

**community**  
enterprise

# RESEARCH REPORT

The Shed: A Potential Community Hub for  
Colinton  
Colinton Village Enterprise

October 2018



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## 1. About the Project

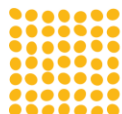
The Shed is a historic building in Spylaw Park, a well-used green space in the heart of Colinton. It was first used as a coach house for Spylaw House (now converted into flats), then as a station shed and a public toilet. It is now in occasional use for storage and during events such as ‘Art in the Park’, organised by Colinton Village Events. Following a period of extensive community consultation, Colinton Village Ventures (CVV) has identified a need for a neighbourhood visitor centre and small community space in Spylaw Park. By developing The Shed in this way, the group also propose to preserve the building, otherwise underused and at risk of gradual decay.

In order to contribute further information to aid in the preparation of a full business plan for The Shed, CVV approached the Enterprise Accelerator programme for support in gathering additional information on the initial options identified for use of the space. Community Enterprise developed a survey on potential usage of the space to complement the general consultation already carried out and undertook desk-based research into potential competitors and partners.

Although CVV has undertaken most of the research and consultation up to this point, the project is to be taken on by Colinton Village Enterprise (CVE), currently an unincorporated association run by a committee made up of members of CVV and Colinton Village Events. As such, part of the work also consisted of facilitating a discussion of legal options for CVE<sup>1</sup> in order to identify the most suitable structure for the new organisation in order for it to meet its charitable aims, be eligible for capital funding for redevelopment of the building and be able to generate sustainable income through trading.

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<sup>1</sup> In this report, CVE refers to Colinton Village Enterprise. To avoid confusion, Colinton Village Events will be referred to by its full name



## 2. What We Did

Community Enterprise provided the following support:

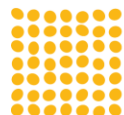
<b>Community survey</b>	Brief survey focusing on options for The Shed distributed online and on paper from mid-August to end September 2018. CVE distributed this via local facilities and social media.
<b>Asset mapping and competitive analysis</b>	Desk-based research in September 2018 to identify local assets and determine the potential for competition/displacement with existing facilities.
<b>Legal options</b>	Facilitated board session in September 2018

## 3. What We Found Out

- Although the Shed is off the main high street, its location in Spylaw Park is convenient for walking and cycling routes along the Water of Leith. People surveyed used the park frequently for dog walking, cycling and taking children to play outdoors.
- The area is home to a large number of active community groups, including many special interest groups that could contribute to the project; for example, liaising with local history and conservation groups will be key to the visitor centre component.
- There is strong support for a project based in The Shed, which is seen as an opportunity to enhance the area and draw in visitors to the park as well as preserving a building of historic value. However, the community has concerns about competition with existing facilities and local businesses.

The table below summarises our findings on the options under consideration at this time. More information on the survey response and competitive analysis is presented in section 5 and section 7.2, respectively.

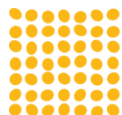
Option	Potential for competition/displacement	Evidence of Community Support
<b>Meeting space for local groups</b>	High – space available at Dreghorn Loan Hall and elsewhere	Fairly high - 49% would use, 41% support but would not use, 6% do not support
<b>An information centre about the local area</b>	Low – no visitor centre currently, only outdoor displays. Focus likely to be different from Water of Leith Visitor Centre	Very high –66% would use, 23% support but would not use, 10% do not support
<b>Studios for artists</b>	Low – none currently available in the area	Fairly high - 21% would use, 55% support, 15% do not support
<b>Space for exhibitions</b>	Low – current exhibition spaces are available but no dedicated space; wall space only.	Very high –68% would use, 23% support, 8% do not support
<b>Refreshments</b>	High – Swing Café and small businesses	Highest number on survey would use (77%), 3% support; however, 16% were against this (potential for competition highlighted in comments)



<b>A small performance venue for theatre and music</b>	Medium – general community halls and function spaces available; although these are larger.	Fairly high – 56% would use, 25% support, 11% against this.
<b>Lectures and talks</b>	Medium	High – 62% would use, 22% support.
<b>Arts and crafts workshops</b>	Medium	High – 49% would use, 38% support.
<b>Workshops for children</b>	Medium – offered at several other community halls/centres. Would need to offer something different.	High – 47% would use, 44% support.
<b>Activities and support for older people</b>	Medium – support currently on offer via the two churches and community café. Would need to offer something different.	High, but a relatively low number (38%) would use. 54% in support.
<b>Space available for private hire</b>	High – many facilities offer this. Investigate whether any activities require indoor and outdoor space, as this is something different that The Shed can offer.	Lowest level of support on survey, although still fairly high: 40% would use, 31% support, 23% opposed (comments highlight parking and competition).

## 4. Next Steps and Recommendations

- The Shed will need a well-established identity to set it apart from existing facilities and attract people in. Part of this will involve determining the best mix of activities to ensure that the space meets the needs and interests of the community, does not displace existing provision and is able to generate enough income to be sustainable. Based on this research, the most promising avenues are a visitor centre with information about the local area (including history, nature, walks and cycle paths etc.), artist studios and exhibition space, possibly also incorporating small performances and talks (although parking will be a limitation if targeting people beyond the local area). Art and craft workshops (for adults and children) are also a popular idea, although care must be taken not to duplicate what is already being done in the area. The location of The Shed with easy access to a safe green area may offer a way to differentiate the space from others in the area. All of the above offer fairly limited potential for income generation (more work will be needed to determine how much can be brought in through these activities) so CVE may wish to complement them with fundraising-focused activities such as summer events, pop-up shops featuring local products, etc.
- However, the mix of activities selected is not set in stone, and a community space can be expected to evolve in response to demand. Once CVE is incorporated, it will be able to run pilot sessions within The Shed to get an idea of demand and obtain feedback from its prospective customer segments. Ensure that data (visitor numbers, home postcodes, feedback) is collected from these.
- Several community groups in the area surrounding Colinton Village are also considering asset transfer of buildings: Currie Star Football Club and Edinburgh Cricket Club have applied to the Council for a 25-year lease of most of Campbell Park, including the Pavilion building



