



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:	The Yard	
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:	Chief Executive	
1.5 Correspondence address:	[REDACTED]	
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):	www.theyardscotland.org.uk	
1.10 Please indicate what type of Organisation you are, along with the official number (if applicable): (see pages 11-15 of Guidance)	Company and its company number is: SC101671	X
	Scottish Charitable Incorporated Organisation (SCIO) and its charity number is: SC002538	X
	Community Benefit Society (BenCom) and its registered number is:	
	Unincorporated Organisation (no number)	
1.11 Please indicate what type of Community Transfer Body your are (see pages 11-15 of Guidance) Please tick only one	Community Controlled Body (see pages 11-14 of Guidance)	X
	Your Organisation been individually designated as a community transfer body by Scottish Ministers? (see pages 14-15 of Guidance) If yes, please give the title and date of the designation order:	

	<p>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)</p> <p>If yes, what class of bodies does it fall within?</p>	
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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.	Linn Park Adventure Playground 145 Netherlee Road, Glasgow G44 3ST
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?	Both – land & building
2.4 Please provide the UPRN (Unique Property Reference Number) if known (This may be given in the authority's register of land)	906700293135

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

Section 3 Type of request, payment and conditions

<p>3.1 Please indicate what type of request is being made:</p> <p>See Community Empowerment (Scotland) Act 2015 for relevant sections (also see pages 29-30 of Guidance)</p>	For ownership (under section 79(2)(a)) – go to section 3.2A below	X
	For lease (under section 79(2)(b)(i)) – go to section 3.2B below	
	For other rights (section 79(2)(b)(ii)) – go to section 3.2C below	
<p>3.2A – Request for ownership: What price are you prepared to pay 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</p>	<p>Proposed price: £0.00</p> <p>A valuation by Avison Young has assessed the market value as £70,000. However, the property condition survey carried out by AECOM observed that 'the property is suffering from a lack of investment and maintenance throughout' and identified £343,000 of</p>	

the request)	backlog maintenance works (excl. prelims, fees, VAT etc....) and further specialist surveys to be carried out within the first three years of The Yard taking ownership. In addition, as it is intended to provide a registered care service work is required to make the property compliant with Care Inspectorate standards.
<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>Proposed price: £</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>

Section 4 Community Proposal

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.)

The Need

The demand for services for children and young people with physical and/or learning disability in Glasgow is increasing. According to the Scottish Governments statistics for schools in Scotland, the number of pupils with Additional Support Needs in Glasgow's schools has increased from 9,307 in 2010 to 24,349 in 2018. Whilst not all this increase is due to disability, the incidence of

pupils on the autistic spectrum has more than doubled in the 7 years between 2011 - 2018 from 1,007 to 2,515. Furthermore, the incidence of children with a disability in Glasgow's schools is markedly higher than in other Scottish local authorities. In 2018, 2,367 of Glasgow pupils had an assessed or declared disability a rate of 34.4 per 1000 pupils compared to the national average of 25.2. Glasgow's comparatively higher rate of children attending school with Additional Support Needs appears to be linked to higher rates of deprivation in the city. As the two left hand columns in the table below illustrates Glasgow has a significantly higher percentage of its pupils living in the most deprived SIMD deciles (1 & 2) compared to the rest of Scotland. The two columns on the right compares the percentage of children with an ASN and with a disability from the two most deprived deciles with those from the least deprived. As can be seen the percentages are nearly, or more than twice, as high amongst children from the most deprived deciles.

SIMD Deciles (1-2 = most deprived 9 -10 = least deprived)	Scotland - % of Pupils living in the most and least deprived SIMD deciles	Glasgow - % of pupils living in the most and least deprived SIMD deciles	Scotland - % of pupils with an ASN living in the most and least deprived SIMD deciles	Scotland - % of pupils with a disability living in the most and least deprived SIMD deciles
1	11.6	41.8	15.5	13.6
2	11.1	16.8	3.2	13.7
9	10.4	3.7	7.8	7.0
10	9.4	2.4	6.2	5.7

Source: Scottish Government – Pupil Census 2018 – Supplementary Data

There therefore appears to be a correlation between deprivation and the incidence of children with a disability and additional support needs. Improving or expanding services to disabled children, young people and their families therefore has the potential to have a proportionately higher beneficial impact on the city's most deprived communities.

The Yard

The Yard is a charity that provides play services for disabled children, young people and their families at three different locations in the east of Scotland – Edinburgh, Dundee and Fife. At The Yard we see our role in the lives of children and families as an ambitious one. Our **single** purpose as an organisation is to provide care, support and opportunities for fun and friendship for children with complex needs whilst also encouraging families to let go and promote challenge, personal growth and supported independence for their children. Everyone who uses The Yard is “safe” to learn and explore through taking controlled risks. Our culture and ethos are therefore at the core of everything that we do, and we recognise that getting this right for Linn Park will be key to the success of the development of the service.

