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Executive Summary

Granton Community Gardeners (GCG) is a respected, rooted, and resilient local community organisation. Emerging from an initial informal group of neighbours growing vegetables together

and sharing meals in 2010, to become a registered charity (Tier 2 SCIO) with 5PT staff, and an experienced and highly committed board.

GCG hosts a wide range of activities for people to come together to grow, cook, share and eat food together. All of GCG's initiatives have come from the ideas and vision of local people, working together to make use of whatever spaces, opportunities and resources are available.

In 2018, GCG began to create the Community Garden at 10 Wardieburn Road. This has since become a valued community outdoor venue, for people to gather around food-growing, eating, learning, sharing ideas, and enjoying play in a safe outdoors environment. **The space currently receives an average of around 700 visits per month, including 250 by children.**

GCG has always had to work around obstacles to make things work.

It wasn't until February 2021, when a container was installed by the City of Edinburgh Council, that for the first time, GCG had direct access to running water, a toilet, hand-washing facility and electricity supply. There are two un-serviced structures on site which are only suitable for storage. So to provide shelter and cooking facilities for groups we currently have to improvise with gazebos and an outdoor cooking area.

We received a grant from the Scottish Land Fund (Phase One), which we used to commission architect Akiko Kobayashi to help us design a facility on the site which would greatly enhance our capacity to work with our communities, particularly around food and well-being.

We also conducted a community consultation, the results of which strongly helped to shape our final vision for the site. We received lots of great feedback including a recognition that we do a great deal with minimal resources and play an important role within the community. We refined our ideas with the architect, to design a simple, functional space, to provide shelter, and to allow more work with groups inside, with a kitchen which would mean we could cook with groups and provide food at events in a safe and hygienic way. This building would replace a large semi-derelict portacabin with a slightly smaller footprint to further enhance the outdoor space which so many people have grown to appreciate.

We believe that the best way to maximise the benefit of the site to the local community is through community ownership. It would not be possible to raise the capital funds needed for the building and fittings without a long term guarantee for the security of the site. We also believe that it is important for our community to experience the strongest possible sense of ownership of the site, which a community asset transfer will contribute significantly to.

1) GCG's Community Asset Transfer Proposal

The aspiration of the building project for GCG is to create a truly useful and inspiring new resource for the community, which will allow the organisation to regularly engage a greater number of local people through food growing, food preparation, education and the important social nature of communal meals and events - all contributing towards enhanced community wellbeing

Granton Community Gardeners is seeking an asset transfer for the site at 10 Wardieburn Road. We believe that owning the site is the next natural step in developing our community owned organisation and the wider engagement of our local community.

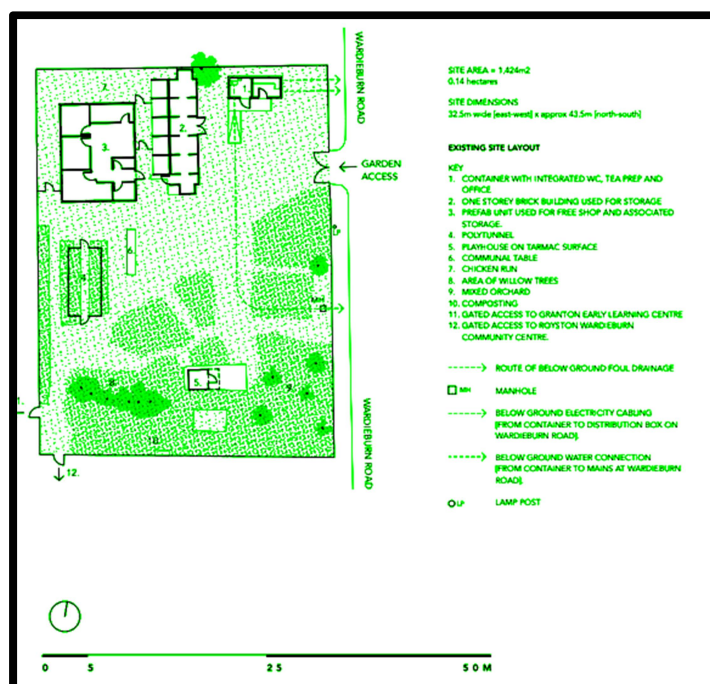
GCG recognises the importance of connecting people in the area, and the role that growing and sharing food can play in that. We have a vision not just to tackle food poverty but to explore what 'food wealth' could mean in our area. It must be about more than ensuring adequate vitamins and calories. If we are all eating bland food always alone; knowing that land and workers have been exploited in its production, or that we are only getting a meal because of charity, then this is not 'food wealth'. Food defines a culture in many ways. We are working towards a food culture where everyone has the opportunity to contribute something enjoyable and meaningful, and food is tasty, fresh, varied, and provides an opportunity for people to meet, connect, collaborate and celebrate.

Our business plan for the asset transfer is centered around the following principles developed during the course of the feasibility study and community consultation:

- **Continue to make outdoor-based activities the main priority (there are plenty of nearby indoor community centre-spaces)**
- **Create a small but effective indoor space and shelter that enhances safety, security, hygiene and our ability to carry out activities in challenging weather, as well as improving accessibility**
- **Improve our cooking and eating together facilities**

The main drivers for a community asset transfer are for GCG to be able to:

- **continue the work we are doing with a greater confidence that our role in the community is secured for the long term**
- **grow food, harvest food, learn about food and share food with everyone in our community be they young or old in a way that is safe, accessible, healthy and hygienic.**
- **continue all our activities throughout the year by having a sustainable, long term indoor space that can be used in challenging weather conditions.**



The Site - 10 Wardieburn Road

The land we plan to purchase is a 30m x 40m community garden on Wardieburn Road, Edinburgh EH5 1LY. It is owned by the City of Edinburgh Council. We gained access to the site in May 2018 following the demolition of a building, and there has been a huge community effort to transform the 'desert' we started with into a flourishing, beautiful, and productive garden.

GCG does not currently have a lease, but there is an informal agreement

that we can use the site.

There is a semi-derelict portacabin and an old brick storage shed on site. Both are of limited use beyond storage, due to being difficult to clean, control vermin, and guarantee safety, so are unsuitable to bring groups into. Additionally there is no electricity or water installed in these buildings. This means that we effectively have no space for shelter when we have groups scheduled during difficult weather conditions. Despite this, we have tried our hardest to minimise disruption with gazebos, and using windbreaks around temporary outdoor cooking set-ups. In addition the pathways can be difficult for wheelchairs, pushchairs or for those with mobility challenges, and our free shop is not currently accessible for wheelchairs.

In early 2021, a converted shipping container was installed by CEC, with a small kitchenette/office and bathroom. This meant that for the first time GCG had access to electricity, running water and an onsite toilet.

The garden is used for growing food, community events, workshops, hosting nursery, school and youth groups, and for providing resources, training, encouragement and gardening advice. It has become a much valued community space.

The garden is now producing 10 kinds of fruit, 35 different vegetables and herbs, and even grains such as wheat, oats and quinoa. This is either shared out between volunteers, featured in community cooking, or used in the bakery's weekly specials.

We have found that growing, cooking and eating food together help create a sense of belonging, wellbeing, and mutual understanding. There are children growing up in Granton for

whom sitting to eat a tasty meal with neighbours from a diverse range of ages and cultural backgrounds at a Community Meal is a normal part of life.

2) The Impact of GCG and the Asset Transfer

The work of GCG can be organised around 4 main themes, although there is lots of overlap between these themes. Here we present our current work under the 4 themes, highlighting the changes we plan to make through the opportunities that a community asset transfer presents.