(half a mile from The Shed). Similarly, Juniper Green Community Council is working on a proposal to take on a former public toilet (just under a mile away). There may be potential to work in a complementary way with the groups involved, especially given that all of these will have limited space (for example, scheduling multi-venue exhibitions and events, pooling resources). Any duplication of activities offered at these and the existing venues identified should be avoided, as this will be detrimental both to the social outcomes of the project and its appeal to funders.

- Stakeholder consultation has not been part of the scope of this piece of work; therefore, we recommend that CVE undertake conversations with organisations, clubs and groups in the area in order to a) ensure that the activities on offer do not displace existing provision; b) determine how local special interest groups would be able to engage with the visitor centre c) scope out demand for facilities within The Shed by outside groups.
- Members of the CVE committee that is currently running the project come from a range of professional backgrounds and bring multiple skills to the project. An audit of skills of the prospective/acting board members may be helpful, in order to determine whether there are any gaps. For example, if the space will have an arts focus, it would be desirable to recruit a board member with an arts background, who will bring sector knowledge and personal contacts to the project.

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## 5. Community Survey

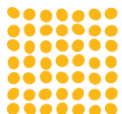
Colinton Village Ventures has carried out extensive consultation within the community in recent years to assess needs and determine support for a community-run venture, including a survey which received 250 responses, a public meeting in October 2016 attended by over 194 people and a further public meeting in June 2017. Consultation has also been carried out at events such as 'Tea in the Park' and 'Art in the Park' organised by Colinton Village Events and CVV. The results gathered have steered the group towards its current focus of acquiring an asset to develop as a community space, and towards The Shed as the preferred option.

Key findings from previous research include:

- Interests of Colinton residents: 60% like food and drink; 51% like books; 33% see themselves as gardeners/environmentalists
- 87% support community-owned facility in Colinton; 41% interested in community activities/classes
- Strong interest in investing in community shares

In order to obtain more information on the types of activities that people in Colinton support and would make use of at The Shed, Community Enterprise put together an additional survey. This was distributed both online (via social media) and on paper. Members of Colinton Village Ventures distributed the survey by placing paper copies at local facilities (the Library; the Post office) and collecting these. In addition, Community Enterprise staff spent a morning in Spylaw Park distributing surveys and speaking to members of the public.

Below is a summary of the results; full results and comments have been sent as an appendix to this report.

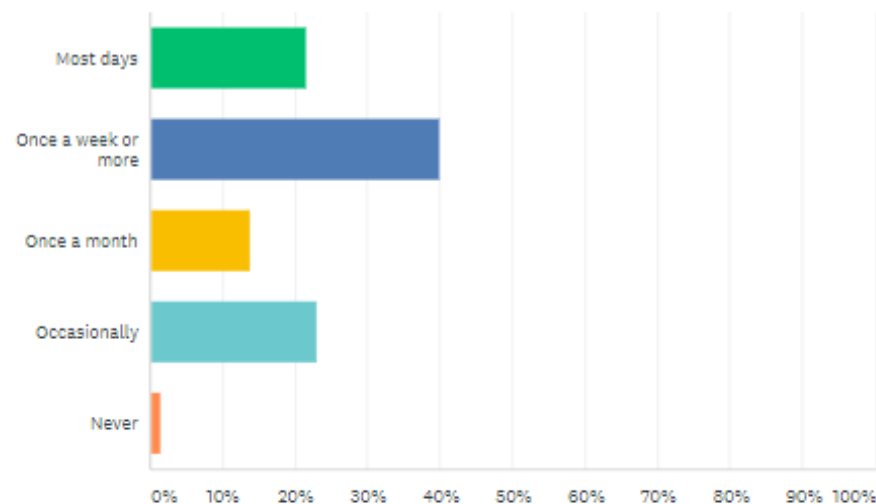


In total, the survey received 75 responses. Respondents were asked to state whether their answers represented other people (for example, families completing the survey together). Based on this, the survey represents a total of 141 individuals: 41 children aged 17 or under and 100 adults.

**Note on demographics:** Although a good range of people of working and retirement age were represented, no survey responses were received from people aged 17 or under or 18-30 (as mentioned above, however, a number of respondents answered on behalf of children). Under 30s were also underrepresented in CVV's previous survey (4% of responses). This reflects Colinton's demographic makeup, with a higher proportion of people of retirement age than Edinburgh and Scotland as a whole<sup>2</sup>. If CVE wishes to carry out activities targeted at young adults, however, the group would be advised to carry out further consultation with this age group. This would not need to be in the form of a full survey; a social media poll or focus group would help to fill in information on the interests of this group.

85% of respondents were residents of Colinton or the surrounding area, while 12% were visitors. Virtually all respondents visited Spylaw Park: 22% used the park most days, 40% once a week or more, 14% once a month and 23% occasionally. See graph below.

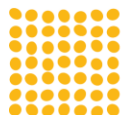
## Q2 How often do you currently visit Spylaw Public Park?



