerships we have formed with food banks, community meals and local charities. Beyond food aid we use the programme to engage communities we might not reach otherwise in our work. This has included volunteering initiatives and a pop up dinner held in our cafe which was run by members of the Roma community who are assisted by the programme. More on this programme can be found on our website: <https://glasgowlocavore.org/initiatives/good-food-fund>

Given the above experience we believe our proposal for the site is easily deliverable by us as it involves using our existing experience and does not require us to do anything that we have not done before. Instead it works with our skills and experience of growing and selling sustainable food and developing meaningful and mutually beneficial partnerships with other organisations to forward our social mission and benefit the wider community.

External Professional Advisors:

We are receiving business development advice on this project from the Real Farming Trust and consultants appointed by them as part of our support they are providing us in preparation of application to their Loans for Enlightened Agriculture Programme. Further details on this is in the section 6.1 below.

We have Scottish Chamber of Commerce Business Mentor who is also advising on elements of this project.

Recent Commendation:

We see the following external commendations as further proof of our success and abilities to deliver diverse projects such as that proposed for Bellahouston.

- Soil Association - We won the award of the 2019 Best Organic Independent Retailer for the whole of the UK: <https://bit.ly/2MVAbs0>
- Evening Times Streets Ahead Awards – We won the 2019 Best Glasgow Green Business category: <https://bit.ly/2MTshZi>
- The List Eating & Drinking Awards 2019 – We were one of five Glasgow winners winning the award of 'One of Glasgow's Best Cafes': <https://bit.ly/2YYIKle>
- Scottish Enterprise – We have an account with Scottish Enterprise. Having an account with Scottish Enterprise means we are an organisation with demonstrable achievements which is achieving fast growth and Scottish enterprise sees considerable future growth potential for.

4.6 Please provide details of any partnership working arrangements in place with other organisations.

(Please include both current arrangements and proposed partner relationships and how these will impact on the service.)

As described in section 4, we would like to lead the development of the site as a multi-use, multi-stakeholder food project hub.

In line with this we have a number of partnership arrangements already in place and underway at the site under our Permission to Use with potential to develop these and others further should our asset request be successful.

Current Partnerships/Participants:

Tenement Veg – Tenement Veg are a cooperative of three growers who went through our Grow the Growers programme in 2017. They are currently growing in a small area of a polytunnel at Bellahouston and should our Asset Transfer be successful they would take on one full tunnel.

Henriette Koubakouenda – Henriette is a gardener at Saheliya (<http://www.saheliya.co.uk/>) who began growing produce for sale to African shops around Glasgow several years ago. Currently she is using an area of Bellahouston to grow crops such as African spinach which is normally imported or unavailable. Should our Asset Transfer request be granted she would take on further polytunnel space and investigate undertaking an aquaponics project within the greenhouse which would produce both fish and vegetables.

Robin Ashton – Robin was a former Community Gardener at South Seeds and helped develop several community gardens in the south side of Glasgow. Over the last few years he has developed an interest in mushroom cultivation. He is currently using part of a polytunnel at Bellahouston to test out producing oyster mushrooms at a larger scale. Should our asset transfer be granted he would take on more space within the site and diversify the range of mushrooms he produces.

Roz Corbett – Roz is a grower at Taybank Market Garden and was previously the Scottish Development Manager for the Federation of City Farms and Community Gardens. She has brought bees onto the site and hopes to be able to scale this up should our asset transfer be successful.

As well as the above partnerships which are in place we have had a number of discussions with potential partners who may come on board should the asset transfer be successful:

Artists in Residence - Alec Finlay & Henry Bell are the Glasgow Life Artists in Residence for Pollokshields. They got in touch with us and are really keen to contribute to making Bellahouston Nursery an engaging site through installations which link food, art and community participation.

South Seeds – South Seeds SCIO are interested in using part of the greenhouse as propagation space for their community gardens should our Asset Transfer be successful.

Glasgow Community Food Network – The network has expressed interest in being involved in activities at the site which are likely to include using it as a venue for events and workshops.