Why Linn Park?

Linn Park Adventure Playground in the south of Glasgow provides indoor and outdoor play for children and young people with disabilities – it is managed and run by Glasgow Life play. We were initially approached about a possible asset transfer of Linn Park by Glasgow Life in the summer of 2017 as they felt that The Yard was better placed to deliver the services provided and could also offer a greater breadth of service provision to Glasgow families. In our initial engagement with service users and their families it quickly became clear that they had identified a real need for significant investment in the building and facilities at Linn Park and in the services provided. Parents who visited The Yard Edinburgh were keen to see a similar model of service provision at Linn Park.

What we will do?

With this in mind we aim to continuously liaise and consult with children, families and other stakeholders on the future development of the service. Initially it is our intention to largely retain the service that is currently offered and focus on improving the quality of service and the physical fabric of the building and its facilities offering a five day rather than a six day service to schools and families. This will support the development and improvement of the playground as well as allowing us to invest in a full-time team so that Linn Park can become a Care Inspectorate registered service.

Accordingly, we plan to offer a service from Tuesday to Friday for special schools and special units within mainstream schools. We plan to provide child-led and curriculum linked play sessions as part of the school day. The Yard also provides teaching staff with a natural environment where children can practice and generalise many of the skills they learn in the classroom.

On Saturdays and throughout the school holidays we will provide open play sessions for disabled children their siblings and their families. The Play Team will work alongside the children building confidence and encouraging adventure. There have been many opportunities for messy play, imaginary play, outdoors art and building rope bridges and dens. The enriched play environment allows children to develop self-confidence and builds self-esteem as well as providing a well-supported environment to practice and improve social communication.

The sessions will encourage children and young people to build friendships as well as help parents to become less socially isolated and build supportive relationships that extend out with the play sessions,

It is also our intention to continue the two weekly clubs for young people. As parents and carers get older the challenges of caring therefore, do not lessen, they simply change. The Yard recognises the need for older parents and carers to have respite and equally for young adults to have the chance to socialise and have supported independence that allows them to be active and pursue their own interest with friends. Through our youth and respite clubs we can meet the needs of both family members.

It is our intention therefore to develop a warm supportive culture and build a Care Inspectorate registered service that achieves the same quality of service experienced by our Edinburgh families and consult widely on potential new service developments. In the longer term it is our hope to develop the following:

- Respite clubs for children aged 8 up;
- A pre-school service from birth to age 4;
- A complimentary therapies service;
- An information service;
- A playscheme service providing respite in the school holidays;
- A training service offering training in disability awareness, autism awareness, sign-along and inclusive play for professionals and parents and carers;
- Partnership services.

In addition to investing in services and the staff team we also plan to make a significant investment in the fabric of the building and the play facilities. Based on a property condition report that we commissioned from AECOM we will need to spend in the region of £600,000 on essential backlog maintenance and in improvements to facilities to comply with Care Inspectorate standards(see section 6.1). We also plan to invest approximately £130,000 in new play equipment and improved playground facilities.

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.)

We have assessed existing play service provision and other related activities for disabled children and their families in Glasgow (see Appendix 3) and whilst there is a range of organisations offering some services that are similar to those provided by The Yard we have concluded that none offer the breadth of services and the holistic approach that we provide. This has been confirmed in our consultation (see section 5.1) with the parents and carers who use Linn Park and with professionals from the third sector and statutory services, many of whom have stated that there are currently no equivalent services in the Glasgow area, and that The Yard's model of service provision will be meeting unmet needs amongst the families of disabled children and young people.

By transferring Linn Park Adventure Playground to The Yard we will deliver a significant increase in usage. Based on information provided by Glasgow Life there are on average 425 children, young people and their parents or carers visiting Linn Park Adventure Play Centre each week. We aim to increase the number of users by 50% by the end of Year 2 and by 100% by the end of Year 3 and deliver the following outcomes:

(Outcomes based on research carried out by Rocket Science in 2016 as part of a report on the social return on investment (SROI) provided by The Yard – see Appendix ??)