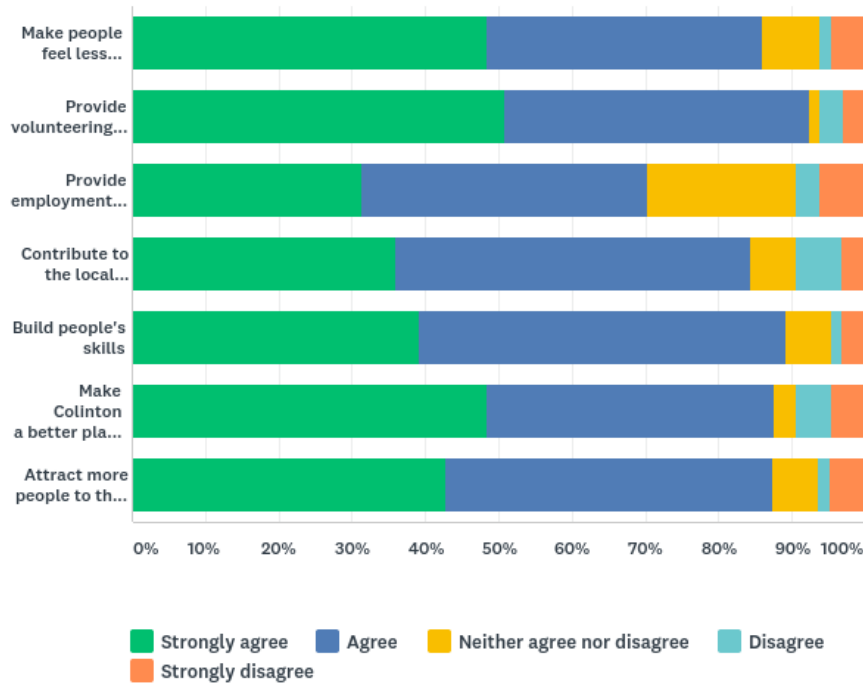
Comments referred to reasons for visiting the park: the most common themes were outdoor activity and exercise, i.e. walking, cycling or jogging (mentioned in 77% of the comments) and visiting with children (40%).

The survey indicated strong support for the redevelopment of The Shed as a community facility: 83% of respondents were very supportive, 11% 'a bit' and 3% were against the idea. Most comments were supportive of community ownership; in particular, a third of the comments reflected a feeling that the building was currently 'going to waste' or would be at risk of becoming run down if left undeveloped. Most people agreed that the project would contribute to a range of positive outcomes, in line with CVE's objectives:

<sup>2</sup> ONS Mid-Year Estimates 2014

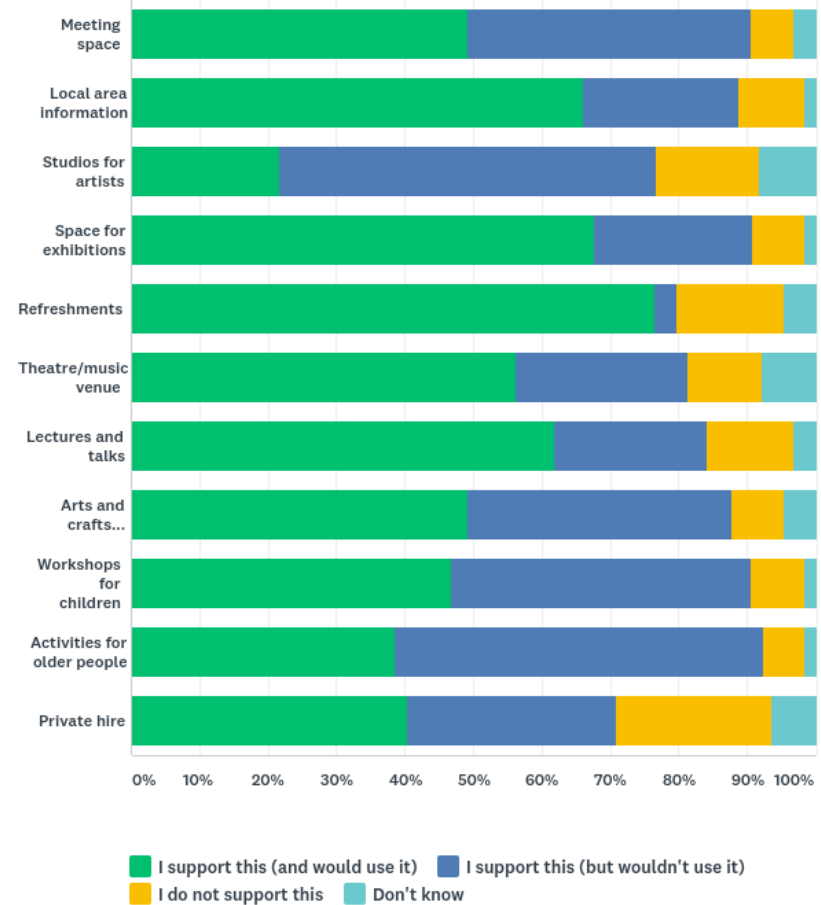


Q5 Please tell us if you agree or disagree with the following: “Developing the Shed as a Space for the community will...”

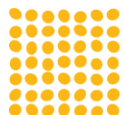


The survey asked about support for and interest in specific activities and facilities within the Shed. The graph below shows levels of support for the options presented:

Q4 – How do you think space within The Shed should be used?



Of the options presented, ‘Activities and support for older people’ received the highest support, with a total of 92% of respondents in support (combining the figures for those who would and would not use the space). This was followed closely by ‘space for exhibitions’, ‘workshops for children’ and ‘meeting space for local groups’, all at between 90 and 91%. Support for all options was relatively high,





however, with even the lowest option ('space available for private hire') at over 70%.