GCG Work Themes and Activities	Current Outputs	Current Outcomes	Expected change from a CAT	City of Edinburgh Council Priorities (see table below)
1) Granton growing and learning together				
Providing advice and support to people in Granton who are growing on back greens or on street corners, including sharing tools, seeds and bulk orders of compost and woodchip. <i>Current Activity - started in 2010</i>	-9 street corners are in food production -5 back greens used for food production -Over 60 people involved in regularly growing food in Granton	A culture of growing food in local backgreens and on street corners A community coming together around food-growing Better access to free, local food	An improved space to bring local gardeners together to cook and share food, vegetables and seeds together - <i>additional 2 events per year, with estimated 40 people</i>	1C 1E 2A 5A, B, C
Providing free training on how to grow food. <i>Current activity - started in 2012</i>	Around 10 people per year receive 12 hours of formal training in growing food per year. Informal advice or support given to over 40 people per year.	Increased knowledge of food growing Growing a community of food-growers More food growing in	Indoor space may be used when weather is bad End of workshop event where participants cook and share a meal together using ingredients from the garden - <i>additional event with 12-14 people twice a year</i>	2B 5A,B, C

		Granton	Provide more food-based trainings, such as harvesting and processing fruit from the garden	
Weekly gardening club, open to all, people come and join in taking care of the gardens at 10 Wardieburn Road, learn some gardening and share in the harvest	Weekly 6-25 people meet together for communal gardening work (50 x 2-3hour sessions per year).	Significant amounts of fresh food are grown in Granton A welcoming community of people working to grow food together through the seasons. Important social group for many, reducing social isolation.	Gardening club can much more hospitable through the worst weather if a sheltered indoor space is available	1E 2A 5A, B, C
Hosting groups from local nursery and primary schools, youth groups, and other groups that work with families with young children - <i>Current activity - started in 2018, marked increase in visitors since 2021</i>	- -Weekly average of 159 visits to the gardens per week with around 60 of those by children. (based on Oct 21 figures). Approx 700 visits per month on average. Children and families have regular hands-on experience of a garden with flowers, herbs, fruit and vegetables.	Safe enclosed outdoor space for groups and families to come together Creating a culture of enjoyment of outdoor in all weather for families and children Reducing social isolation Learning outcomes related to food and environmental education, are advanced through experiential and play based activities.	With input from our regular groups, improvements to safety and hygiene on site. In adverse weather, groups can gather inside and additional cooking together activities can be added to activities - <i>estimated additional 10 visitors per week to garden for cooking activities.</i>	1A 1B 2A 3A 4A and 4B 5B, C
Growing heritage wheat in partnership with	-Gardening club participants learn how to plant, grow and harvest	Improved knowledge of the heritage of wheat Restoring a lost culture of	A new facility would include a space for storing and drying wheat, which we don't currently have	2B 5A, B, C

Scotland the Bread - Current Activity, started in 2015	wheat -Granton-grown wheat provided to Granton Garden bakery	growing wheat locally for bread in Scotland	Small sourdough workshops can be hosted onsite in a new kitchen - bringing the link between the wheat from the gardens to the bread we eat even closer - <i>additional 10 visits per month for</i> <i>sourdough workshops</i>	
Seed-saving - started a new seed library and half day workshops about why we save seed and how to save it - <i>Activity started in</i> <i>2021 (although</i> <i>seed-saving has</i> <i>been part of GCG</i> <i>culture for much</i> <i>longer)</i>	20 participants attended 3 seed-saving events in 2021 Approximately 25 varieties of seed saved, documented and collected into a GCG seed-saving library	Increased knowledge of how to save seed and importance of seed sovereignty Creating seed heritage for Granton-grown varieties, including varieties brought to Scotland from different cultures	Improved space for drying, processing and storing seed. Increased number of seed-saving events - <i>additional 20 visits per year to seed-</i> <i>saving events</i> Increased number of varieties being saved - <i>Increase of a least 5 more</i> <i>varieties per year</i>	2B 5A, C
2) A Family Friendly and Accessible Space				
Child-friendly garden space for exploration, play and learning with a playhouse, mud- kitchen, small willow forest - a wide variety of plants, worms, bugs and chickens to meet.	Around 2400 visits per year by children to the garden. Children have direct practical experience of food growing and harvesting.	Children from Granton enjoy outdoor learning and exploring Young mothers have a safe outdoor space to come together with their children - reducing social isolation	Improve accessibility with better paths for pushchairs and wheelchairs and develop a new building which is accessible to all	1A 1B 2A 4A and 4B
Provision of a “free shop” for donations	Usage of free shop varies, but at least 4 large bags of	Reducing waste Encouraging reusing and use	Improved accessibility. Improved ease of cleaning.	2B 4A and

<p>of toys, kitchen items and clothing to be shared for free - helping to reduce waste as well as costs to families</p>	<p>items per week are re-used by visitors, which would otherwise end up in landfill</p>	<p>of second hand items Alleviating the financial burden on low income families</p>	<p>.</p>	<p>4B</p>
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3) Connecting community through sharing food, community events and celebrations

<p>Providing and sharing community meals. <i>Activity since 2015</i></p>	<p>Prior to pandemic - 30-60 people came together for a meal every week, people helped cook and clean up, members of the BME community were a big part. Meals from different cultures showcased and shared.</p> <p>During the pandemic from March to August 2020, GCG delivered 18,000 packed lunches, and over 9,000 other meals in Granton</p> <p>Since the pandemic GCG has organised outdoor meals in the gardens in partnership with Scran Academy, Pilton Community Health Project and Stepping Stones - with an average of 50 people per week receiving a hot meal in the gardens. Monthly GCG/Scran community</p>	<p>Cultural Sharing around food, meals and eating together</p> <p>Normalising eating in community, thus breaking social isolation</p> <p>Children and families feel that there is a community working to support them</p> <p>People experience an increased sense of belonging and a connection to the place in which they live.</p> <p>Learning new skills and making new connections</p> <p>Building community resilience and addressing food insecurity through that</p>	<p>Improving the space for cooking and sharing meals together - by including an adequate hot water dishwashing area, a food prep space, storage for cooking and food prep equipment and an indoor cooking space as well as a better outdoor cooking space</p> <p>Reduce waste by having a proper dishwashing space</p> <p>With an indoor space - reduced need to cancel events due to difficult weather</p>	<p>2A 2B 3A 4A and 4B 5B, 5C</p>
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	meals attended by 70 people per month. Stepping Stones/Scran/GCG weekly meal attended by 30-40 people weekly			
Hosting large community events and celebrations each year, including a Burns Night Ceilidh (<i>activity since 2013</i>)	<p>Pre-pandemic the Burns night sold out 250 tickets per year for 6 years.</p> <p>13 large (100+ people) community events held in the garden</p> <p>In 2021, we hosted an outdoor Halloween event with Scran Academy with over 100 people attending (mainly children)</p> <p>Smaller more focused events also held, eg. Slow Food Scotland, hosted an outdoor eating event in the garden with approximately 25 people - to recognise the importance of our grains, and bread</p>	<p>Creates a sense of place and community in Granton</p> <p>Local celebrations bring a sense of joy to the community</p> <p>Reducing social isolation</p> <p>Highlighting food sovereignty</p>	Expanded capacity to host large events by having improved facilities and equipment	2A 3A
4) Connecting food in the ground to what's on the table				
Making meals with the food from the gardens <i>Activity since 2012</i>	Providing soup for the people attending weekly gardening club sessions - average of 15 soups per week, most ingredients from the garden	<p>Increasing consumption of locally grown food</p> <p>Increased awareness of and engagement with sustainable food</p>	More consumption of local food grown in the gardens will be possible with a better cooking and washing up space	1C 2B 5B, C

<p>Chicken Cooperative - 13 families take care of 24 chickens and receive the eggs from the flock for their family - <i>Current activity since 2019</i></p>	<p>13 families have access to local organic free-range eggs from chickens they have raised themselves</p> <p>Local community see the chickens as a great addition to the neighbourhood</p>	<p>Increased awareness about local food</p>	<p>With a kitchen where we can cook and clean up, eggs from the chicken cooperative could be used in baking workshops with groups.</p>	<p>2B 4A and 4B 5B, C</p>
<p>Granton Garden Bakery - GCG opened its first social enterprise in 2019. Inspired by the wheat we were growing, a natural progression was to open a sourdough bakery, baking with flour grown in Granton or from other local heritage grain flour producers . <i>Current activity since 2019</i></p>	<p>About 500 items produced and sold in Granton per month.</p> <p>Pre-pandemic a regular bread club organised with 5-10 participants baking and sharing bread together</p> <p>At least 4 volunteers per week support the work of the bakery, learning how to bake sourdough and take home a share of the bread</p>	<p>Restoring the culture of making naturally fermented bread made from wheat grown locally with Scottish Heritage Grains</p> <p>Increasing awareness of a short supply food chains</p> <p>Creating a local food economy</p> <p>Reducing food miles</p> <p>Creating opportunities for learning new skills</p>	<p>While the new development at Wardieburn Road will not be used as a space for the bakery, we will be able to use the space for hosting food events involving bread, for example celebrating Sourdough September, hosting events to showcase Scottish grains and conducting bread workshops. At least one more event per year</p>	<p>2B 5B, C</p>

Our aims are in line with many of the policy aims of both the City of Edinburgh Council, and the Scottish Government. Our plans would enable us to add further value towards meeting these.