Outcomes for disabled children and young people

- Increased self-esteem and self-confidence due to having an inclusive welcoming place to come and play.
- Improved mental and emotional well-being - children and young people are happier as a result of having the opportunity to have fun and make friends in a welcoming playful environment.
- Improved social networks – from interacting and playing with their peers.
- Increased social and communication skills – this helps reduce difficult behaviour in the long-term.
- Increased physical health and mobility – from being physically active and having access to inclusive play equipment that everyone can use. Children and young people engaging in physical activity at The Yard experience improvements in mood, becoming less agitated and sleep better. This in turns contributes to a reduction in incidents of self-injury for children with ADHD and autism.
- Early Years provision created to support disabled children aged 0-5yrs, aiding in communication, cognitive function, life skills and personal development.

Outcomes for the whole family

- Reduced stress – from having the opportunity socialise and relax with other parents while their children can play in a safe environment or from being able to access Youth Club/Respite services which gives them the opportunity to spend time with their other children or socialise with friends or do other activities.
- Belonging to an accepting community - parents and carers feel accepted and not judged and part of a distinct community.
- Better informed with relevant knowledge and advice - through accessing information from information leaflets, Play Team advice etc, but also informally through networking with other parents.
- Siblings meet other disabled children increasing their understanding of disability.

- Siblings are able to play and interact with their disabled sibling outside of their home strengthening sibling bonds and relationships.
- Improved social networks and reduced social isolation – The Yard provides opportunities to meet other parents and carers, share experiences and provide mutual emotional support.

Community benefits

In addition the transfer of Linn Park to The Yard will deliver additional community benefits including:

- Employment opportunities for local people – The Yard will need to recruit a new staff team
- Volunteering opportunities – The Yard actively provides volunteering opportunities in the provision of its services and volunteers are also able to access training so that they can acquire and develop new skills.
- A community hub – over time The Yard will look to develop Linn Park as a wider community facility providing integrated play activities for the families of both disabled and able-bodied children.
- Cost savings for local statutory services (NHS and local authority) resulting from reduced demand (the SROI report calculated for every £1 invested by statutory services in the Yard they achieved a financial saving of £12.60).
- An improved local community asset as result of investment in the physical fabric and facilities.

Links with the local and national Government frameworks

The Yard's aim to acquire Linn Park through a community asset transfer process aligns with the Glasgow Community Planning Partnership's (GCPP) plan in various ways. Our services support disabled children and young people from the start of their diagnosis journey through adolescence and into adulthood. We aim to empower our members by supporting them to gain life-skills, improve physical and mental health and gain confidence and self-esteem. This links with the GCPP's key objective of Inclusive Growth, creating a city where everyone can 'realise their potential' and 'has a good start in life and is supported at key stages.' The Yard's emphasis on life skills feeds into the GCPP's Economic Growth focus which prioritises the enhancement of employability skills, especially for under-represented groups. Our services also link with the Glasgow City Health and Social Care Partnership's plan (south sector) which prioritises family support and early intervention, signposting, equal opportunities to learn and access to third sector services for families. The holistic services that we will provide will also contribute towards Education Services priorities particularly:

- *Continue to improve how we meet the learning and care needs of children before they go to school and as they move through school, including how we support their families and carers.*
- *As we move Towards the Nurturing City, continue to improve how we meet the needs of all children and young people, particularly those with additional support needs.*

(Education Services ASPIR 2018-19)

As an organisation, we are relatively new to Glasgow but aim to involve the community, potential beneficiaries and organisations in the planning stages of the Linn Park project. This contributes to the GCPP's Resilient Communities focus which prioritises community engagement. We have held consultations with parents/carers of disabled young people, groups who attend the current Linn Park services, and organisations, such as SENSE Scotland and Cornerstone. This ensures we have the relevant support and can work in collaboration with the community in the Linn area, and Glasgow as a whole, to build The Yard's proposed Glasgow service.

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 have requested information from Glasgow City Council on any restrictions, third party rights, servitudes, burdens etc that apply to Linn Park Adventure Play Centre but have not yet received a response. However, we have obtained the titles sheet and a copy of the current lease from Registers of Scotland and as far as we can establish there are no restrictions, burdens or rights that would affect our plans for the site or how we will operate it. If the transfer request is approved, we would expect a full disclosure of all relevant titles information pertaining to the site and seek legal advice as necessary.

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.)

Whilst the potential transfer of Linn Park Adventure Centre brings great benefits to the community in Glasgow, we also recognise that there may be some potential negative impacts. The current pool of grants from local authorities, statutory bodies, and trusts and foundations is already over-subscribed and it is our intention to apply for funding locally. There are however, a number of funding pots that are only open to partnership work and we are already in the process of exploring potential partnerships with other local charities in order to be able to access these funds to increase services for children and young people. We are also aware that there is one local charity that has expressed an interest in the Adventure Play Centre. This local charity also runs a small scale service for disabled children and we would be delighted for them to be able to access the centre and use our space. This model has worked well in Edinburgh where The Yard has rented space at a very low cost to small local organisations so they have been able to benefit from the centre and its facilities without taking on the significant liabilities associate with running a large indoor and outdoor space.