Based on the same question, the activities/facilities that respondents would be most likely to use were: refreshments (77%), space for exhibitions (68%) and information on the local area (66%). Fewer people said that they would make use of studios for artists (22%), activities for older people (38%) and private hire (40%). This reflects the fact that these activities will engage with a specific subset of the local community. Otherwise, the number of respondents expressing interest in the activities proposed is encouraging.

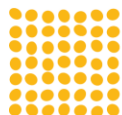
Comments on this question and others highlight certain areas of concern regarding the suitability of the space for the options above:

- the small size of the space, particularly if combining a number of different activities
- a lack of customer footfall
- alterations to the character of a building of historic interest
- the presence of other projects deserving attention: several empty shops, the Campbell Park Pavilion, the Library and public toilets (seen as being at risk of council cuts)
- competition with existing facilities (particularly for a café/refreshments and space for private hire)

Finally, respondents were asked about other issues or project ideas for the community. Relevant responses included:

- Wifi
- Pop-up shops
- Regeneration of Campbell Park
- Computer classes
- Preserving the library and community toilets

- A community orchard
- Protecting green areas from housing development
- A mountain bike skills centre
- A defibrillator
- Community use of vacant properties
- Traffic control and crossing points





## 6. Facilitated Session: Legal Options for CVE

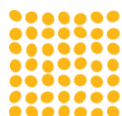
In response to feedback from the prospective board of CVE and current members of Colinton Village Ventures and Colinton Village Events, Community Enterprise facilitated a discussion session focusing on options for the legal structure of the new group. Priorities for the group at this stage were:

- Incorporation to relieve individual members of liability
- Charity status to reflect the social aims of CVE
- Potential to trade
- Ability to attract funding for capital spending, chiefly refurbishments to The Shed

The table below outlines the options analysed:

Pros	Cons
<b>Company limited by guarantee (with Charitable Status)</b>	
<ul style="list-style-type: none"> <li>• Members' liability is limited to the amount guaranteed, usually £1. The personal assets of the directors cannot be seized to pay off debts.</li> <li>• A company undertakes all its activities in its own right, including entering into contracts, being sued taking loans, owning property etc.</li> <li>• Many statutory bodies and funders prefer to deal with limited companies.</li> <li>• Democratic structure - members elect directors (management committee)</li> </ul>	<ul style="list-style-type: none"> <li>• Subject to external regulation and control.</li> <li>• Charities also answerable to the Office of the Scottish Charity Regulator (OSCR) under charity law and <b>must complete Annual Returns for both.</b></li> <li>• Lack of privacy: information on a company's activities is submitted to the Registrar of Companies and is available for public scrutiny.</li> <li>• Additional costs - registration fee and possibly legal fees for help setting up the company; plus recurring fees for</li> </ul>

<ul style="list-style-type: none"> <li>• and have the right to remove them.</li> <li>• Suitable for any size of organisation - allows for expansion.</li> <li>• Registration of a limited company will protect the company name</li> </ul>	<p>submitting the Annual Return, and administrative costs, including accounting/auditing fees to comply with the Companies Acts.</p>
<b>Charity</b>	
<ul style="list-style-type: none"> <li>• Exemption from most forms of direct taxation, within certain limits. This does not include VAT - charities have to pay VAT like any other business when they cross the registration threshold.</li> <li>• Rates relief - mandatory 80% for charities; the other 20% is discretionary.</li> <li>• Gift Aid can be used to increase the value of donations from eligible individuals.</li> <li>• A good public image, which helps when fundraising.</li> <li>• <b>Eligibility for help, especially financial, from other charitable trusts.</b> Some will only give grants to registered charities, although most will give to anybody whose objects are charitable, whether or not they are registered.</li> </ul>	<ul style="list-style-type: none"> <li>• Objectives must all be wholly charitable.</li> <li>• <b>Restrictions on the level of non-charitable trading</b> that can be carried out by a charity.</li> <li>• Restrictions on the alteration of objects and on dissolution.</li> <li>• Committee members/directors cannot normally be paid or receive any financial benefits.</li> <li>• Subject to regulation by the Office of the Scottish Charity Regulator (OSCR) and must complete an Annual Return, as well as notifying OSCR of various other changes.</li> <li>• Accounts have to be drafted in accordance with specific requirements as laid out in charity accounting regulations. They must be independently examined or audited as required by the regulations, and must be sent</li> </ul>



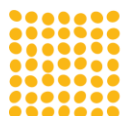
	to OSCR with the Annual Return.
<b>SCIO</b>	
<ul style="list-style-type: none"> <li>• The only legal vehicle specific to charities – being a SCIO means that there is immediate recognition by third parties that the organisation is a Scottish charity.</li> <li>• It has a separate legal personality, as with a company ltd by guarantee</li> <li>• <b>The burden of dual registration is removed.</b></li> <li>• It can have a bolt-on trading subsidiary if this becomes necessary.</li> </ul>	<ul style="list-style-type: none"> <li>• SCIOs must pass the charity test – including the public benefit requirement, and are then shown on the Scottish Charity register.</li> <li>• If a SCIO has its charitable status revoked it ceases to exist (note: this is not common).</li> <li>• SCIOs can amalgamate with one another but not with other types of charity.</li> </ul>
<b>Community Interest Company (CIC)</b>	
<ul style="list-style-type: none"> <li>• Focused on trading and enterprise – <b>business model rather than a charity model</b></li> <li>• Same protection as a company or SCIO</li> <li>• Some profit can be distributed (35%)</li> <li>• <b>Directors can be paid</b> – removes the distinction between paid staff and voluntary trustees (useful where a social entrepreneur wants to retain control)</li> <li>• Asset locked but not profit locked</li> </ul>	<ul style="list-style-type: none"> <li>• Harder to attract funding</li> <li>• More controversial model for the third sector</li> <li>• As they are not a charity they pay full corporation tax</li> <li>• Report to CIC Regulator and Companies House</li> <li>• As well as producing accounts which comply with company legislation, they have to produce a Community Interest Statement and Report detailing how they are delivering benefit for the community</li> </ul>