	City of Edinburgh Council Plans	
1	Edinburgh Partnership Community Plan ¹ : A Good Place to Live: 3rd priority area	<p>The project would enable us to:</p> <p>1A Improve GCG's ability to respond to our communities vision for how the land should be used</p> <p>1B Increase local engagement with the space, as we make it more child-friendly, abilities-friendly and COVID-safe</p> <p>1C Enable GCG to support more community-led initiatives for creating a space which is most relevant to the local Granton community</p> <p>1D Create a hub for community to come together and enjoy a shared space for both indoor and outdoor events and learning</p> <p>1E Provide a resource for the community to come and get advice for their own food-growing initiatives and to share their skills and knowledge with each other</p>
2	Edinburgh Council's Business Plan ² :	<p>2A Citizens are socially connected and able to participate and develop throughout their lives</p> <p>The project will enhance GCG's ability to work with people of all ages and abilities on our site. Already we work with children, young parents, youth groups, schools and community organisations for the elderly. However, the current site presents a number of barriers to doing this as well as we would like to – for example, events have to be called off if there is bad weather, as we have no facility for moving activities indoors, and our temporary buildings provide no access for people in wheelchairs. We would like to work with our community more on how to prepare and cook the produce from our gardens, but our space for this is limited to makeshift outdoor cooking, which can be challenging, particularly in winter or bad weather. Despite this, we have managed to organise popular cooking and eating together events in the gardens - even in winter.</p> <p>2B Communities are safe, strong and able to cope with change:</p> <p>The Covid-19 pandemic has demonstrated to us how adaptable and strong our community is, as well as highlighting its vulnerabilities. From March until August 2020, GCG was the lead organisation distributing emergency food aid in our local area. We did this through referral and coordination with a wide network of local organisations and by training a team of around 30 local volunteers. After schools returned in August, we changed our model to picking up food from the gardens initially twice a week and then on a weekly basis over winter.</p>

¹ <https://www.edinburgh.gov.uk/downloads/file/23664/community-plan-2018-28>

² <https://www.edinburgh.gov.uk/downloads/file/24691/council-business-plan-2017-22>

		<p>Our work during the pandemic was constrained by our existing facilities, as we had to rely on neighbours and other organisations for storage of food stuffs and equipment for food distribution. With the weekly pick ups, we could only have an outdoor stall, which was very challenging in wet and windy weather.</p> <p>With an improved facility we could build on our capacity to work with the local community to be prepared for and respond to change and crises.</p>
3	Edinburgh North West's Locality Improvement Plan 2017-2022 ³	<p>3A <i>Vulnerable members of our communities will feel less isolated and more engaged with community life and key organisations, helping improve mental and physical wellbeing</i></p> <p>By improving the facilities on site, we will be better able to host members of the community to participate in all aspects of the garden.</p> <p>Through our community meals and this year, our lunch deliveries and food pick-ups we are well aware of some of the people who are isolated and for whom sharing a meal, a cup of tea or a chat in the garden is so valuable.</p>
4	Edinburgh Children's Partnership Plan ⁴	<p>4A Equity amongst children and young people and their families will be advanced.</p> <p>4B Children and young people, their families and their communities will be empowered to improve their wellbeing</p> <p>One of the drivers for improving the site is to ensure that all facilities and the garden area are child-friendly, as through our work with children and parents from Granton Primary School and Stepping Stones Nursery, we have seen how beneficial time spent in the garden, learning where food comes from and the sense of exploring a natural space is.</p>

³<https://www.edinburghpartnership.scot/downloads/file/32/revised-north-west-locality-improvement-plan-2017-22>

⁴<https://www.edinburghpartnership.scot/downloads/file/28/the-edinburgh-children-s-partnership-plan-2017-20>

5	Edinburgh Food Growing Strategy: Growing Locally ⁵ and Edible Edinburgh's Sustainable Food City Plan ⁶	<p>We are very much in line with all three aims:</p> <p>5A - Growing more food in Edinburgh 5B - increase consumption of locally grown food 5C increase awareness of and engagement with sustainable food across the city</p> <p>From the start GCG's work could have been defined by these three aims. The ability to own the site and design this site as we would like to means that we would be able to grow more, engage more and lead more local residents to consuming more local food.</p>
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⁵<https://www.edinburgh.gov.uk/downloads/file/29323/growing-locally-edinburgh-s-first-food-growing-strategy>

⁶<https://www.edinburgh.gov.uk/downloads/file/24195/edible-edinburgh-a-sustainable-food-city-plan>



Burns Night Ceilidh, Feb 2020

3) Our Story

Granton Community Gardeners

GCG began on a sunny Saturday in April 2010 when a group of neighbours gathered at a street corner on Wardieburn Road. There was a patch of grass with a fence round it that hadn't been used for anything and the group began to dig it up. Neighbours who had lived next door to each other for years but didn't know each other, started chatting. Everyone met new people that day. Friendships formed. People brought old tools and seeds. An older woman donated a tenner and we dug up 54p in change (our budget for the first 2 years). A community garden was created with a mix of flowers and vegetables planted and over the following weeks and months, the garden, and many of the friendships, flourished.

Over time more neighbours got involved bringing new skills, ideas and energy. In time there were some great harvests. During colder months of the year, when there was less gardening, the group started cooking and eating together in public buildings, using the food they'd grown.

In 2012, a community group was formed, successfully applied for a small amount of funding so they could buy a shed, some tools, run a Grow Your Own course for people in Granton and

bring more people to the meals. The amount of land being cultivated in Granton slowly started to expand and it gradually became unsurprising in the local area for street corners to be planted with crops.



In 2017, Granton Community Gardeners (GCG) became a charity with the aim of supporting gardening and anyone growing food in the local area. 12 different community growing plots across Royston Wardieburn were now being supported and GCG hosted regular, popular community events throughout the year, as well as working with other organisations like Granton Primary School, and Granton Library. The weekly community meals moved to Granton Parish Church hall, where they were hosted year-round until the lockdown in March 2020. The meals,



with an average of 40-50 participants per week, have been key in bringing some of the community closer through cooking and eating together.

In May 2018, GCG began operating on the big garden site on Wardieburn Road. This was a piece of land vacated by Granton Early Years Centre when they moved to new premises on Pilton Drive North. The buildings had just been demolished. With no utilities and a large desert-like expanse of compacted rubble and subsoil, this was the biggest challenge so far. 200 people got involved over the following months and within the space of a few weeks, the new garden

took shape. In the winter of 2018/19, over 30 fruit trees were planted and several large vegetable beds created. The garden is now a place where people come to work, learn, relax, chat, play and eat. There are regular open drop-in sessions with a wide range of groups, parents and toddlers, and after school clubs hosted on site. The additional space, with increased security, meant we could start a community chicken cooperative, with a flock of 24 egg-laying hens. Coop members (currently 13 households) pay a small monthly fee, share the responsibility of caring for the hens and get a share of the eggs.



Working on the new garden Summer 2018

In 2019, we launched Granton Garden Bakery. We had been growing wheat in Granton since 2015 as part of Scotland the Bread's Soil to Slice project, which seeks to engage communities with the source of their flour, and research the nutritional and ecological benefits of growing heritage wheat. Having grown healthy crops of varieties historically cultivated in the Lothians, we tried out baking with the resulting flour in what became a monthly "Bread Club". The Granton Garden Bakery was inspired by tasty bread club products as well as a desire to initiate a local social enterprise food initiative with the potential to contribute to sustainable and meaningful local employment.

With the onset of the COVID 19 in spring 2020, many of our activities had to stop. Instead, on day one of the lockdown, some GCG members received a call from Spartans Community Football Academy saying that they had been donated a supply of packed lunches which would usually go to office workers. With a handcart containing 50 lunches, and some carefully devised hygiene protocols, they went to visit people who would usually come to the community meals, especially older people who were living alone. These were days of high anxiety and empty

supermarket shelves. They checked that people were ok, and noted those who were unable to get to the shops themselves. The next day there were more lunches, and the next.



Emergency food distribution Spring 2020

GCG joined with other local organisations to form the North Edinburgh Covid Foodshare network (now the 'North Edinburgh Response and Recovery Group'). We became the point organisation for a section of North Edinburgh, and referrals started flooding in. Over the coming weeks, GCG recruited and trained a team of 30 volunteers who ended up delivering over

18,000 packed lunches, and over 9,000 other meals, including fresh vegetables, bread, eggs, and milk. Our key message was 'Your community is here for you and there is food to share'. As the restrictions lifted, this was gradually phased out, with a big reduction when schools eventually returned (and assumed responsibility for ensuring all children have lunches). GCG continue to keep in touch with and support a large number of people, particularly families and older people living alone.