Other groups, schools and individuals – Through our outreach to gauge support of the project we identified a large number of individuals and groups who would like to form partnerships with us on the site. This includes potential community and individual plot holders as well as school and community groups that would be interested in making use of the asset we hope to create at Bellahouston.

5.1 Please provide details of the level and nature of support for the request from your community and, if relevant, from others. (see pages 33-34 of [Guidance](#))

(This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.)

We believe we have been able to demonstrate widespread support for our proposals to secure an Asset Transfer on Bellahouston Nursery and transform it as outlined in this document.

In doing this we adopted an open and transparent approach by making an outline of our plans for the site available on our website (<https://glasgowlocavore.org/bellahouston-project>) and directly approached those who we thought would have most interest in the site or project.

As a Community Interest Company we define our community in our CIC 36 as:

“Communities, partners and individuals who participate, or wish to participate in sustainable local food economies. Furthermore; sustainable local food economies benefit everyone worldwide through reduced environmental impacts.”

This is obviously a deliberately wide definition of community and purpose so we have attempted to address both the community of locale for the site and the community of interest who support the objectives of our work, both individuals, and other organisations and enterprises. Often our supporters represent both interest and locale.

Pledges of Support:

As part of the project outline on our website we made a form which people could use to submit pledges of support for the project. Within 24 hours, we had received notes of support from over 1000 individuals and organisations. By the date of submission of this document this totalled 1737. Of the respondents 75% live in the Glasgow City Council area, and well over a quarter are from the neighbouring postcodes G41, G51 and G52 which surround Bellahouston Nursery.

Almost all respondents want to see more local produce grown in Glasgow, and a third are interested in volunteering on the site. We also found enormous interest in the Grow the Growers programme (25% of respondents living in Glasgow) and over 100 people said they are interested in starting a food growing business.

We also received hundreds of comments from the respondents. Several areas of interest emerged:

- Educating children about food – where it comes from, how it grows, healthy eating
- Small plots for personal use due to long waiting lists for allotments
- Supporting localised, organic food growing, especially in light of the climate emergency and commitments of all levels of government to curb emissions.
- Wanting to see a disused site brought back to productivity
- A focal point for the local community and a place to forge connections between groups

Examples of notes of support:

	Neighbours (G41, G51, G52)	From the GCC area	Everyone
I want to see more local produce grown in Glasgow	463	1212	1613
I'd like to volunteer	203	479	567
I'd like to take part in Grow the Growers	134	317	386
I'd like to bring groups to the site	39	108	154
I'd like to start a food growing business	29	90	119
Total	473	1235	1646

Quotes from our supporters:

"This is a fantastic project from a business that has true community spirit, as well as admirable and much-needed environmental values. An urban food growing hub led by the team at Locavore would be an incredible addition to the Southside community." [REDACTED]

"As a local resident in the area of the park I'd be delighted to know this space was being used in such a positive way." [REDACTED]

"I work as a childminder and if I was able to bring the children with me to help and observe what is growing. It would be a good experience for them. I think if schools and nurseries were able to visit it would be a great opportunity too." [REDACTED]

"What is the point of the space and resources sitting unused and neglected. I would rather an organisation, like Locavore, be able to take on responsibility and the initiative to make the space thrive. It will also be an amazing resource to have in our community." [REDACTED]

"Brilliant idea to keep the site in use as a major growing space. Locavore are uniquely placed to make a success of this venture. As a neighbour, I would far rather see the site being taken over by an ambitious venture like this than have it "developed" as housing or some such thing that gives nothing back to the city." [REDACTED]

"Locavore helped kick start our project with a small grant. The Befriending Food Experience is now flourishing providing nutritious food in older people's own homes and in the Elderpark Community Centre. All had been lonely and lacking opportunities to access good food. This initiative would benefit so many malnourished people in our community, including our befriendeds. We would also bring the people to enjoy the growing environment." [REDACTED]

"This sounds like a fantastic idea for the local area and the wider communities of Glasgow. As a local resident with a young family, we use Bellahouston park regularly and this would be a wonderful addition. Currently it appears to be an unused space. The benefits to the environment and the physical and mental wellbeing of volunteers/staff/users could be enormous. As a space for learning and training it could also be a great resource. I am a healthcare professional in the field of mental health and recognize the potential life changing benefits of involvement in a project such as this. Great work!" [REDACTED]