<b>Community Benefit Society</b>	
<ul style="list-style-type: none"> <li>• Run for the benefit of the community – asset locked</li> <li>• Same limited liability as companies</li> <li>• One member one vote so it is very democratic</li> <li>• <b>Community Shares can be issued for fundraising</b></li> <li>• Members can receive interest on share capital – which can be locked in for e.g. 5 years</li> <li>• Can gain charitable status</li> </ul>	<ul style="list-style-type: none"> <li>• Harder to make decisions due to co-operative ethos</li> <li>• <b>Harder to secure grant funding</b></li> <li>• Gaining charitable status is challenging – there are currently two.</li> <li>• Must register with FCA</li> </ul>

Based on this discussion, the prospective board members present decided upon **Scottish Charitable Incorporated Organisation (SCIO)** status as the best legal structure to allow CVE to pursue its aims. This allows CVE to incorporate (i.e. have legal personhood, relieving individual members of liability) and apply for charitable status (with advantages such as 80% mandatory rates relief on building), in a single step.

As a charity, a SCIO is able to engage in the following types of trading:

- Primary purpose trading: carried out by a charity to fulfil its objects e.g. a care home charging fees; a nursery charging weekly fees.
- Ancillary trading, e.g. a drug rehabilitation programme runs a café to provide work experience for those on the programme. Income from the café is ancillary trading.
- Non-charitable purpose trading up to £5000 per annum if annual turnover is under £20K. If the annual turnover is



between £20,001-200K, up to 25% of income from non-charitable trading can be tax exempt.

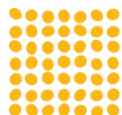
The limit for trading income is £50,000, or 25% of the charity's total income if below £200,000. Beyond this point, a trading subsidiary would be necessary. A SCIO may establish a wholly-owned trading subsidiary (usually a company limited by shares); this power should be granted in CVE's constitution.

It should be noted that if a SCIO's charitable status is revoked, the organisation will cease to operate, whereas a company limited by guarantee can continue to operate without charitable status.

Provided that all board members are in agreement with this course of action and there is no change to the situation, the next steps will be a) to determine its membership structure, conditions for membership and whether there will be separate groups such as 'Friends Of' or corporate members, b) to finalise its constitution, and c) to complete the SCIO application form. Community Enterprise has offered to review the group's constitution and SCIO application to ensure that these meet the group's needs.

Setting up a **Community Benefit Society** and issuing community shares was also discussed, as an option that Colinton Village Ventures has analysed in the past. Although people in Colinton have expressed a desire to invest in a project in their community, this legal structure would mean that CVE would be ineligible for certain funds, which would make it difficult to get capital funding to refurbish The Shed. CVE could pursue this option in future, however, by establishing the community benefit society as an additional entity linked to the SCIO by a memorandum of understanding or similar. This would be relevant if, for example, there is future demand for a community shop.

Given that people were interested in purchasing community shares, CVE may wish to investigate whether this translates to interest in contributing through donations (with Giftaid), crowdfunding etc.



## 7. Asset mapping and competitive analysis

### 7.1 Colinton Village Assets

#### 7.1.1 Location and access

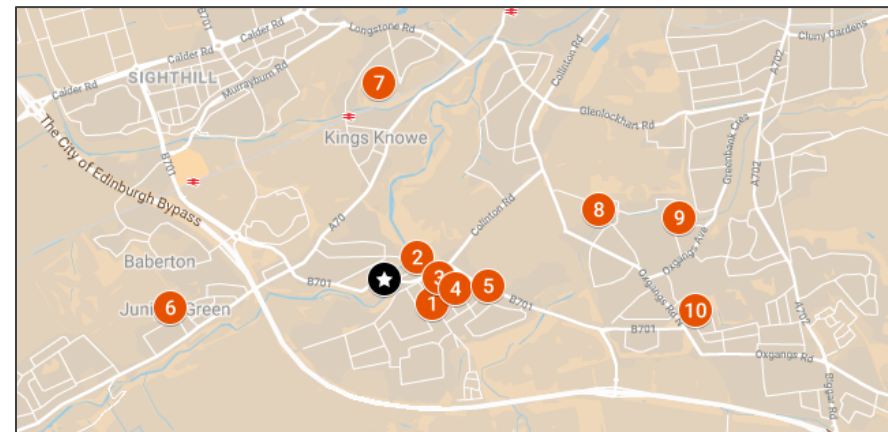
The building known as The Shed is located at one end of Spylaw Park, a green space in the heart of historic Colinton Village. Road access from Edinburgh city centre is via Colinton Road, while the City of Edinburgh Bypass links Colinton to the surrounding suburbs and the motorway network. The area surrounding Spylaw Park is served by three bus routes to and from the city centre, with stops on either side of the park. The area is also linked to the city centre by a traffic-free walking and cycling path (see below).

The location of The Shed is marked with a star on the map below.



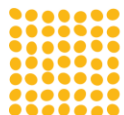
#### 7.1.2 Community facilities and organisations

Colinton Village has several existing community spaces, including the well-used Dreghorn Loan Hall [number 1 on the map below], which belongs to Colinton Parish Church [2] and is used for meetings and events by multiple local community groups. The ground floor of the Hall is used by a private nursery school during the day. Colinton Library [4] has a community room and Colinton Bowling Club [5] has a clubhouse which hosts its own activities as well as local organisations and private functions. The map and table below show spaces available for community use within Colinton and the surrounding area.