With the relaxation of rules for COVID prevention, GCG has been able to resume a number of activities, especially from Spring 2021. In May/June 2021 we ran a very popular 6 week Grow Your Own Course at the big garden. We've also hosted a series of monthly outdoor community meals in partnership with Scran Academy. The garden has become a busy, vibrant, valued outdoor community venue. We currently have a busy weekly schedule of groups, activities, meals and events. And there is high demand for this to continue.

4) Our Aims



Granton Autumn Festival October 2019

The work of Granton Community Gardeners is rooted in promoting and working towards the principles of food sovereignty⁷ which are: 1/ Food is for people. 2/ Food producers are valued. 3/ Food systems are localised. 4/ There is democratic control over the food system. 5/ We build knowledge and skills. 6/ Our food system works with nature

We aim to proactively tackle food insecurity in a holistic way with dignity at the core; and with an emphasis upon building on the skills, ideas, initiative and vision of local people.

Our work has always been based, and reliant, upon the level of community support for our activities. The organisation was set up in order to be able to provide support, resources and structure where required, to help local people put their visions into practice. We've aimed to create a culture of possibility, where local residents with any ideas that fit with our charitable aims are given encouragement and practical support, in order to make these things a reality. This may be simply someone keen to try growing a bit of food on their windowsill, or may be a group wanting clean up their backgreen, or cultivate a new patch of wasteground. Or it may be something else which takes off as a valued community project in its own right, or steers the development of our whole organisation.

The organisation's charitable aims are:

1/ To support the advancement of a well functioning community with an increasingly healthy social, environmental, and economic fabric. Particularly by creating opportunities for people to

⁷ <https://landworkersalliance.org.uk/theory-of-change/>

meet together around food (growing, cooking and eating) and by supporting those who take initiative on this.

2/ To promote environmental improvement, including protecting and increasing biodiversity, by creatively imagining the best uses for our open spaces, and by caring for these spaces, particularly community gardens.

3/ To advance health and wellbeing, both physical and mental, by:

i. facilitating and supporting access to gardening opportunities, and other community events.

ii. contributing to improved diet through increased access to, and availability of, fresh local produce.

4/ To advance education and skills, particularly related to food (growing, cooking, and eating).

5) Where We Are

GRANTON

Granton is an area in North Edinburgh and within Edinburgh's Forth electoral Ward. According to the 2011 census, the population of Granton is 11,813, covers a 306 square hectare area and is recognised as one of the most diverse areas of Edinburgh with 7.7% of the population identifying as non-white.⁸ Just over a quarter of households are Council tenants⁹.

Areas of Granton are included in the most deprived 5% in the Scottish Index of Multiple Deprivations¹⁰, with much of Granton being within the top 20%. The Edinburgh Poverty Commission reports that 23% of the population of Forth Ward are living in poverty, with child poverty at 31%¹¹.

The area was mostly farmland until the late 1920s, when the development of significant numbers of houses began, to meet the growing housing need in the city. There have been more recent significant housing developments including at Granton Harbour as part of the large scale Waterfront Development.

6) The Context

Scotland

The COVID 19 pandemic brought the global food crisis to wider attention as shortages on supermarket shelves hit the headlines. There was an increased realisation that the UK was

⁸ https://gdccsite.files.wordpress.com/2017/01/gdcc_area_profile_census_2011.pdf

⁹ https://gdccsite.files.wordpress.com/2017/01/gdcc_area_profile_census_2011.pdf

¹⁰ <https://simd.scot/#/simd2020/BTTTTFTT/9/-4.0000/55.9000/>

¹¹ p. 7 and 8: https://edinburghpovertycommission.org.uk/wp-content/uploads/2019/09/Edin_Pov_Co_whoisinpoverty_Briefing_Nov_2019.pdf

dependent on unsustainable food supply chains. The UK grows less than 60% of vegetables and less than 11% of the fruit that the country consumes¹².

Food insecurity in Scotland was a growing problem prior to the pandemic with a 300% increase in food bank usage between 2014 and 2019¹³. Research around food insecurity during the pandemic revealed that a shocking 600,000 (14% of adults)¹⁴ in Scotland faced food insecurity.¹⁵ With many businesses closed during lockdown and some unlikely to reopen, the long term effects on unemployment and poverty are likely to continue for years to come.

Food poverty often results in stress, shame and feelings of isolation. Food banks are not the solution. Nourish Scotland's paper on Dignity In Practice¹⁶ (in which GCG features as a case study) emphasises the need for strategies to address food poverty which bring people together to share food and bring back dignity to communities affected by poverty and struggling with insecurities around food. The report also emphasises the importance of not only tackling poverty, but also shifting the food system towards one which is local and sustainable. Nourish's concepts include the need for people to have a sense of control of what they eat and who they eat with, and to be a part of community life, to be nourished and supported, and valued and listened to, were also at the heart of the Independent Working Group on Food Poverty's report of 2016.¹⁷

Food systems that are local and organic can help to significantly reduce greenhouse gas emissions. Growing food in the city, making the source of food closer to its consumers, can enhance biodiversity, reduce carbon emissions, as well as enhancing health and well-being.

Edinburgh

Spending on food accounts for a fifth of all income for Edinburgh's poorest communities and only 19% of men and 24% of women consume the recommended amount of at least 5 portions of fruit and vegetables per day¹⁸.

Lack of access to fresh fruit and vegetables is linked to poor health and well-being outcomes and is underpinned by poverty. Pilton Community Health Project conducted a number of community engagement surveys in North Edinburgh on food poverty and a key finding was the lack of access to fresh, affordable and accessible food¹⁹.

¹² <https://landworkersalliance.org.uk/wp-content/uploads/2018/10/matterofscale.pdf>

¹³ <https://www.trusselltrust.org/news-and-blog/latest-stats/end-year-stats/>

¹⁴ <https://povertyinequality.scot/wp-content/uploads/2020/04/Poverty-and-Inequality-Commission-Food-insecurity-evidence-briefing-.pdf>

¹⁵ https://foodfoundation.org.uk/wp-content/uploads/2020/04/Report_COVID19FoodInsecurity-final.pdf

¹⁶ <https://www.nourishscotland.org/wp-content/uploads/2018/03/Dignity-in-Practice-Full-Report-March-2018.pdf>

¹⁷ <https://www.gov.scot/binaries/content/documents/govscot/publications/independent-report/2016/06/dignity-ending-hunger-together-scotland-report-independent-working-group-food/documents/00502395-pdf/00502395-pdf/govscot%3Adocument/00502395.pdf>

¹⁸ <https://www.edinburgh.gov.uk/downloads/file/29323/growing-locally-edinburgh-s-first-food-growing-strategy>

¹⁹ <https://pchip.org.uk/wp-content/uploads/2019/10/Good-food-for-all-final-report.pdf>

At the same time, Edinburgh has a thriving community food growing culture with at least 69 community growing projects around the city²⁰ and access to allotments for food growing have a huge waiting list of over 3000 people. The interest in local food growing opportunities has increased with COVID.

North Edinburgh, where GCG are based, has a range of active community organisations, with residents associations and community groups working together to try to address the food issues linked to poverty in the area with the provision of food pantries, community growing spaces and community meals. The North Edinburgh Covid Response and Recovery Group received an Inspiring Partnership Award from the Chamber of Commerce for their coordinated efforts to deliver over 150,000 meals to people struggling during the pandemic lockdown.

²⁰<https://www.edinburgh.gov.uk/downloads/file/29323/growing-locally-edinburgh-s-first-food-growing-strategy>

7) Developing The Business Plan

a) Community Consultation

2019 and 2020

The idea for the community asset transfer has been discussed ongoingly with our members. In 2019, 57 people filled in a paper form response to say they supported us pursuing community ownership.

We have included a section on our website about the plans giving people a chance to respond to the idea (<https://www.grantoncommunitygardeners.org/some-future-plans>). This link has also been advertised on our garden gate, and through our monthly newsletter. At a large event in 2019, with over 300 people attending to celebrate the launch of our social enterprise: Granton Garden Bakery; we asked people for their ideas for the bakery and gardens. Some of the recommendations recorded from our community reflect the need for a better space at the gardens:

“an improved facility on site with a public toilet and hand-washing facility”

“a space to teach food hygiene and baking at the garden”

“cooking lessons please”

“an outdoor clay oven with community baking onsite”

“teach children how to grow food and make bread”

Some other comments from local residents and visitors:

“I can't believe what you've achieved in 2 years, it's beautiful”

“It's brilliant what you're doing, amazing for the bairns to get to see chickens on their walk home from school”

“We really need a proper building here -shouldn't need to trek to Lidl to use the toilet!”

“There's a need for somewhere for people to socialise, somewhere nice to sit and have a coffee. At the moment we're telling people not to meet in each other's flats, but that they can meet if they can pay for a meal in a restaurant. It's not fair, but it also shows the need for places like this!”