"Would be great to do this kind of thing all over Scotland. Good luck!" [REDACTED]

"This looks like a fantastic opportunity for Glasgow to access even more locally grown produce. This will help our city tackle the climate emergency by cutting food miles, and local jobs will be created." [REDACTED]

"Scotland has been making huge progress in tackling issues of sustainability and environmental

impact, with Glasgow acting as a home to so many different projects and organisations that champion the cause; allowing Locavore to set up a permanent community based food production project would be yet another feather in the city's already wonderful cap!" ()

"Glasgow Council, this is a win win for you! An unused site is maintained and renewed, you up your green credentials and you help create a community social hub. What's not to like!?" ()

"We are facing a climate crisis and need cleaner, greener and more local solutions to our food and waste. This project and the team behind it have shown they can deliver, that they have the ambition and expertise to pull this off. Given Locavore's existing Southside base this project would be beneficial to the local community and no doubt the organisation." ()

"There is already a huge and growing demand for locally produced organic food. With Glasgow being the progressive city that it is and now pledging to be the first carbon neutral city it is so important that we support projects like this and show the rest of the UK how providing local organic produce within a city is possible!" ()

"Locavore have worked with classes in our school as well as the eco committee. They have donated window boxes to us and lead activities to share where food comes from and encouraged children to grow their own. We'd love to be invited to their new Bellahouston site" (Cuthbertson Primary School)

"Fabulous idea!! As a biology teacher who is leading Learning for Sustainability in school I would be keen to bring groups of pupils along to learn about organic farming. I would also love to take on a plot for my family. I have two budding wee gardeners!" ()

"It's so incredible to have the team behind Locavore to provide a sustainable way of life in Glasgow. They give a voice to so many people. The city would be a duller, less healthy and more polluted place without them. Thank you!" ()

"Chefs need access to better quality Scottish grown veg - access to a reliable supplier that can guarantee Scottish grown is really hard to come by, despite there being huge demand in our cities restaurants." ()

"Supporting Locavore is truly one of the best things I have ever done in recent years. This social enterprise gives a lot more back than it takes and I am always referring them to friends. I hope never to shop in a supermarket ever again because they support local growers and farmers and the quality of their produce is tip-top. I would love for them to expand and to provide more and more people with veg and support - their charity efforts are astounding." ()

Local Stakeholder Engagement:

We attend meetings of both Craigton Community Council and Dumbreck Community Council in June 2019 where we were given some time to tell the meeting about our plans for Bellahouston Nursery and answer questions the community council and attendees of the meetings had. There was a lot of support for the project at both meetings but we must await formal responses of consultation once this document is out for consultation.

We had phone conversations with with organisations closest to the site including Glasgow Ski Centre and House of an Art lover who were both who were happy to hear of a positive development for the site.

We have also had a meeting with the Prince of Wales Hospice who neighbour the site and talked through some partnership options which might see them becoming a partner and taking on a plot within the site to grow food for the hospice cafe as an activity for their patients.

Community of Interest:

We have received notes of support from the following organisations who we consider part of our community of interest:

Organisation & Quote	Short Description & Website
<p>Nourish Scotland</p> <p>"Urban growing projects like this (especially when they have a degree of scale and include protected cropping) have an enormous capacity not just to add to the range and volume of local produce but to build significant community participation and also create good jobs. Transferring this asset into community ownership and management can unlock a huge potential for social enterprise, food education, green prescribing, horticulture training and much more. As Locavore have demonstrated already, local food can reach beyond the traditional veg box and restaurant market to support dignity and choice in community food activities. This project exemplifies the Good Food Nation agenda and Nourish is fully in support."</p>	<p>Nourish Scotland is an NGO campaigning on food justice issues in Scotland. http://www.nourishscotland.org</p>
<p>Real Farming Trust</p> <p>"This development will bring together community food businesses and growers, community groups, individuals, schools and others and could be one of the most exciting community food developments in Glasgow for some time. I have no doubt that it will have an enormous benefit to the local population, providing employment opportunities and apprenticeships, training and volunteering opportunities, and delivering positive impacts in terms of health and nutrition, community resilience and wellbeing. The Real Farming Trust works with and supports community-based enterprises and projects up and down the country, and rarely comes across collaborative projects on this scale with such ambition and the potential to deliver such impact to the local population. By supporting this development at Bellahouston, Glasgow City Council has the opportunity to show its commitment to healthy and nutritious food, and put Glasgow firmly on the map as a sustainable food city. I urge it to support Locavore's application to develop and manage this site as a vibrant food hub for the benefit of the local community for generations to come.</p> <p>As a project that is very closely aligned with our own values and our charitable goals and objectives, we are delighted to pledge our support for this development and will be supporting Locavore with its plans over the coming months and years."</p>	<p>A charity dedicated to forwarding sustainable farming and food sovereignty through the UK. http://www.feanetwork.org/who-we-are/real-farming-trust</p>
<p>Scottish Farm Land Trust</p> <p><i>"Locavore's work supporting people to start market gardening through the Grow the Growers scheme has proved itself popular and successful. We hope to see the scheme continue, and having access to a bigger</i></p>	<p>The Scottish Farm Land Trust aims to support new entrants to start agroecological farming in Scotland by increasing access to land, which is often the biggest barrier for new entrants. http://www.scottishfarmlandtrust.org/</p>

site such would add significantly to the opportunities for new growers as a training site.

Locavore also work to supply fresh local food to people in and around Glasgow, but producing quality produce is a challenge and there are very few local suppliers. Having access to this kind of site would mean locavore can significantly increase the amount of local food it is able to supply.

Taking on this kind of infrastructure requires long-term management in order to get the most out of it, and we would support Locavore in this endeavour.”

The following organisations within our community of interest have also pledged support to the project:

Urban Roots	A Glasgow charity which works on food, health and environment projects around the south-side of Glasgow. https://www.urbanroots.org.uk
North Glasgow Community Food Initiative	A charity working on food and sustainability projects on the north of Glasgow. http://www.ngcfi.org.uk
The Real Junk Food Project	A Glasgow based social enterprise which aims to reduce food waste and the environmental impact this has. www.facebook.com/TRJFPGlasgow
The Great British Food Hub	An online farmers market based out of Strathblane which has hubs around the UK. https://www.thegreatbritishfoodhub.com
Organic North	A wholesaler of Organic Fresh Produce who deliver across the north of the UK.
Glasgow Allotments Forum	A voluntary organisation which exists to support plot holders and allotment committees around Glasgow: https://glasgowallotments.org
Glasgow Community Food Network	Network which aims to help and support those who grow, produce or eat food in Glasgow. https://glasgowfood.net/
Dig In Bruntsfield	A community owned shop in Edinburgh who share our ethos and purchase fresh produce from us. http://diginbruntsfield.co.uk

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land and/or building, and your proposed use of the asset. (see page 33 of [Guidance](#))

(You should show your calculations of the costs associated with the transfer of the land and/or building and your future use of it, including any redevelopment, ongoing maintenance, running costs and the costs of your activities.

All proposed income and investment should be identified, including volunteering and donations.

If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.)

The scale of this project and the costs associated with it are fairly small in the context of Locavore which in 2018-2019 had a turnover from trading in excess of £2.6 million. As such it we see it as an affordable and low risk project for us and the Council to take forward.

Initial Costs:

The initial costs associated with the asset transfer are fairly small and, as Locavore already holds Permission To Use the site we are already bearing many of the costs that would apply. They include cost to insure, cost of utilities and ongoing maintenance and improvement costs.

Post Asset Transfer Locavore would become liable for the full cost utilities and repairs but we don't expect these to be particularly significant.

Our proposed rent of £750 a year is affordable to us, and we believe a fair sum which is in line with Glasgow City Council's Concessionary Rents Policy. It is also in line with land rental values for agricultural.

Initial Project Developments:

There will be some significant expenditure associated renewals we would undertake to bring the site back into productive use.