Community facilities in Colinton and Surroundings

Name	Description
[1] Dreghorn Loan Hall	Community hall with space for organisations Available for event bookings (£25.00 per hour). Playgroup sessions during the day.
[2] Colinton Parish Church	Organises the volunteer-run Swing Café, Mon-Fri 10:00-2:00.
[3] St. Cuthbert's	Runs outreach services including a monthly service in two nursing homes, regular contributions to a



Episcopal Church	local food bank and weekly volunteering at the Veranda Tearoom in the Royal Edinburgh Hospital.
[4] Colinton Library	Community room available for hire by local groups.
[5] Colinton Bowling Club	Clubhouse with stage, bar and seating for 120. Used for the club's own fundraising and events, including quiz nights and dancing. Also available for local organisations and private functions.
[6] Juniper Green Village Hall and Community Centre	Community centre owned by City of Edinburgh Council. Hosts playgroups, fitness and sports, ceilidh kids, social clubs, the Community Council and the Astronomical Society of Edinburgh. Includes a community garden.  Additionally, Juniper Green Community Council is in the process of developing a project to build a small creative workspace, 'The Space Station'
[7] Longstone Community Centre	Community centre located on the grounds of Longstone Primary School.
[8] Colinton Mains Community Centre	Colinton Mains Centre hosts a range of classes and groups, which are provided by voluntary, charitable and private organisations. Spaces also available for let.
[7] Oxgangs Neighbourhood Centre	Community hall and community café weekdays 10:00 – 1:30.
[8] Pentland Community Centre	Community centre with regular programme of classes.

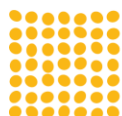
A number of active community organisations are based in Colinton:

- **Colinton Community Council**
- **Colinton Amenity Association:** Voluntary association for improvement of local public spaces and transport.
- **Colinton Care:** Volunteer transport service coordinated by Colinton Parish Church.
- **Colinton Community Conservation Trust:** Registered charity working to preserve natural and cultural heritage around Colinton.
- **Colinton Garden Club:** Membership club, meets monthly during the summer and organises open gardens and an implement loan scheme.
- **Colinton Literary Society:** Group founded by Colinton Parish Church. Holds regular meetings with lectures and discussions.
- **Colinton Local History Society:** meets twice monthly and organises lectures.

### 7.1.3 Walking, cycling, sports and outdoor

Colinton Village is linked to the centre of Edinburgh and to the neighbouring suburbs of Juniper Green and Balerno by the Water of Leith cycle route (Sustrans Route 75 and an Edinburgh City Council Quiet Route), a 10-mile gravel and tarmac path which is mostly traffic free (shown in blue on the map below). This route passes alongside Spylaw Park, with direct access to The Shed.

Routes such as the Water of Leith are used by commuters as well as for leisure. Edinburgh has the highest share in Scotland of journeys to work on foot or by bicycle. Promoting walking and particularly cycling as means of transport is a priority for the Council under its Transport 2030 Vision, which aims to increase the percentage of journeys made by



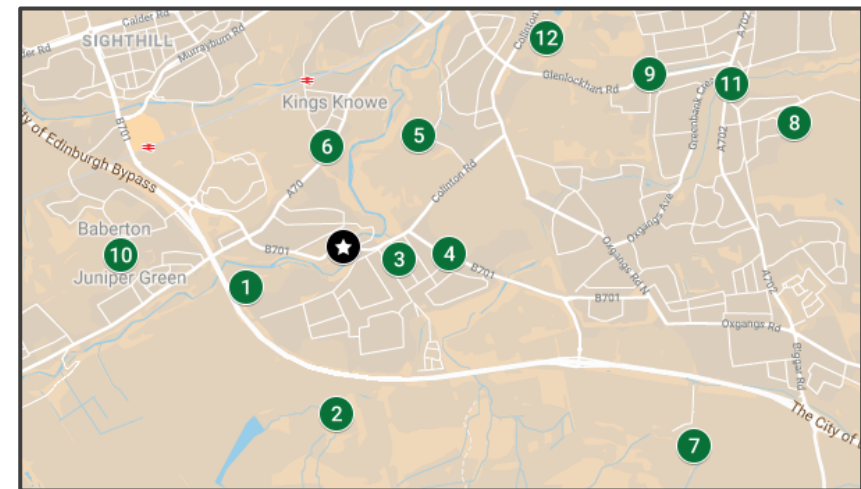


bicycle to 15% by 2020 (currently 4%)<sup>3</sup>. A citywide cycle hire scheme has recently been launched. Under these policy initiatives, usage of key cycle routes such as the Water of Leith is likely to increase.

The area surrounding Colinton has several outdoor spaces and sports facilities, including those shown on the map below. Spylaw Park itself is a small park with grass and wooded areas along the banks of the Water of Leith. There is bench seating and a small children's playground.

Campbell Park [1] is another small green space around half a mile away. Currie Star Football Club and Edinburgh Cricket Club have applied to the Council for a 25-year lease of the park, excluding the play park area. **The applicants propose upgrades to the park and pavilion in order to develop the park as a sports facility**, although it will continue to be open to the public.

The larger Bonaly Country Park (0.8 miles away) is part of the Pentland Hills Regional Park, and offers cycling, walking and birdwatching opportunities. Bonaly Outdoor Centre [2] is based within the park and offers outdoor activities for Scouts groups and schools. Local sports facilities include Colinton Lawn Tennis Club [3] and Colinton Bowling Club [4]. The wider area is also home to several other sports facilities, including golf and tennis clubs [5-12].