2021

In April and May 2021, we developed an online community consultation survey, which we shared with members and our wider community. There were 52 responses to the survey, all of which were incredibly helpful in helping us to realise the vision for the land if we are successful in completing the community asset transfer. Of the 52 responses, 88% of people (46 people) said they were in support of the asset transfer, with 4 don't knows, 1 no and 1 maybe.

The full results of the survey are available in Appendix A.

It was clear to us from the survey responses that GCG is seen first and foremost as an organisation who grow food in the community, who teach people how to grow food and who share the food that we grow with the community. The survey results supported the feeling we had that whilst there is a need for some improved built infrastructure, building any big structure on site was not what was needed, instead we needed to make it a better space for growing,

learning, harvesting, cooking and sharing food together with anyone in our community who wanted to join in.

Key to making these improvements are:

- Installing a space for cooking, food preparation and washing up
- Improving the safety and hygiene of the site and any infrastructure
- Improving the accessibility of the site
- Include a space sheltered from rain or wind

b) Feasibility Study

GCG received a grant from the Scottish Land Fund Phase One to conduct a feasibility study. After a competitive bid, we selected Akiko Kobayashi and Studio Niro combined proposal to work with us.

The full feasibility study and summary are attached as appendices.

The feasibility team consulted with us on our vision for the site. As it was a new experience for us to imagine the best facility, much of the role of the team was to facilitate GCG's thinking through the project, what different size spaces looked like, how to consider costings and what were the priorities for the organisation in the long term.

We began with an ambitious set of "wants" for the site, which resulted in a set of potential site layouts, room spaces and costings. This helped us to better understand the differences in costings for insulated closed spaces, uninsulated closed spaces, semi-closed spaces and sheltered fully open spaces, as well as making us look at the possibilities in terms of using the site in innovative ways.

From the beginning, there was a discomfort with creating something which would be costly. GCG wants to remain grassroots and available to the local community. Too often brand new facilities create barriers rather than opening up the space more. We felt that the way our gardens were the main visual and physical gateway for the neighbourhood and visitors was good and we wanted to retain that.

We also felt that our biggest strength was the fact that we had a good outdoor space, and this sense has increased through the year, as more groups have asked to make use of the space, feeling like friendly, secure outdoor spaces are the best place to work with people, given the ongoing concerns about COVID 19. Groups have enjoyed thinking of creative ways to continue activities in the cold and with the shorter days. We have hosted popular, regular outdoor meals with Scran Academy, Stepping Stones and Pilton Community Health Project.

Our community consultation reinforced our belief that our space's great strength was outdoor, and that all that we were already doing was highly appreciated. So rather than creating a new business model, with a need to create new income streams, we wanted to focus of getting even

better at what we do best - growing together, cooking together, eating together, and bringing community together.

For that reason, after several models had been put forth by Akiko and her team, we decided that we wanted a new facility that created minimal disruption to our existing set-up but which would give us key enhancements:

- A sheltered space for groups during difficult weather conditions
- A kitchen designed for cooking and eating together
- A building with improved accessibility
- Making as much use as we could out of 2 of the existing structures - the container and brick storehouse.

To do this, we examined options using repurposed containers, timber frames and bespoke metal barns. In the final report by Akiko, has presented 2 options which we are very pleased with. One is for a timber-frame building (referred to us Report 4 in architects report) and the other a bespoke metal barn. Each would be fitted out with a kitchen, storage, washing up area and small social space. Our free shop could continue to run from the facility.

FROM Akiko Kobayashi/Studio Niro Summary Report:

EXECUTIVE SUMMARY

This document collates a series of studies that were undertaken for Granton Community Gardeners during 2021 in order to explore the potential of a new building on their current site on Wardieburn Road.

The initial invitation to tender proposed a budget of £350,000* accompanied with a wishlist of spaces. Initial exploration consisted of understanding the physical presence of the organisation on the site, their visible activities and also the less tangible impact that they have on their neighbourhood. The value of GCG was particularly felt during the pandemic as it became an outdoors hub where people could meet, as well as GCG members being at the core of distributing supplies to those who were shielding.

The first round of options set out to articulate the kinds of spaces that GCG desired, using local and national comparators (for both space and activity) where useful. In parallel, a series of site strategies was explored.

In response to the elemental costings returned for the tiers of accommodation proposed, GCG requested another round of options that now incorporated shipping container-based accommodation. From this, with an agreed level of accommodation, two options along the lines of a preferred site strategy were developed in detail.

As the refined options were still not within an acceptable budget, the scope of the study was extended and reorganised to undertake one final option. In the interim, GCG had also carried out extensive community consultation on their activities and discovered that an overwhelming number of local people feel that GCG are delivering huge social impact from their current modest accommodation.

The last report therefore considered a simple barn-like structure that is intended only to replace the existing portacabin that is now coming to the end of its useful life. The accommodation being proposed focuses on better housing the core activity of communal cooking and eating, with an easy connection to outside areas and minimal impact on existing infrastructure.

REPORT SUMMARIES

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REPORT 4 - REPLACEMENT OPTION

FINDINGS & GCG RESPONSE

- The proprietary metal kit building information was provided for shell only and did not include e.g. any internal sub-division or kitchen installation, so should be used as an indicative supply cost as part of a more extensive overall project cost
- The timber frame barn, as a more bespoke proposal, included features necessary for GCG-specific activity
- There are limitations evident in siting any new building purely on the portacabin footprint, namely that the physical and visual transition from the street into the garden is not addressed, and that corridor-like spaces at the boundary are replicated
- A benefit of simply replacing the portacabin is that the garden area is not reduced, the garden layout is mostly unaffected and the development feels minimal
- The retention of the brick building should be tested through demonstrating usefulness for GCG purposes

COMPARATIVE COSTING
INFORMATION MATRIX

	Cost from supplier	Cost from QS	Costs applicable to both options	Notes
Site Works & Substructure				
Demolition and removal of portacabin and top layer of ground		X	X	
Concrete slab & foundations		X	X	
Services trenches		X	X	
Hard landscaping		X	X	
Soft landscaping		X	X	
Metal Framed Barn				
Steel frame	X			
Envelope (walls & cladding)	X			
Doors, windows, rooflights for steel building	X			
Steel framed covered extension	(X)			Cost to be requested from supplier if desired
Erecting Fee	X			Quoted separately below main kit supply cost
Timber Framed Barn				
Timber frame		X		Construction costs included in each elemental section
Envelope (walls & cladding)		X		
Doors, windows, rooflights for timber building		X		
Timber framed covered extension		X		
Internal partitions, doors & finishes		X	X	
Services				
Fittings (inc. kitchen)		X	X	
Electrics (power and lighting)		X	X	
Plumbing		X	X	
Rainwater drainage	X	X		Costing made by both
Heating		X	X	
Mechanical / Ventilation installation		X	X	
Permissions				
Buildings Warrant application			X	

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8) Asset transfer plan

Phase 1) Transfer of Ownership to GCG

Following the transfer of ownership to GCG, GCG will continue to run their activities on site. These are currently managed through a combination of grants (core and flexible), income from our social enterprise and fees for work conducted for partner organisations. There is no anticipated increase of staff related directly to garden activities.

During phase one, as soon as the asset transfer is completed, GCG will begin fundraising for the development of the new infrastructure, as well as applying for the necessary planning permission for the new building.

Phase 2) Development of the site

While the blueprint developed in the feasibility study will provide the main guidance for the proposed infrastructure on site, we are interested in looking at cost reductions and opportunities for community involvement. We plan to explore the areas where we can use our own skills and effort, for example, with the soft and hard landscaping, we are confident in being able to carry much of this out ourselves. We are also always interested in ways we can support local skills and improve local economy so will try to identify local people with specific skills to help.

For the construction work, we will get quotes from several sources before selecting the best one based on appropriate criteria to do with costs, timeframes and additional qualities.

We know how disruptive a construction project could be and in developing a timeline for new infrastructure, we would include a phased approach, that minimised disruption to activities. However, we also have the advantage of being able to move group garden activities to our other corner gardens to use as temporary activity bases when the big garden is inaccessible.

We know that our local neighbours, in particular those who look onto the site are key stakeholders and would ensure to engage with them throughout, including establishing clear communication channels for any disruption the work may cause for them.

9) Delivering the Project

a) Governance and strategic management

Membership

Granton Community Gardeners is a Tier 2 SCIO (registration number SCO47087), our membership is free and open to all, but only members 18 years and over who live within our defined geographical target area have formal voting rights. We currently have 148 signed up members.

