

## PROPOSAL FORM

#GlasgowCommunities

PEOPLE  
MAKE  
GLASGOW  
COMMUNITIES

**Name of building / venue / facility**

Queen's Park Sports Pavilion (The Old Changing Rooms / OCR)

**Name of your organisation**

South Seeds

**Please provide details of the legal status of your organisation**Charity (please provide Charity No if applicable) ☐ SC042244Scottish Charitable Incorporated Organisation (SCIO) ☒Company Ltd by Guarantee ☐Community Club/ Sports Club ☐Other (please specify) ☐**Do you have a formal constitution/ governance documents?**

(please provide a copy)

YES ☒ NO ☐

We will upload a copy of South Seeds' constitution.

**Tell us about your proposal for the building/ venue/ facility and how you see this operating. Provide some detail as to why your organisation is well placed to deliver the benefits that will flow from the proposal.****Our Vision**

South Seeds' and the local community's vision for The Old Changing Rooms is to create a much needed Net-Zero Community Hub. The space will provide a base for South Seeds to expand its services into training and facilitation of sustainable lives skills for local people, as well as creating a blend of indoor and outdoor wellbeing space for mixed community use.

**Why Our Community needs a Net-Zero Hub**

South Seeds has been working on Glasgow's southside for 10 years and the lack of meeting and project space has impacted the number and range of services it can deliver. We are not the only organisation suffering from this problem, when we asked over 20 members of the South East Integration Network (SEIN) at their April 2021 meeting, members echoed the problem of limited community space in the area.

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South Seeds aim is to enable residents to live more sustainable lives. To do this, access to space is key to be able to run skills workshops and create community gardening opportunities. The City of Glasgow has been inspired to achieve a Just Transition to Net Zero by COP 26, the recent UN Climate Summit and the best way to deliver this is to combine community needs with sustainable development goals. Recent consultation with the community identified community growing, skills workshops and exercise opportunities, all of which are activities aligned with the sustainable development goals.

The hub will be for all 35,000 residents within a 20 minute walk. We expect most visitors to arrive by foot or by bike. There is a car parking space at the other end of the recreation ground, for deliveries or people with mobility issues.

The high density neighbourhoods (Mount Florida, Govanhill, Battlefield, Crosshill, Langside and Strathbungo) which surround the Old Changing Rooms are diverse and this hub will bring residents together and act as a connector - enabling skills and information sharing as well as connections to be made

The hub will give residents a place to meet and develop projects. We aim to run regular skills workshops, such as: supporting women to use power tools, how to make a raised bed. Drop-in community gardening sessions will take place throughout the growing season. Plus a wood cutting service provided by our Tool Library, so residents can order pre-cut wood to create items at home.

### **How it would work**

As the building is currently semi-derelict, we would plan to undertake capital regeneration work to the building to ensure the space is fully safe and usable. Upon completion of the work, we plan to expand the community offering at the site to include skills development events on a range of sustainable lives topics. We would continue to use the outdoor space for group gardening activities and envisage some of the larger raised beds being adopted by local interest groups, particularly marginalised groups who will benefit from a peaceful and secure place to come together. Several of the changing rooms will be repurposed into storage spaces for local groups to store equipment. One of which will be the Southside Tool Library which currently needs a new storage base. A range of other local groups have also shown an interest to store sports equipment, small meeting spaces etc.

South Seeds plan to manage the space utilising our already established operational staff and systems. The space and South Seeds activities running from here will be free to access for residents. When not in use for South Seeds activities, it will also be able to be booked for small events, and storage spaces can be rented long term to suit groups' needs.

### **Why Us?**

South Seeds is an established community anchor organisation which supports residents on the southside to lead more sustainable lives. We have been in operation for over 10 years, moving from strength to strength during that time to now be the go-to organisation in our area to help with advice and support about tangible ways that residents can actively make sustainable changes to their lives. Through our support, the move to net-zero is more

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accessible to normal people. Therefore the Net-Zero Community Hub will be instrumental in supporting a just transition in the southside of Glasgow.

We have been operating the outdoor space of The Old Changing Rooms as a group gardening site throughout 2021. This required over £10k investment to improve site security, remove overgrown vegetation and build garden infrastructure. Since 2015 we have successfully run The Urban Croft which neighbours and physically links to the Old Changing Rooms.