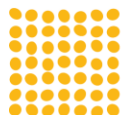
Sports and outdoor facilities; green spaces in Colinton and surroundings

#### 7.1.4 History and heritage

Colinton is a designated conservation area with several sites of historic interest, shown on the map below. A potential visitor centre based at The Shed would have the potential to bring greater attention to the history of the area, and would be able to draw on research carried out by the Local History Society and others. A long established settlement (over 1,000 years), it evolved as a population centre due to its location being near a convenient fording point on the Water of Leith.

Colinton Parish Church [2] is on the site of an 11th century church, Church of Halis (Hailes) founded by one of Malcolm III and Margaret's sons, Elthelred. The modern early 20th century architecture supports a 17th century structure and an unusual feature is evident at the entrance to the church: a lychgate, rare in Scotland although common in Southern

<sup>3</sup> City of Edinburgh Council, [Transport 2030](#)



England. One unique grave within the adjacent cemetery is a Norwegian War Grave.

The village is also host to one of Scotland's top public schools, Merchiston Castle (which moved to the Colinton House/castle site from Bruntsfield in 1930). In its grounds can be seen the remains of the 15th century Colinton Castle [6], like many in the 16th century, this fell victim to Oliver Cromwell's invasion of Scotland. Unusually, it was then partially demolished by the artist and designer, Alexander Nasmyth in order to create a picturesque ruin.

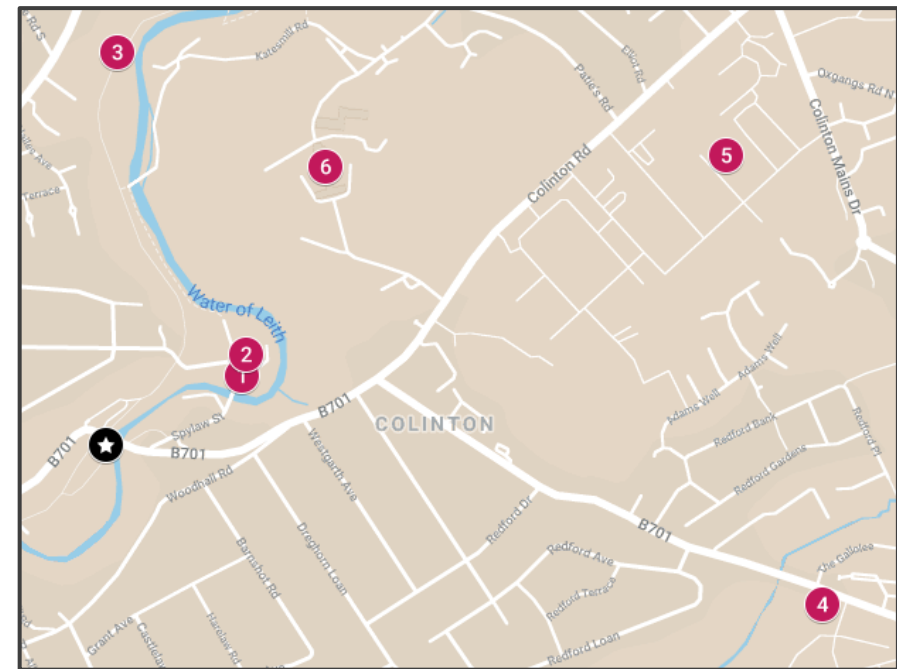
Other notable figures with connections to Colinton include: Robert Louis Stevenson who spent the summers of his childhood at the manse when his grandfather was the village's Parish Minister and is commemorated by a statue [1]; the philanthropist James Gillespie and architects Sir Robert Rowand Anderson and John James Burnet, who all lived in the village.

The village itself is notable for the number of innovative Arts and Crafts style cottages, built in the 1900s by the architect Sir Robert Lorimer. A further environmental feature of interest is Hailes Halt, which was the local station of the Balerno branchline of the Caledonian Railway; this spur line connected to Slateford and Balerno and was established in 1874; it carried passenger traffic until 1943, and given the level of local mills producing textiles, snuff and paper, carried freight until the 1960s when the Beechings closures took effect.

Colinton is also the site of a monument to the Covenanters [4], a movement supporting the 1638 National Covenant which confirmed popular opposition to the interference by the Stuart kings in the affairs of the Presbyterian Church of Scotland.

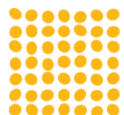
The Colinton Community Conservation Trust is currently working on decorative timeline railings featuring an interpretation of Colinton's

history, while the Colinton Local History Society organises regular lectures on topics relating to the area.



Sites of historic interest in Colinton and surroundings

If local heritage and visitor information will be a feature of The Shed, CVE will be able to tap into the wealth of knowledge offered by these organisations and link up to the interpretative material already in place around the village.





## 7.2 Competitive and Partnership Analysis

It is important that the Community Hub at The Shed does not displace existing activity within the local community. This competitive analysis outlines the different organisations that the Community Hub may compete with, depending on the mix of activities and services on offer. Several local businesses and organisations also offer opportunities for collaboration and partnership, depending on the options for development selected by the Committee.