The biggest costs associated with our initial plans are to bring the three polytunnels into full productive use for food growing. Two of these are likely to require full replacement of the plastic tunnel skin and all three require hardstanding to be removed from the ground so that soil can be reached. This will involve bringing in contractors to dig out the top layer remove it from the site. Following this we will have to buy in initial topsoil and compost to make the tunnels ready for food growing.

We expect the total cost of the above works to be in the region of £30-£40k based on the cost of similar work we have had carried out in the past.

We plan to cover these costs through finance from LEAP, see below.

We have also already undertaken initial expenditure in order to make best use of the site under our Permission to Use and hopefully beyond. This has included setting up a nursery for potted herbs using surplus pallets which were left on the site, repainting the bothy,brining in compost to enable some growing in planters and most significantly spending £8k to install electricity to the romney shed to power lights, sockets and a walk in chiller to allow us to use the site as a packing shed for fresh produce. We paid for this out of earned income.

Furthermore we bought the refrigerated container for £7,700 using funds we raised through a crowdfunding campaign which also paid for some other equipment including the deposit on an electric delivery van.

Sources of Finance:

LEAP – Loans for Enlightened Agriculture Programme

We have been working closely with LEAP as part of the above programme as we have developed plans for Bellahouston Nursery under a long term lease on the site.

They have allocated £7,175 of funds for us to further develop our plans, and we will go to the finance panel in September to request £100k of low interest loan alongside an additional £18k grant. Around half of this would be released in a first instalment to develop our shop/cafe/community space further with the remainder being made available for investment into Bellahouston should we secure a Community Asset Transfer.

The programme is a project of the Real Farming Trust who have provided a letter of support for the project (see above), and given us a very strong indication that our application will be successful.

Earned Income

As outlined above already we are capable of bringing earned income into the site to cover any unforeseen costs or additional investment required.

Crowdfunding

There is potential for us to run a crowdfunding campaign to raise further finance for particular elements of the project, particularly those relating community and education. We have a proven record of successful crowdfunding campaigns and we are confident that the exciting nature of the project combined with the buy in already demonstrated would make any crowdfunder a fairly straightforward campaign which would also allow us to raise further awareness project.

Business Plan

A full business plan for the project is currently being put together by us with assistance from LEAP and their consultants. This will be made available to the Council along with financial projects to go with it, when requested. It will be available from October 2019.

6.2 Please provide a copy of your most recent accounts / income & expenditure

Yes ☒ No ☐

6.3 ONLY for organisations **formed within the last twelve months** unable to submit accounts:

6.3a When was the organisation formed?

6.3b What is your projected annual income for 2018/19?

£

6.3c What is your projected annual expenditure for 2018/19?

£

6.4 Does the organisation hold a bank account? If so please provide full details (name of Bank, address, sort code, account number etc.)

Bank Name:

██████████

Bank Address:

██

Sort code:	[REDACTED]	
Account Number:	[REDACTED]	
6.5 Is your organisation currently in receipt of funding from any public body, Glasgow City Council, Big Lottery Fund or similar organisations? If so, please list these here with the amounts awarded and dates.		
Funder	Amount of award	Period of award
Currently no funding.		
6.6 How do you plan to finance any development or refurbishment costs, ongoing repair, caretaking, cleaning, maintenance, insurance, rates and other running costs? Please include details of any funding applications you have made, or intend to make.		
<p>We will finance ongoing costs through our earned income and refurbishment and improvements through finance from LEAP. We have covered this in more detail in section 6.1</p>		
6.7 Please outline any contingency plans that you have in place.		
<p>The most likely disturbance to the project going forward would be if we did not receive the finance and funding from LEAP. Should this be the case the initial project development would be delayed till we found alternative funding. In the mean time our earned income would allow us to keep using the site as we have under our Permission To Use.</p>		

Please attach a copy of your business plan, if available.

7.1 Please outline whether any other organisation/business in your area will be affected by your proposals, how you will monitor the benefits of the asset transfer and what barriers or challenges to your project succeeding you have identified.