The competition for quality staff in the care and play sector can also be fierce and we do recognise that as a result of this new operation which will create new quality jobs, there is the potential for other local organisations to face a loss of staff. We hope however that the overall impact of job creation will be viewed as positive. We offer a comprehensive, low cost training programme in a wide variety of disability and inclusion related areas and this will support staff in other local organisations to skill up and will result in an overall increase in quality of service.

We also recognise that as the service at Linn Park grows there may be an increase in traffic, and it is our intention to monitor this closely, carry out a risk assessment, and liaise with the relevant Glasgow City Council department should any issues arise.

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.)

The Yard has over 30 years experience of supporting disabled children, young people and their families. Our staff are at the heart of our success and are skilled practitioners in supporting children with disabilities. Our staff team are drawn from a wide range of disciplines including play-work, teaching, youth work, art therapy and childcare, which helps create a varied skill set within the team. All our Play Team staff are registered with the SSSC. We are fortunate to have a low turnover of permanent staff and continue to invest in our team through personal development

opportunities. Our long serving staff have supported shadowing at our centre in Edinburgh as part of everyone's induction to help ensure the culture and ethos of The Yard remains at our new sites. We are a Care Inspectorate registered service and our services are consistently graded as 'Excellent' or 'Very Good (see table below).

Date	Care and Support	Environment	Staffing	Management and Leadership
30 Aug 2018	5 - Very Good (I)	Not Assessed	5 - Very Good (I)	Not Assessed
14 Feb 2017	6 - Excellent (I)	Not Assessed	Not Assessed	6 - Excellent (I)
26 Feb 2015	5 - Very Good (I)	6 - Excellent (I)	5 - Very Good (I)	5 - Very Good (I)
10 Dec 2012	6 - Excellent (I)	6 - Excellent (I)	5 - Very Good (I)	6 - Excellent (I)
16 Jun 2010	6 - Excellent (I)	5 - Very Good (I)	Not Assessed	Not Assessed

As can be seen the Care Inspectorate have also assessed 'Leadership and Management' at The Yard as either Excellent or Very Good. Our Chief Executive, Celine Sinclair has led the organisation for the past 12 years and has been instrumental in driving the growth programme including the development of our purpose built flagship Adventure Play Centre in Edinburgh. (In 2018, Celine was awarded Director of the Year in the Small Businesses category by both the Edinburgh Chamber of Commerce and Institute of Directors Scotland.) This growth has been consistent over the period and we have maintained all of our new services against a challenging funding backdrop. Celine is an expert in disability and is co-chair of a strategic planning group for services for disabled children at the City of Edinburgh Council and she also sits on the Scottish Government's Disabled Children and Young People Advisory Group. She is supported by a strong Senior Management team who have years of experience in play services, operational management, fundraising and communications.

We are also very fortunate to have a strong, experienced and very active Board of Trustees, led by our Chairman Ian Vann, a former BP Director. The Board is currently made up of thirteen members who each bring their own specialisms and backgrounds including legal, IT, marketing, communications, education, medicine, fundraising and business development. The Trustees meet six times a year plus they also participate in a number of sub-groups covering issues such as audit, HR and communications. As The Yard is going through a period of significant growth the Trustees have also set up an Expansion Sub-Group to over-see the asset transfer at Linn Park as well as the development in Dundee. The Board are very accessible and active, and the SMT in particular regularly draw on their support.

In addition, we have robust systems for planning and tracking our progress. We work to a five year strategy which is supported by an annual service plan that has clear KPI's which are reviewed on a quarterly basis by the Board. We have a membership database which allows us to measure all the families engaging in the service and the frequency of their visits. As mentioned in Section

4.2 we have also recently commissioned an independent piece of research on the social return on investment delivered by The Yard which has provided a detailed overview of the impact of our service and the value of investing in our work. We now have all the tools to complete this evaluation on an annual basis.

We have rigorous financial systems that allow us to monitor all income and expenditure against separate projects. We produce detailed monthly management accounts and complete quarterly reforecasting to ensure that any issues are identified and addressed in a timely manner.

Post transfer we will employ a Glasgow based Service Development Manager to oversee the transition of Linn Park to The Yard, recruit and establish a new staff team, and develop relationships and networks with stakeholders particularly service users and their families, schools and potential partner organisations. The Service Development Manager will also work with the Director of Development to establish a Glasgow Advisory Group whose membership will be drawn from a range of local stakeholders. The purpose of the Advisory Group will be to help The Yard develop relationships with the statutory, business and third sectors in Glasgow and neighbouring local authority areas, that will support the development of Linn Park and its longer-term sustainability.