Board

We have a board of 8 trustees (including 3 office bearers: chair, treasurer and secretary), 7 of whom are local residents elected from our membership at an AGM. Some have been involved in both our organisation and other local organisations/services/agencies for a decade or more. There is a lot of shared learning, trust, and understanding, as well as sensitivity to the particularities of our community (from soil, to history, to the interplay of services/agencies, and the multitude of connections, co-operations and tensions between its diverse cultures and residents.)

The formal qualifications of our Board include: Masters in Sustainable Development, Masters in Agro-ecology, Masters in Research Methods, Masters in Outdoor Education, Masters in Biological Science, Degree in Community Education, Permaculture Design Certificate, PhD in Social Anthropology, Degree in Clinical Herbalism, Postgraduate Diploma in Education (PGDE).

The combined professional experience of our Board includes: Community Gardening, Equalities Engagement Officer (Edinburgh&Lothian Regional Equalities Council (ELREC)), Food Hygiene Inspector and Trainer (REHIS), Interpreter (Bengali)(for NHS, Police, and courts), School teaching (Primary), Medical Herbalism, Renewable Energy, Cooperative Development, HR and Equalities (Police Scotland)(retired), Catering, Regional development worker (for Federation of

City Farms and Community Gardens), Field manager (habitat restoration), Office management, Conservation biology (UNDP), Youth work.

The finance role is conducted by our staff team, with oversight from our treasurer, and reported to the board by the Development Manager.

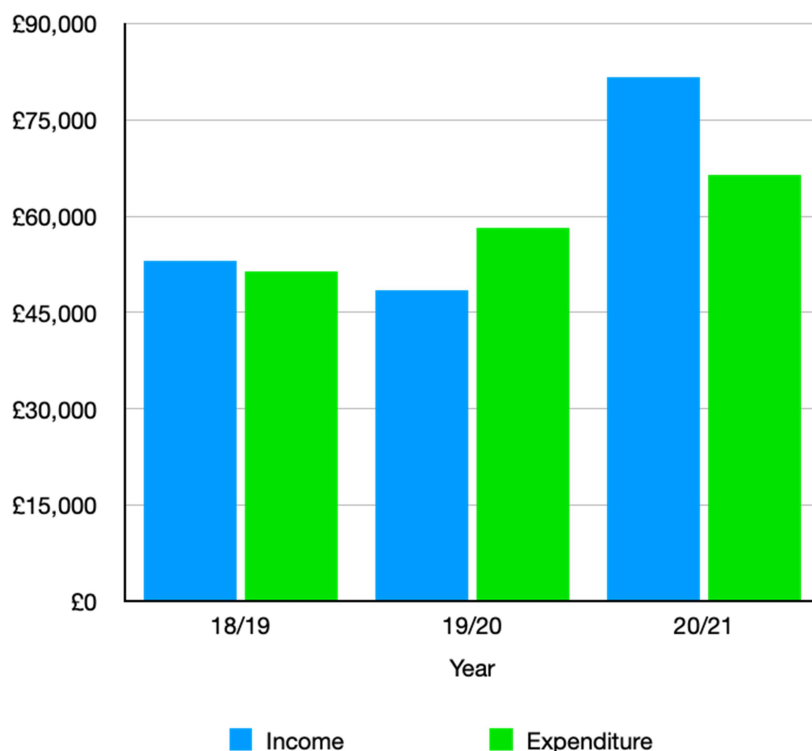
Working Groups

We have a number of working groups which operate under delegated authority from the board and report to the board. These comprise staff, board members, and regular volunteers. For example: Community Garden site management working group. Community Meals working group. Bakery working group.

b) Financial Stability

The organisation is financially robust. Activity has gradually increased year on year as shown in the chart below. We receive regular grant funding from the Scottish Government and some charitable trusts, plus a growing proportion of our income is generated from our social enterprise activity such as Granton Garden Bakery. This gives us a diversity of income streams. Reserves are held to cover 4months activity in the event of any gap in funding. Our activities are eligible for a wide range of funding streams, but we are careful to choose, and maintain good relationships with, funders whose values and approach are a good fit for our own. We don't have any loans to service.

GCG Income and Expenditure 2018-2021



c) Staffing

Our core staff are able to sustain a range of activities and services as well as engaging with and being responsive to the needs and ideas of our membership and wider community. We anticipate being able to create additional local employment opportunities as our bakery social enterprise expands. Volunteers are key to our organisation, both through formal volunteering roles, and as active local residents and community gardeners.

d) Policies and Procedures

As an organisation that has been operating for several years with experienced staff, and a competent board, all the necessary policies and procedures are in place. These are reviewed regularly by the board and the Development Manager keeps on top of changes and new legislation such as GDPR.

e) Legal Structure

GCG is a Scottish Charitable Incorporated Organisation (SCIO) registered with OSCR as a Scottish charity, (number: SC047087). The constitution governs a 2 tier structure, whereby the organisation is controlled by membership from the defined local area, from and by whom a board of trustees are elected.

The purposes of the organisation are as follows:

Purposes

The SCIO's purposes are to benefit the community of GRANTON (North Edinburgh) which comprises the area shown on the attached map: The area is bounded by (and inclusive of the streets mentioned), the sea, Wardie Steps, Granton Road, Ferry Road (numbers 400-740), West Granton Access Road, and Waterfront Broadway with a line extending directly to the coast. ("the Community") with the following objects:

- a. To support the advancement of a well functioning community with an increasingly healthy social, environmental, and economic fabric. Particularly by creating opportunities for people to meet together around food (growing cooking and eating) and by supporting those who take initiative on this.
- b. To promote environmental improvement, including protecting and increasing biodiversity, by creatively imagining the best uses for our open spaces, and by caring for these spaces, particularly community gardens.
- c. To advance health and wellbeing, both physical and mental, by:
 - i. facilitating and supporting access to gardening opportunities, and other community events.
 - ii. contributing to improved diet through increased access to, and availability of, fresh local produce.
- d. To advance education and skills, particularly related to food (growing, cooking, and eating).

f) Monitoring and Evaluation

We already have robust monitoring and evaluation systems in place for all our work, partly to communicate our impact to members and the general public and partly to report to funders.

Evidence is and will be collected from the following:

- Numbers and nature of people at events, meals, workshops, and drop in sessions
- Numbers and nature of volunteers.
- Quotes and case studies from participants.
- Consultation events and surveys.
- Photographs (where full permissions granted), including before and after activities.
- We also use facebook to gather comments and responses electronically.
- sales figures and feedback from bakery.

How We Use This Information

1. To improve our work, so that we can better meet the needs of people in our community, and more effectively advance our charitable aims.
2. To design and launch new initiatives, each of our new initiatives has come from the ideas and vision of local community members.
3. To communicate with our members, eg. via social media, newsletters, annual reports and AGM.
4. Reporting to funders and regulators : in line with our obligations.
5. To share learning with others: we are regularly looked to by other groups and organisations, (sometimes from far afield), as a model of community gardening which is strongly community based.

g) Partnerships

Granton Community Gardeners has long been committed to partnership working and has strong relationships with a wide range of other organisations and groups.

We were a founder member of the North Edinburgh Covid Response and Recovery group, which won the 'Inspiring Partnership' Award from Edinburgh Chamber of Commerce for the role we played in supporting our local community during the pandemic. This group continues to build on strong partnership working for the benefit of our communities into the future and we are an active member of this.

We are also a founder member of the Food for Thought Forum which brings together organisations addressing food in North Edinburgh.

We also mutually refer between members of the North West Action Group which comprises anchor organisations in NW Edinburgh such as Freshstart, Pilton Community Health Project and North Edinburgh Arts.