### **Project Support**

South Seeds has consulted extensively to find out what residents think and identify their needs. In September 2020, following the first lockdown we asked residents, what they would like to participate in, both gardening and exercise were ranked highest, by a long way. In December 2020 we ran a survey to find out how we could improve the tool library, the results identified tools we don't have which there would be demand for and 65% of respondents asked for workshops to share knowledge about how to use tools. Over the summer this year we consulted with over 170 residents on the site of the Changing Rooms about which activities they would be most interested in participating in. Of those asked, 69% said they wanted to participate in skills workshops, 69% asked for exercise classes and 63% gardening activities. Using this information in addition to the high uptake of the gardening and tool services we already run, we expect a high demand if these activities were to be delivered within this space.

Local Councillors Anna Richardson and Jon Molyneux, have retweeted their support for this project. Govanhill Community Development Trusts gave £6,000 of funding to South Seeds earlier this year to enable us to cut down the trees which had encroached on the roof of the building and make the building and site safe for gardening activities. Govanhill Baths Community Development Trust and the surrounding community councils of Shawlands and Strathbungo, Mount Florida and Pollokshields have supported our public consultation over the summer to find out residents views on the Old Changing Rooms.

Govanhill Housing Association value our work, for three years they asked us to run the gardening sessions in their community garden until a regular group formed. They also regularly refer their tenants to our energy officers for support to manage energy at home.

We run the Southside Tool Library which has worked collaboratively with the Remade Network on Victoria Road and Glasgow's Repair Café based in Kinning Park.

**Tell us about the benefits that you expect to generate from this proposal and how these might meet an existing need. Will your proposal benefit the local community, a community of interest or both?**

### **Net-Zero Community Hub benefits**

Our neighbourhood is one of the most densely populated and deprived areas in Scotland. The majority of residents live in pre-1919 tenement flats, which are often draughty, poorly insulated and gas heated, making them costly and inefficient to run. These types of homes also have limited outdoor garden space, meaning there can be a lack of opportunity to grow their own food or spend time outdoors in a peaceful environment.

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The Net-Zero Community Hub will be an antidote to the issues above, becoming a focal point for local people to come to grow their own fresh fruit and veg locally. And learn about ways to make cost effective improvements to their homes which could make them more energy efficient, and borrow the tools (for free) to do the work too!

When we consulted in August of 2021 of 173 local resident who responded, 69% said they would be keen to attend workshops / classes and 63% said they would be interested in gardening activities.

### **Site development benefits**

Currently the site causes harm to the community through its dereliction, unsafe condition and an attraction for antisocial behaviour. We know that people feel less safe in this area at night because of this. When we consulted in August of 2021 people described the site as being “an eyesore”; a “waste of space”; and “depressing”. The site has been disused for around 20 years, South Seeds want to act now to bring it back into socially productive use for the benefit of the community.

South Seed’s plan to regenerate the site in a way which will involves local people and involves zero waste. With the support of skilled professionals, we plan to provide free technical skills and safety training to local volunteers who want to help carry out this work. We have already had 76 local people indicating they would be keen to be involved during the consultation, if the project goes ahead we will advertise the opportunity to attract more.

The construction industry is battling with a skills shortage with fewer and fewer people seeking a career in this area. By providing volunteering roles during our construction work, not only will the project be giving an insight into a potential career path, but also people will be able to develop skills they can then use on their own homes.

We plan to regenerate the site with Net-zero and Zero-waste principles at its core. This means that any materials which are taken down on site from the derelict central section of the building will be reused onsite, providing an exemplar project for Circular Construction Methodology.

(Please note: prior to any work being done by volunteers, the derelict sections of the building will be made safe. We have already sought expert guidance from architects and asbestos surveyors and licensed removal contractors and have spoken with relevant departments of the council.)

**What are your plans to generate sufficient income/ grants to be able to sustain the ongoing operating costs of the building/ venue/ facility?**

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### **Capital development / site regeneration**

As explained in the previous box, in order for the partially derelict building to be safe and used productively, a level of capital regeneration works will be required.

The first phase of this is safety works to the fire damaged tower which contains loose asbestos. This phase requires some input from the council and we would be pleased to discuss how this is resolved together. Initial quotes from licensed asbestos removal contractor and demolition contractor has been £30k +VAT. South Seeds would be willing to raise grant funding to cover part of these costs (and have already begun speaking with funders) but feel the council should also contribute to enable and leverage the future regeneration. At the end of this phase, the building will be in a safe condition for our community volunteers to get involved in the construction work.

The second phase is a zero-waste volunteer powered partial demolition of some of the damaged changing rooms with re-use of demolition materials in external grounds development. Our feasibility and options appraisal work has confirmed this approach and we have spoken with specialist contractors who are able to support us. Already having our architects and engineers team in place, we are ready to move on gaining permits for this phase as soon as phase 1 is completed and South Seeds has control of the building.