The terms of reference for the Glasgow Advisory Group and our proposed governance, management and staffing structure for Linn Park can be found in Appendices 5 – 7.

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.)

The Yard have run a number of consultations (see 5.1) that have been attended by local third sector organisations. The response to our interest in the potential transfer of Linn Park Adventure Play Centre has been in the main very positive. We have opened conversations and met with a number of organisations to look at the potential of working together including, Sense Scotland, Withkids, Cornerstone and Cosgrove Care. We are in the process of drawing up a formal partnership agreement with Cosgrove Care in East Renfrewshire to deliver joint services to children and young people and are in talks with Cornerstone about how we would best deliver in partnership to children living in Glasgow. We are open to working with all third sector organisations who share our culture and approach in order to achieve positive outcomes for children.

Section 5 Support

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.)

As stated in section 4.1 we are committed to liaising and consulting with children, young people and other stakeholders on the development of Linn Park and its services. We have started this process by holding a number of consultation events on the proposal for an asset transfer of Linn Park with the following stakeholders:

- the families, parents and carers who use Linn Park;
- third sector organisations who provide support or services to children and young

people with disabilities; and,

- statutory services including education, health and social care.
- Local residents and elected members

Parents and Carers

Support for a community asset transfer from the users of Linn Park is recognised as critical as the children and young people and their families have the most to gain, or lose, from such a significant change. We held an initial meeting with Linn Park Parents Forum on 31st January 2019 to outline the proposal for a transfer of Linn Park from Glasgow Life to The Yard and to seek views on how best to consult more widely with families.

At the suggestion of the Parents Forum a consultation event for families was held on 10th March 2019 at Linn Park. The event was publicised via flyers and posters and by Glasgow Life staff at Linn Park. The event was led by our Chief Executive, Celine Sinclair, and attended by 34 parents and carers. (A further 3 parents/carers attended a consultation event for statutory and voluntary sector organisations on 29th April). There was a very high level of support for the potential transfer of Linn Park to The Yard and recognition of the benefits and improvements that such a transfer could bring. Many of those who attended the meeting had previously visited The Yard Edinburgh and were very keen that the provision that they found there, both in terms of the standard of physical facilities and amenities, and the range and quality of services, should be developed at Linn Park. The parents and carers were also invited to put their responses to The Yards proposal in writing via feedback forms. Twelve feedback forms were received all of which supported the idea of The Yard taking over the operation of Linn Park. Reasons given for supporting The Yard's involvement at Linn Park included the need for investment and improvements to the physical condition of the building and wanting services similar to those provided by The Yard Edinburgh. The only concern raised was that of adult young people i.e. those aged 25 and above, still being able to attend the youth club sessions at Linn Park.

In addition, we held an information day at Linn Park Adventure Playground where families were able to talk to our team on a one to one basis. We were able to provide information to children and families about the different types of services that we currently provide in Edinburgh, Dundee and Fife and to talk to them about our intentions for service development should the transfer be approved. It was very useful to learn from families about the need to have both pre-school services as well as respite and clubs for teenagers. It would be our intention in time to develop these. In addition, the families made it very clear that there is a great need to renovate and upgrade both the indoor and outdoor space. This will be high priority for The Yard should the asset transfer go ahead.

A number of the families have, since the information day, visited The Yard and have provided excellent feedback on their experience. There was a genuine excitement amongst families about the potential transfer of the service to The Yard.

" I have visited The Yard and I am very impressed with the whole set up. Linn Park is a super facility but has been left to rot for years. I feel The Yard would make it great again."

Helen – Parent

"We have been members of The Yard for a few months and it is a lifeline for us. The Yard in Glasgow would be a great asset for the city."

█ - Parent

Third Sector Organisations

A diverse range of local and Glasgow based charities and voluntary organisations attended two consultation events held on 29th April and 19th June 2019. These organisations varied in size and geographical scope, but all are involved in supporting

children and young people with disabilities and additional support needs, and their families. Twenty staff from 13 different third sector organisations attended the two consultation events all of whom were supportive of the proposal for a community asset transfer of Linn Park to The Yard. Ten attendees submitted feedback forms of whom nine answered 'Yes' to the question "Are you in favour of The Yard taking over the operation of Linn Park?". One respondent (Cosgrove Care) who answered 'Maybe' to this same question was keen to develop a partnership approach with local charities to avoid competition for limited funds. An interest in working with The Yard or developing a partnership was also mentioned by four other organisations (Sense Scotland, Cornerstone, C-Change and Crossreach). The main reasons given for supporting The Yard's involvement at Linn Park were:

- improved facilities and services,
- The Yards reputation for high quality services,
- provision of new services and support that are not currently available.