Operational Partners

Partner Organisation	Partnership Opportunity
City of Edinburgh Council	Council to transfer ownership of site at discounted valuation
Pilton Community Health Project	Mutual commitment to developing food sharing opportunities (eg. pantry) and tackling food insecurity locally. Use of kitchen space and bakery. Joint delivery of services such as outdoor cooking club and Bookbug.
Scran Academy	Hosting outdoor community meals, particularly through the use of the Scran Van.
Stepping Stones North Edinburgh	Working with young families in community garden setting
Granton Parish Church	Use of church halls and mutual interest in hosting community meals
Granton Goes Greener	Close co-ordination between 'Share n Wear' and our 'Freeshop', both aiming to make sure everyone in our community has access to the clothes they need free of charge, while reducing resource consumption levels and waste.
Royston Wardieburn Community Centre	Use of venue, joint events, supporting their new gardening group.
Granton Hub	Mutual support and encouragement between gardening groups.
Granton Youth	Giving young people the experience of

	growing and harvesting food
Granton Early Years Centre	Giving children the experience of growing and harvesting food.
Local Schools	Giving children and young people the experience of growing and harvesting food. Improving school grounds as a resource for learning, food growing, and nature.
Freshstart	Mutual referrals and sharing expertise
Spartans Community Football Academy	Coordination to tackle food insecurity locally.
GP Link Workers	Social prescribing
Social Farms and Gardens	Mutual referrals and sharing expertise
Scotland the Bread	We are part of Scotland the Bread's Soil to Slice Project, growing Heritage Grains provided by StB and milling these for use in our pay as you can bakery.
Edible Edinburgh	Developing a Food Plan for Edinburgh
Queen Margaret University	Long standing connection with Masters course in Gastronomy, including hosting field trips.
Edinburgh Seed Saving Network	Mutual support and sharing of skills and seeds.
Friends of Granton Castle Walled Garden	Mutual support and encouragement between gardening groups.
Lauriston Farm	Mutual aims: to significantly increase the volume, quality and accessibility of local food particularly to those with low incomes. And to provide opportunities for local people to get involved in food production, creating livelihoods as part of a strengthened local food economy.

Risk Mitigation

Risk	Impact	Probability	Existing Controls	Additional mitigation	Lead Responsibility
Council demands	Medium	Low	Liaison with Council following	Support from elected	Development Managers and

excessively high amount for land			valuers work Community Garden not under threat	members and wider community may be further drawn on	consultant
Difficulty raising capital budget to build kitchen/barn	Medium	Medium	Strong relationship with funders. Budget/design in line with realistic funding potential.	Potential for drawing on more local expertise to reduce cost. Potential for some use of own funds built through income generating activities	Development Managers
Asset Transfer not agreed by CEC	Medium	Low	Very strong case for Asset Transfer and significant local support.	Potential to appeal to Scottish Ministers	Development Managers and consultant
Loss of key personnel, volunteers or board members	High	Medium	Good staff terms and conditions, Well functioning team	Write a succession plan. Good terms and conditions for future staff. Continued CPD for staff and board.	Board
Project meets opposition from local community (e.g. planning objections)	High	Low	Strong community support. Extensive community consultation already carried out.	Strong links in the community to enable issues to be voiced and heard as they arise.	Board and Development managers
Difficulty raising ongoing revenue funding	High	Medium	Good relationships and track record with funders. Organisation very efficient with funding -low overheads. Funding currently in place to June 2022. Reserves sufficient to cover 4months revenue.	Organisation and projects eligible for wide range of funding sources. In line with many funders priorities. Reserves being built through income generation.	Development Managers and Board.
Capital build costs higher than expected	Medium	Medium	Professional quotes and QS estimates obtained	Quotes may need to be updated if costs of materials continue to rise.	Development Managers

				Funding strategy able to accommodate increased costs.	
Risk of GCG failing to raise funds to manage site and land being sold to developers	High	Low	Our charitable purposes and rules do not include housing development. GCG is an SCIO so is asset-locked, if for any reason GCG has to close, site would have to go to another asset-locked organisation who could not develop it	Rxisting controls mean this risk is negligible	Board

10) Marketing and Communication

As a locally rooted organisation our communication priority has always been to keep in touch with members, other local residents, and organisations with overlapping aims. It's very important that this is a two way process, not just us broadcasting information.

We produce a monthly newsletter and advertise our events and activities via posters on our garden gates. We also use chalk-drawn signs on the pavement on the day of a big event, which we've found effective in making sure the immediate neighbours and those passing, are aware and know they are invited. We have a strong social media following (eg. over 2,100 followers on facebook), and a frequently updated website which is a top hit for anyone searching for community gardens in Edinburgh.

The strong partnership links we have also boost our communications reach, as a wide range of organisations and people regularly help to publicise our activities through their own networks.

We also make connections by helping out with events around North Edinburgh and distributing flyers with information about our garden and bakery.

In practice, we've found that word of mouth is the most important way that people get involved in our activities; with posters and flyers largely just acting as additional prompts. It takes quite a lot of confidence for someone to come along after seeing a flyer or something online, without knowing anyone else involved. Word of mouth is also often the most effective means to two-way communication, as it frequently involves immediate direct feedback and the opportunity for questions. Because we have a large membership within the Granton community, and currently all our staff live very locally as well, speaking with our neighbours, often in the street, is a very effective way to get the word out about opportunities or events. This strength was particularly

evident during the pandemic when we started delivering lunches, beginning with one hand-pulled cart of 50 lunches, and eventually delivering over 200 meals every day for 5 months. A significant number of those in need of support were identified through people coming up for a chat in the street, either directly asking for help or referring neighbours or family members they were concerned about.

Our communications strategy allows for extending our reach when required. We can increase our social media output, and the amount of flyering we do via the local community and in local shops and community centres.

Since the construction of any new infrastructure will initially be disruptive to the immediate local neighbours, we will also ensure that they are kept informed, including by conducting door-to-door visits if necessary, and making sure everyone is clear about who to communicate with if any issues arise.

Our need to communicate much beyond our community is largely limited to funders with whom we already have a direct relationship; but we sometimes participate on wider stages, such as presenting at conferences, contributing to wider consultations and strategies, being featured as a case study (eg. for Community Food and Health (Scotland), or Nourish Scotland) and through the mainstream media (eg. we were recently featured on a special program for Beechgrove on the BBC).

11) Costs, funding and finance

h) Purchase costs and SLF Requests

We will be applying to SLF for the purchase costs - pending results of a valuation. This will include human resource costs for developing the project. We have already received £7000 from SLF Stage One for the feasibility study and site design.

i) Capital Development Costs

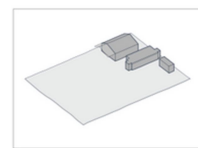
The Capital Development costs as evaluated by Akiki Kobayashi come to a total of £330,000 with an option to reduce this by £37,404 if we choose the bespoke steel barn option as outlined below. IN addition, we believe that there are opportunities for reducing the proposed cost as some of the work we can do ourselves or with our wider community. This would include cutting the costs of hard and soft landscaping (£51,000) and dismantling and disposing of existing portacabin (£5000). There are likely other areas where costs can be reduced through examining which spaces could be self-built, such as covered outdoor area.


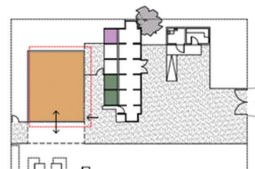
REPORT SUMMARIES

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REPORT 4 - REPLACEMENT OPTION

Additional option to simply replace the end-of-life existing portacabin structure in the same location on a similar footprint. Proposal for a timber framed 'barn' accompanied by information on a partially comparative proprietary metal framed option from a kit supplier/manufacturer.
[Link to document >](#)



<p>CONTENTS</p> <ol style="list-style-type: none"> 1. Site Strategies 2. Construction Approaches 3. Timber Frame Barn 4. Costings 5. Appendices <p>METHOD</p> <ul style="list-style-type: none"> • Analysis of implications of removing or retaining the brick building, and the latter preferred options selected by GCG • Information on an agricultural steel kit building obtained independently by GCG • Development of a timber framed proposal of comparative scale, with the additional information of associated groundworks, internal partitioning, servicing, fit-out and covered area • Site visit during a community meal (Scran Van) to better understand how the garden is used • Costing of timber framed proposal 	 <p>BESPOKE TIMBER FRAME</p> <ul style="list-style-type: none"> • Proposal based on the GCG preferred site strategy of erecting any new structure on the footprint of the current portacabin. • The overall area and volume was limited to match the size of the proprietary metal building (info procured by GCG), and accommodation consisted of a kitchen, larder, freeshop, freeshop store, and an indoor social space opening out into a covered social area. • The brick building and the office/WC container were retained <p>Estimated construction cost £275,000 (ex. VAT)</p> <p>Estimated project cost £330,000 (inc VAT)</p> <p>Items 2.1-2.4 from Strategic Cost document Bespoke shell + covered area, gutters, internal finish & glazed doors £66,768 (ex. VAT)</p>	 <p>PROPRIETARY METAL FRAME</p> <ul style="list-style-type: none"> • Kit building information obtained by GCG. In comparison to the outline timber framed proposal, the kit information does not include for spatial features such as a covered area, double doors and internal partitioning, fittings such as the kitchen and other services, and substructure and site works such as the foundation/floor slab, removals and hard and soft landscaping • Additional measures may be required in order for the structure to be compliant with Building Standards for public access • The brick building and the office/WC container were retained <p>Quote from Grampian Steel Buildings (Aug/Sep 2021) Proprietary shell supply cost and erecting fee £29,274 (ex. VAT)</p>
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j) Capital Funding

As mentioned above there are areas for reducing costs through in-kind work provided by us and our community.