Impact on other local organisations & businesses

We have not identified any negative impacts to other local organisations or businesses. As noted in section 5.1, our local stakeholder engagement highlighted support for the project from surrounding businesses who saw it as something positive to happen with the site. Potential concerns regarding traffic and parking were alleviated; we do not expect traffic to increase over its previous use as a nursery and the site has ample parking for our users.

The visual impact of the site will also improve as we remove rubbish, or long stored items from the site and make repairs to polytunnels which are ripped and flap in the wind.

Most notably we will be opening up the site to other organisations to use as part of the project and it will be a base for new start local food business. The site will also help shops and cafes around the city by increasing supply of very local organic produce which is in much demand. Furthermore business in Glasgow will benefit from this initiative through the contribution to Glasgow's economy it will make through the local economic multiplier effect.

Monitoring Social Impact

We will use a number of key performance indicators to monitor the success and social impact of the project. These will include:

Environmental:

- Quantity of local organic food produced on the site and delivered from it.
- Carbon saving estimates for the above.
- Soil health indicators – nutrient levels, organic matter content and carbon content.
- Monitoring of biodiversity indicators.

Economic:

- Number of people earning an income from the site.
- Total value of produce grown on the site.
- Number of destinations for local food including; households, shops, cafes, community meals, schools & food banks.
- Number of people trained in small scale horticulture.

Social:

- Volunteering numbers and hours.
- Number of people involved in the site through each initiative.
- Number of workshops and events held and participants attending.

Barriers or Challenges

The key barrier we face is securing the asset transfer. Beyond this it is securing the investment required to take forward the initial project developments, see section 6.1. We are confident we will secure this through LEAP but should this not be approved we will simply delay the initial developments.

Without securing any finance we would be able to continue making use of the site as we are under our Permission To Use while we work to secure the required finance to move things to the next stage.

Other sources of finance we would be confident of securing include loans from Social Investment Scotland (who have lent to us three times), Big Issue Invest or our own banks; Triodos and Bank of Scotland.

DECLARATION

I confirm that the information set out in this Form, any appendices and any enclosed accompanying documents are correct.

I confirm that if there are any significant changes to the application or the project/initiative, Glasgow City Council will be informed immediately.

I confirm that the organisation will comply with any monitoring and evaluation requirements as required by Glasgow City Council.

Where the Organisation provides any personal data (as defined in the Data Protection Act 1998) to the Council in connection with this, the Council will use that personal data for such purposes as outlined here. It may share that personal data with other regulators (including the Council's and Organisation's external auditors, HMRC and law enforcement agencies) as well as with the Council's Elected Members. The personal data may be checked with other Council Services for accuracy, to prevent or detect fraud or maximise the Council's revenues. It may be shared with other public bodies for the same purposes. The Organisation undertakes to ensure that all persons whose personal data are (or are to be) disclosed to the Council are duly notified of this fact.

Where the Organisation processes (or will process) personal data (as defined in the Data Protection Act 1998), it hereby confirms that it has (or will acquire) a valid Notification with the Information Commissioner covering its processing of personal data, including in that Notification the disclosure of personal data to the Council. This requirement shall not apply if the Organisation is, by virtue of the Data Protection (Notification and Notification Fees) Regulations 2000 as amended, exempt from the requirement to notify.

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

1st office-bearer

Name:	[REDACTED]
Address:	C/O Locavore, [REDACTED]
Date:	29/08/2019
Position:	Managing Director
Signature:	[REDACTED]

2 nd office-bearer	
Name:	[REDACTED]
Address:	C/O Locavore, [REDACTED]
Date:	29/08/2019
Position:	Director
Signature:	[REDACTED]

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you must attach your organisation’s constitution, articles of association or registered rules

Title of document attached: Articles of Association, CIC 36

Section 2 – any maps, drawings or description of the land requested

Documents attached: Map of area in question - BellahoustonMap.png

Section 3 – note of any terms and conditions that are to apply to the request

Documents attached: none

Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.

Documents attached: None

Section 5 – evidence of community support

Documents attached: Spreadsheet of pledges and support to our asset transfer request.

Section 6 – financial information and business plan

Documents attached: Accounts for 2018-19