"A fantastic opportunity which Glasgow is in much need of."
Angela Boyle – Cornerstone

"The Yard Edinburgh provide a high quality service. Huge need to for open access play-based support."

Statutory Organisations

Invitations to the two consultation events were sent out to all the schools that currently use Linn Park as well as to NHS Greater Glasgow & Clyde and Glasgow Health and Social Care Partnership. In total 6 staff from statutory services attended – three from the NHS, one from the Health & Social Partnership and two from Education (Kirkriggs and Sunnyside Primary School). In addition, a further two schools, St Oswalds Secondary and Boomlea Primary, who didn't attend the consultation events provided written responses to The Yard proposals. The response from statutory services has been overwhelmingly positive with many viewing the services that The Yard intend to deliver at Linn Park as providing support for families that does not currently exist in the area or that would fill gaps in existing provision.

We subsequently undertook an on-line survey of special schools and units in Glasgow and East Renfrewshire in order to gather further views from the Education sector on our proposal. Of the 42 schools who were invited to take part in the survey 8 (19%) responded. Seven of the schools who responded used Linn Park and none objected to the proposal for an asset transfer to The Yard. Whilst six of the schools identified a range of positive benefits provided by Linn Park they listed a range of improvements that they would like to see including improvements in disabled access, play equipment and the physical environment, a greater range of activities and more interaction between staff and children.

"The news that The Yard is looking to develop the work at Linn Park is exciting and should, we believe, benefit our pupils."

"There are no other equivalent facilities in Glasgow/West of Scotland area. This is exactly what families are looking for."

Local elected members and other local groups

We have contacted local elected members, the local community council and the Friends of Linn Park to inform them of them our proposal for a Community Asset Transfer of Linn Park Adventure Play Centre and to invite them to a meeting where they could find out more. However, those who we contacted either declined the invitation or did not respond. Should the transfer request be approved we will continue to seek to engage with local elected members and other groups with an interest in Linn Park, and keep them informed of developments.

Section 6 Financial Information

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.)

Capital Costs

The costs given in the table below are based on the repairs and upgrade works that are recommended in the AECOM Property Condition Report to be carried out within the first three years of a transfer. A higher contingency figure has been used as a number of specialist surveys (roof, asbestos, preservation, and mechanical and electrical) still need to be carried out but will be revised once the results of the surveys are known.

Item	Cost £
Site Acquisition	0
Essential Repairs/Upgrade works	343,000
Prelims @ 12%	41,160
Fees @ 15%	51,450
Contingency@20%	87,122
Building Inflation - 1 year @5%	26,136
Sub-total	548,868
VAT	109,774
Total	658,642
Play equipment & facilities upgrade	130,000

Funding Source	2020/21	2021/22	2022/23
Glasgow Life	£70,000		
Large Trust & Lottery approaches (including WM Mann Foundation and Bellahouston Bequest Fund, Peoples Postcode Lottery)	£75,000	£75,000	75,000
Gifts in Kind (relationships with Cooper Cromar, Avison Young amongst others)	£51,450	50,000	50,000
Local Glasgow Trusts (W A Gargill Fund,		£50,000	£100,000

Merchants House, Kilpatrick Fraser Trust to name a few)			
Corporate Relationships	£20,000	£30,000	£40,000
Community & Individual Fundraising	£10,000	£10,000	£10,000
6.2 Please provide a copy of your most recent accounts / income & expenditure		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
6.3 ONLY for organisations formed within the last twelve months unable to submit accounts:			
6.3a When was the organisation formed?		3 rd November 1986	
6.3b What is your projected annual income for 2019/20?		£ 2,042,564	
6.3c What is your projected annual expenditure for 2019/20?		£ 2,042,345	
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:	[REDACTED]		
Bank Address:	[REDACTED]		
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	
Scottish Government - Children & Young People Early Intervention	£90,000	April 2017- March 2020 New application pending for March 2020-2023	
Scottish Government – Better Breaks	£12,000	April 2019 - March 2020	
Aspiring Communities Fund (Scottish Government and ESF)	£125,000	Sept 2019 – November 2020	
City of Edinburgh Council – Holiday Playschemes contract	£618,000	Current contract runs until May 2020 – (We will be	

		bidding for a new 3 year contract when the tender documents are issued in October 2019)
Big Lottery (Young Start)	£60,000 per annum	March 2019 - March 2021

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.

Below is a summary of the projected revenue budget for the first 5 years. A more detailed version is available in Appendix 10.