The final phase will be the fit out of the retained building, with an associated planning application being required. We have had initial conversations with funders about these phases and would seek to realise a mix of grant and crowdfunding.

### **Running Costs**

South Seeds already has an established operational team and systems who operate the nearby Victoria Road office and neighbouring Urban Croft community garden, alongside many other services.

We anticipate the additional time to run the OCR to be minimal and will be able to be incorporated our existing roles (general manager, office manager and groundskeeper). The programmes which will run from the OCR (gardening and workshops) will form part of South Seeds core activity and will be delivered by already grant funded officers.

The running costs of the venue will be offset against income generated through the site. We plan to repurpose the block on the south end into a café unit, which will be rented out to a local organisation to run. During the consultation 52 people told us they would like to see an onsite café, and a further 72 told us they would like to be able to hire the space for indoor and outdoor events. Without advertising, three local café owners have also been in touch indicating their interest in the opportunity.

In the last ten years, South Seeds has brought over a million pounds of grant funding in to the area.

**Tell us about any experience you have in managing a building/ venue/ facility.**

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South Seeds has been in operation for over 10 years. During this time we have had several office bases, progressing to larger high street premises as we have grown as an organisation. We have rented these premises from a variety of landlords, which have invariably relied on ourselves to take the lead on maintenance.

We have also rented and operated storage facilities from local businesses and set up, managed and maintained community gardens. All of these experiences mean that we have experience of facility stewardship, maintenance, operation, including sub-letting, organising community facing space adoption and adaptation of facilities to changing circumstances. We have insurances in place to cover our activities and have developed safe systems of work for each of our spaces, including the OCR.

Our General Manager has completed the Community Ownership Support Services Facilities Management course.

Our board and staff team have significant experience in construction, demolition and fit out of buildings and vacant and derelict land.

### **What help and support from the council family would you require for this proposal?**

#### **Tenure**

As included in the Heads of Terms we have negotiated to date:

To be able to pull in funding South Seeds require a lease of minimum 25 years. We would also be open to discussing ownership of the building through the PMGC process, or this being a potential clause within the lease which could be activated once South Seeds have proven our capacity in managing the space.

The lease must require to allow us to part demolish and develop the building (notwithstanding the usual permits and permissions required to do so).

The lease must also allow us to sub-let.

#### **Capital funding**

As described in a previous box, we would hope that the council would seek to address the structural and asbestos issues within fire damaged central tower of the building prior to hand over. South Seeds is open to discussion about how we can do this in partnership with the council.

These are essential safety works which are necessary to enable the building to be redeveloped. Once complete the building's dereliction will be majority addressed, allowing us to bring it back into productive use in partnership with and for the benefit of the local community.

An initial quote from a licensed asbestos removal contractor and demolition contractor has been £25k + VAT. South Seeds would be willing to raise grant funding to cover part of these

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costs (and have already begun speaking with funders) but feel the council should also contribute to enable and leverage the future regeneration. There are a number of Scottish Government capital funds which would be suitable for this community-led, low carbon regeneration of a derelict site.

**Please provide us with any other information that you feel is relevant to your proposal.**

We have attached a number of documents which support our application:

1. **10 key accomplishments from South Seeds first 10 years** – please see for evidence of South Seed's track record and impact within the South Central community.
2. **Info sheets on saving energy in tenements and case studies from The Southside Tool Library** – these examples of South seeds low carbon opportunities are also evidence of the need for a Net-Zero Community Hub and the assistance it will provide to local residents to lead more sustainable lives.
3. **Local Residents Views on the Old Changing Rooms** – please see for evidence of community consultation done to date, demonstrating strong local support for our proposals at the OCR.
4. **Queen's Park Changing Rooms – options for re-use** – please see for initial feasibility work commissioned by South Seeds on the redevelopment of the building. We have also commissioned further surveys to the utilities, protected species and asbestos which are available on request.
5. **Latest draft of the negotiated Heads of Terms.**
6. **Title Sheet of Old Changing Rooms** – please see for boundaries of South Seed's interest in orange. The bowling club is depicted in red.
7. **Letters of support:**
  - a. Cllr Anna Richardson (OCR is within Langside ward, as well as delivering on GCC's Net-zero and sustainability ambitions)
  - b. Colin Hughes, GCC Circular Economy Route Map Lead Officer
  - c. Sandy Paterson, GCC Food Growing Strategy Lead Officer
  - d. Govanhill Community Development Trust
8. **Images of the changes made to the OCR by South Seeds to date**

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