### 7.2.1 Meeting space; small performances, lectures and talks

The following spaces and venues are currently available for hire at facilities in the Colinton area and nearby

Facility	Description and pricing	Distance	Potential for competition/ displacement?
Colinton Library	From £22.50 for a three-hour block for community groups; £64 for a three-hour block for commercial use.	0.8 miles	Yes
Dreghorn Loan Hall	Hall available for hire. Room hire for one-off events is £25 per hour, with different rates available for longer leases or regular events.	0.7 miles	Yes
Colinton Bowling Club	Clubhouse with stage, bar and seating for 120. Used for the club's own fundraising and events, including quiz nights and dancing. Also available for local organisations and private functions.	0.9 miles	No - hall is much larger and geared to functions/ parties
Water of Leith Visitor Centre	Two meeting rooms are available for hire from £15 per hour for community use or £25 for corporate bookings, catering available.	1.4 miles	Yes
Juniper Green Village Hall and Community Centre	Hall available to hire. Rates for main hall vary by day and time: £5 to £10 per hour for community use, £7.50 to £20 per hour for commercial, religious or political. Committee room £5 per hour (community), £7.50 per hour (commercial).	0.9 miles	Yes
The Space Station, Juniper Green [In planning]	Planned small community space. Likely to focus on creative workshops (arts and wellbeing) delivered by local artists and creators and small children's birthday parties.	0.9 miles	Yes, if offering creative workshops. Investigate potential for partnership.
Colinton Mains Community Centre	General purpose hall and meeting room available to hire, rates vary depending on activity type and group status.	1.7 miles	Yes

### 7.2.2 Visitor information and/or heritage centre

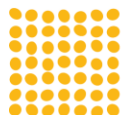
Colinton does not currently have a visitor information centre; however, interpretative material has been installed around the historical sites in the village.

Facility	Description	Distance	Potential for competition/displacement?
Water of Leith Visitor Centre	The Water of Leith Conservation Trust runs a Visitor Centre in a renovated schoolhouse in the Longstone area, with a free exhibition about the river and a café and gift shop. The Trust also offers a guidebook and audio tour.	1.4 miles	Yes - but also potential for partnership through heritage outreach
Various historical sites and interpretative material	Colinton Community Conservation Trust have installed information about the history of the area in public spaces.	N/A	No - potential to serve as a hub directing people to other heritage sites in the area.

### 7.2.3 Artist studios and/or exhibition space

Colinton does not currently have dedicated artist studio space. The private and public galleries are in the area:

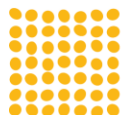
Facility	Description and pricing	Distance	Potential for competition/displacement?
Water of Leith Visitor Centre	Colinton Arts is a private shop and gallery exhibiting works by a number of artists along with handmade jewellery and ceramics.	1.4 miles	Unlikely as the Shed will not share the same commercial focus. High potential for partnership due to existing relationship: already participates in CVE events.
Colinton Library	Exhibition space is offered within the library, targeting local artists	0.8 miles	Yes – but also potential for partnership (e.g. multi-venue exhibitions)
The Dell Room at Colinton Parish Church	Some exhibition space in community café room.	0.6 miles	As above



### 7.2.4 Refreshments

There are several cafés and pubs along Colinton Road close to the site of The Shed, along with a community café at Colinton Parish Church:

Facility	Description	Distance	Potential for competition/displacement?
The Swing Café at Colinton Parish Church	Well-established volunteer-run café. Serves hot drinks and light lunches. Mon-Fri 10:00-14:00	0.6 miles	Yes
Olive Deli & Post	Prepared foods to take away Mon-Fri 8:30-18:30, Sat 9:00-17:00, Sun 12:30-16:30	0.5 miles	Yes
Java Moment	Café, snacks and light lunches Mon-Sat 10:00-15:00	0.5 miles	Yes
Dante's	Licensed Italian restaurant Tues-Thurs 17:30-21:00 Fri-Sat 12:00-14:00, 17:30-21:30 Sun 12:00-14:00, 17:00-20:15	0.5 miles	Unlikely to compete
Spylaw Tavern	Pub and licensed restaurant - also offers hot drinks, snacks and sandwiches Mon-Sun 12:00-21:30 (restaurant)	0.5 miles	Yes (on hot drinks and snacks)
Colinton Inn	Pub Mon-Sun 11:00-00:00	0.5 miles	Unlikely to compete
The Pantry	Licensed restaurant and café Mon-Sun 9:00-17:00 + occasional 'supper clubs'	0.6 miles	Yes (on hot drinks and snacks)



### 7.2.5 Arts and crafts, workshops

The following activities and workshops are currently available at facilities in the Colinton area and nearby:

Facility	Description	Distance	Potential for competition/displacement?
Colinton Library	Regular children's activities available, including Bookbug and Chatterbooks reading groups, children's knitting group, craft sessions, Lego club Workshops for adults: IT support, family history	0.8 miles	Yes, if offering similar activities
Juniper Green Village Hall and Community Centre	For children: playgroups, ceilidh kids, ballet For adults: Taekwondo, Zumba, Yoga, Astronomical Society, Scottish Women's Institute, Senior Citizen's Social Club, board games group	0.9 miles	Yes, if offering similar activities
The Space Station, Juniper Green (In planning)	May offer workshops	0.9 miles	Yes - also opportunity for partnership particularly as this project is also in the planning stage.
Longstone Community Centre	Youth clubs.	1.3 miles	Unlikely
Colinton Mains Community Centre	For children: toddler group, Sure Start For adults: art & design summer classes, yoga, African dancing.	1.7 miles	Yes, if offering similar activities
Pentland Community Centre	For children: dance group, youth group For adults: adult education programme including ESOL and IT, pilates, tai chi, Highland dance, creative writing, men's group.	2 miles	Yes, if offering similar activities
Monkey Drama	Drama classes for children. 8 week term £48 or £86.40 for siblings.	0.7 miles	Yes, if offering similar activities