	Year 1	Year 2	Year 3	Year 4	Year 5
	£	£	£	£	£
Expenditure					
Direct Staff Costs	177,629	182,958	188,447	246,774	254,177
Direct Project Costs	24,644	18,332	18,777	23,771	22,679
Property Costs	21,980	22,639	23,318	24,019	24,738
Supplies & Services	36,640	32,773	33,528	38,906	35,105
Management & Admin	26,644	27,444	28,267	37,016	38,127
Total	287,537	284,146	292,337	370,486	374,825
Income					
Local Authority Grant Funding					
Glasgow Life	200,000	200,000	200,000	200,000	200,000
Glasgow Communities Fund	50,000	50,000	50,000	25,000	25,000
Fundraising					
Corporates, Community & Individuals		10,000	20,000	30,000	40,000
Small Trusts	10,000	20,000	30,000	40,000	50,000
Earned Income /Procurement					
East Renfrewshire/South Lanarkshire Framework Purchases	3,600	3,600	7,200	7,200	7,200
Membership	19,200	24,000	28,800	33,600	38,400
Schools Purchases (either through PEF or own budget)	5,920	11,840	17,760	17,760	17,760
SDS Funded Places at Clubs				46,080	46,080
Training to other agencies			2,000	4,000	4,000
Total income generated via The Yard	38,720	69,440	105,760	178,640	203,440
Total Income % Yard generated	13%	22%	30%	44%	47%
Total Income % from core grant for GCC	87%	78%	70%	56%	53%

The Yard Fundraising & Income Generating Capacity

Over the last ten years The Yard has undergone a significant period of growth. We have moved from supporting 50 families to over 1,100 families across Scotland. To enable us to do this we have grown from an organisation with £250,000 of income to one that now generates over £1.5m. In 2012, The Board of Trustees made a decision to invest in a Fundraising Manager to increase The Yards fund-raising capacity and access more sources of funding in support of a growth in our services. Since then we have grown our income year on year and built a dynamic Fundraising Team of six staff. Last year they were responsible for fund-raising £1m of income, with the remaining generated via a contract we deliver for Edinburgh City Council and a range of other income generating

activities which are managed by our Social Enterprise Manager.

The Fundraising Team operate to a three-year funding strategy which focuses on the following key areas:

- Trusts & Foundations;
- Lottery and Statutory;
- Corporate Partnerships;
- Community and Events;
- Individuals and Major Donors.

We are fortunate in that we have a very balanced spread of income which ensures that we are not over reliant on one source of funding. In recent years we have also been focused on growing our unrestricted income to provide more flexibility during our growth period. Ten years ago, The Yard was 80% reliant on Trusts and Foundation income, now we have core funding from Scottish Government, The National Lottery, major corporate partnerships and a growing individual and community giving programme. We run a successful annual event, our Big Fundraiser Ball, which raises between £50,000 - £70,000 of unrestricted income a year. Currently approximately 66% of our income is from fund-raising with the remaining 44% from earned or income generating activities. It is our intention to further reduce our reliance on fund-raising and move to a 60/40 split in future years.

As part of our expansion strategy we have a detailed three-year funding strategy for 2018-2021 which has identified a number of priority areas including;

Expansion of a Major Donors Programme – Currently we benefit from the support of a few individual supporters who provide major support for our work. With the implementation of our Capital Appeal Board to lead our Dundee Build Campaign, we now have access to a number of high net worth individuals who we are approaching for the Appeal. We expect that this will be a real catalyst for growing this Programme. Likewise in Glasgow, it is our intention to develop a Development Board to help us develop Linn Park.

Implementation of Legacy Programme – This is currently an area where we have had limited engagement, however during 2019/20 financial year we will launch our programme.

Increased Community Fundraising Programme – this is a growing area for The Yard and we need to ensure that we have the infrastructure to role this out. We will look to develop this in Glasgow when established in the city.

Contracts and Service Level Agreements with statutory partners – We currently have a strong working partnership with Edinburgh City Council and are now a recognised provider on a Dundee Council framework contract. It is our intention to develop relationships with Glasgow, East Renfrewshire and South Lanarkshire Councils and either enter into Service Level Agreements or bid for contracts to become a framework partner so that they are able to procure our services.

Focus on earned income – We have a funded post for three years for a Social Enterprise Manager whose remit is looking at how we can expand our existing income generating activities such as the Sunday Fundays, training and consultancy, and increasing our membership as well developing new ones such as room/building rentals including children's birthday party rooms..

6.7 Please outline any contingency plans that you have in place.

We currently have a proposed plan for how we shall fund the ongoing sustainability of The Yard in Glasgow. Much of this is dependent on The Yard increasing income that it earns

directly via provision of services to local authorities and other public sector bodies, training and membership. Should for any reason these targets fall short, our contingency would be to focus our efforts on increasing income from fundraising. The Yard has a strong track record of growing income in new income streams and geographical locations. In particular, we would focus our resources on growing individual giving and community fundraising in Glasgow which is currently totally untapped. Building up support for this type of fundraising in new areas can take a while areas but we would focus in the first instance on developing relationships with families and relatives who benefit from the service and who could potentially fundraise on our behalf. In addition, we are also beginning to develop relationships with potential major donors in Glasgow. Although these are early days, our Executive Team and our future Development Advisory Group will help support this growth.

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

Section 7 Risk/Social Impact

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.

Community Asset Transfer of Linn Park adventure play centre to The Yard brings a number of potential community and social benefits. Over the past ten years at The Yard in Edinburgh we have grown from a staff team of 4 play staff to 78 staff full and part time. The initial service that is planned for Linn Park will at the outset create 7 high quality jobs as well as opportunities for volunteering. As the service grows so too will the opportunities for employment as well as the long-term development of apprenticeships in early years and social care.

The overall impact of the proposed transfer is positive for organisations operating local to Linn Park. We plan to build partnerships with local charities in order to increase and improve local family services. We have already had a number of very positive conversations with charities locally and have plans to work together. As a training provider we will also be able to support local schools, after school clubs and leisure organisations to build their confidence and skills and more effectively include disabled children and young people, thus improving the overall experience of children with ASN in the city. In addition, we will become a resource for the local community and will be able to offer work experience for local schools and opportunities for volunteering.

In relation to the wider economic benefits the transfer will also bring more people to the local area and it is anticipated that local businesses will experience the knock on benefit in retail. Currently The Yard in Edinburgh has 26,000 visits annually and runs an open Sunday Funday mainstream session and families from across the Lothians visit our centre and eat and shop locally. In the long term we plan to develop a similar open play session for Linn Park and this will bring equal benefits to the local area. Local businesses, we would hope, will also reap the benefits of having an increased footfall to the Linn Park area.

We would anticipate that the transfer of the adventure play centre will also have some positive environmental impacts. With support we will be able to increase planting of trees and plants in the park and improve the overall appearance of the area

Monitoring

At The Yard we continuously monitor feedback from our children, young people and families. We collect feedback on a bi-annual basis from families who visit us so that we can track our progress in delivering positive outcomes. We ensure that all feedback can be provided in paper format or online so that we can gather a wide range of responses. Data from these forms is then collated and analysed to allow us to gauge how happy our families and children are with the services we provide. This feedback is then shared with the families, and together with details of the changes that we will make in response to the issues and suggestions that have been raised.

We also gather observational and informal feedback through our Play Team staff observing and conversing with our families. This is recorded in reflective diaries that are completed by the by both paid staff and volunteers at the end of each session. This enables us to see the wide range of changes and benefits that are occurring in each family as a result of their access to The Yard. Furthermore, we regularly gather case studies that allow us to see a broader picture on how the service has impacted on users of our services. Lastly, we also gain quantitative evidence through our membership system, Mindbody, which provides information on attendance, retention and frequency of visits across the whole organisation.

Challenges

The main challenges to a successful transfer and development of Linn Park will be around raising funds for the required capital investment (backlog maintenance and upgrade works) as the funding environment is very challenging at the current time. However, as discussed elsewhere we have a very successful fundraising team and a good track record in this area. Furthermore, the works that need to be carried out will take place over a three year period but these can be phased over a longer period if necessary. The other two main challenges are on securing revenue funding and the recruitment of qualified and experienced staff both of which have been discussed in Section 4.4.

Section 8 Declaration

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:

Address:

Date:

Position:

Signature:

2nd office-bearer	
Name:	
Address:	
Date:	
Position:	
Signature:	

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: Appendix 1- Articles of Association (Amended) Oct 18

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

Documents attached: Appendix 2 - RoS Title Plan

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

Documents attached: N/A

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:
Appendix 3 - Existing Play Provision – Glasgow,
Appendix 4 - The Yard SROI Report 16-17,
Appendix 5 - Glasgow Advisory Group Terms of Reference,
Appendix 6 - The Yard - Governance Structure,
Appendix 7 - The Yard Management Structure - Post Transfer

Section 5 – evidence of community support

Documents attached: Appendix 8 - Linn Park Consultation – Personal Data Redacted

Section 6 – financial information and business plan

Documents attached:
Appendix 9 - The Yard Audited Accounts 2019.
Appendix 10 - Linn Park 5 Year Revenue Budget