We are confident that we can raise the capital costs incurred by a new building on site. We plan to do this, first by working with 2 of our longstanding funders - The National Lottery and the Robertsons Trust.

We have identified the following as potential funders: Garfield Weston Trust, Co-op Foundation, Tudor Trust, Foyle Foundation, Schuh charitable trust, BIFFA, Viridor, Wren kitchens.

We are also confident in our ability to raise a significant portion of the costs through a crowd-funding campaign.

k) VAT

We are a registered charity and hope that because of this, we could ask contractors to waive VAT costs.

This is something that we are in the process of assessing. If the option above is not feasible, we will register for VAT.

I) Income Generation and Sustainability

Our project will continue to be sustained through a mix of:

- Grants - most of our income comes from grants. This includes Scottish Government Grants from the Investing in Communities Fund, The Roberston Trust, and The National Lottery Community Fund
- Income from social enterprise - We run a small community social enterprise - Granton Garden Bakery. We generate income by selling our sourdough bread made from organic local grains on a pay as you can basis from a space within Pilton Community Health Project. We anticipate sales from GGB becoming an area of growth in the next 5 years. Already we have seen some increase in sales opportunity through local organisations and event holders commissioning our products to provide as refreshment at events, which has helped to boost our regular weekly sales. Next year, we will expand from baking 2 days a week and selling on one, to baking 3 days a week and selling 2 days. The following year, we hope to be moving to a new premises where we will be able to greatly expand the bakery to a full-time operation with its own facilities and a much wider distribution area.
- Payment for our service delivery - Because we can provide an important, stimulating and safe environment for other community organisations to bring their groups to, we have been able to generate income through payments for groups using the site.
- Delivering Training/Events - Our staff can provide workshops in food-growing, bread-making, seed-saving, cooking and orchard care and have been asked to deliver training in these areas.
- Donations - A number of people provide us with donations, which add to the mixed income model of GCG

Appendices

Appendix A



Granton Community Gardeners Survey

A few questions about what to do next together, and the future of our big garden.

First of all, a very big thank you to all of you who took the time to respond to our community consultation. As well as demonstrating support for the community asset transfer, it was really great to read about your ideas, and your encouragement as well as a few points of caution.

We have been looking at the responses and will use them as best we can moving forward. The priorities and suggestions will hopefully be useful for all of us to get ideas and give a focus to what we can be working together on. One of the top priorities was to provide free, friendly training for anyone who would like to grow their own food, so we put this straight to the top of our list and ran a free 6 week Introduction to Food Growing Course in May and June (this was very popular, received excellent reviews, and will run again). We have slowly started post lockdown to re-introduce community events with the Scran Van meals in the garden once a month for the summer period (you're all invited!). We have also started work on a Granton Seed Library, by collecting seed saved by our members. More and more community groups

(especially those working with children and young families) are making use of our garden space, and the chickens are back! We've not responded here to every detail mentioned below, but they have all been noted!

We definitely agree that a community asset transfer would help in being able to invest in and improve the garden to be more accessible with better facilities, able to provide more opportunities and support for people to grow, cook, and eat food together. We also agree that an asset transfer is good for community ownership and decision making.

And finally, there were a couple of welcome reminders to concentrate on our core activities and not overstretch ourselves.

Do please feel free to get in touch anytime with any further comments or suggestions. We will keep you posted on the progress of the asset transfer and developments at the gardens. If any of the names for the garden that other people suggested jump out at you as being particularly great, please let us know!

The full results are below:

Survey Results

Who Responded?

We had 52 responses altogether, of those 44 (84%) were from within Granton Community Gardeners (GCG) membership area (EH5) and all but one of the remaining 8 responses were from adjacent postcode areas (EH4 and EH6).

The majority of people who responded to the survey lived locally. The responses came from people who had interacted directly with GCG through a visit to the garden, visit to our free shop, participation in one of our community events like the annual ceilidh, joining a community meal or buying bread from our Granton Community Bakery. Some had received food from us or were local people growing food in Granton.

What Should Our Priorities Be?

This question came with a list of suggestions for priorities and then had space for people to add their own ideas. People could give as many priorities as they wanted to. The top priorities which more than half of the respondents proposed, in order of popularity were:

- 1) Provide free, friendly training for anyone who'd like to grow their own food (41 people, 79% of respondents)
- 2) Create more opportunities for young people to experience growing their own food (37 people, 71% of respondents)
- 3) Hosting community events with food to bring people together (34 people, 64% of respondents)

- 4) Supporting residents of shared back greens to work together to improve them (33 people, 64% of respondents)
- 5) Making the big community garden as good as possible (32 people, 62% of respondents)
- 6) Making sure everyone in Granton has enough food and doesn't go hungry because of lack of food (32 people, 62% of respondents)
- 7) Working together to grow as much food as possible in Granton (30 people, 58% of respondents)
- 8) Baking more bread and exploring other food business ideas to create local jobs (29 people, 56% of respondents)
- 9) Providing opportunities to learn to cook with freshly harvested ingredients (29 people, 56% of respondents)

As well as this, there were other important one-off priorities suggested including:

★ Bring back the chickens (*we did!*) ★ Include elderly, people with disabilities and people recovering from drug and alcohol addiction ★ Don't only help people with shared back greens - also help those with shared *front* greens ★ Highlight the mental health benefits of being in nature and gardens ★ Anything that works to create and empower community ★ Orchards in Granton's parks and green spaces ★ Litter clean ups ★ Help to get more community garden spaces started ★ Provide tools ★ Consolidate bakery work ★ Get veg to people outside of Granton through charities ★ More activities with schools, such as after school sessions ★ Make the free shop more accessible ★ Protect Granton's environment.

How Can We Improve the Gardens?

Over 70% of people said:

- Space to Grow Food (40 people, 77% of respondents)

Over 60% of people said

- A seed library/ a space to share seeds (36 people, 69% of respondents)
- A space for community events (34 people, 65%)
- A plant nursery for the local community (34 people, 65%)
- Activities for groups from schools and nurseries (32 people, 62%)

Over 50% of people said:

- An indoor space for activities in cold/wet weather (29 people, 56%)
- A peace garden to relax and chill out in (27 people, 52%)
- Facilities for people to cook together and cater for events in the garden (26 people, 50%)
- A chicken run (26 people, 50%)
- Safe space for young children with parents/carers (26 people, 50%)

Other improvements were:

★ Free shop ★ A Cafe ★ Renewable energy ★ Space for new small food businesses to start
 ★ A tool library ★ Electric vehicle charging point ★ Space for DIY projects ★ Improve accessibility for wheelchair and people with disabilities ★ Toy library ★ Tree nursery for an

Edinburgh forest ★ Bees ★ Sensory garden for children with special needs ★ Outreach programmes for pairing and sharing

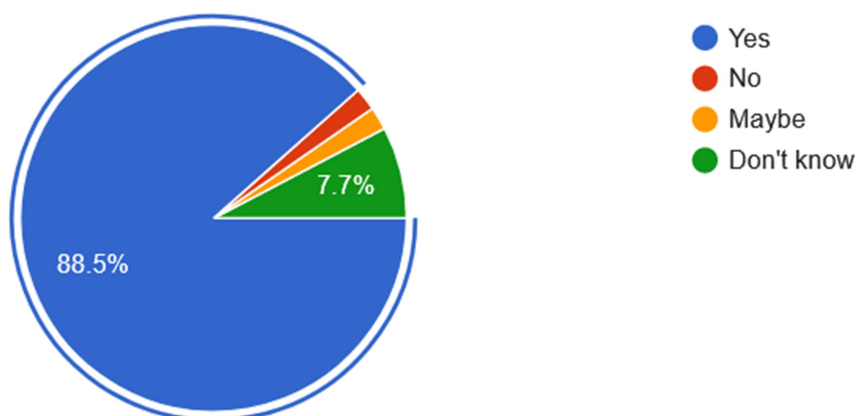
And a couple of important reminders:

“TBH, I think you have too many gardens and you can't keep up with the ones you have”

“I think it's important to secure a strong core as foundation which can then be added to in an organic, ad-hoc way. I'm not sure about creating indoor facilities and would rather see other existing local facilities optimised.”

Do you support the proposal for GCG to apply for a Community Asset Transfer to City of Edinburgh Council?

There were 52 responses:



What are the benefits for GCG owning the land?

88% of people said for GCG to be able to invest in better facilities for our activities and to access funding for that

86% of people said to provide more resources and opportunities for local people

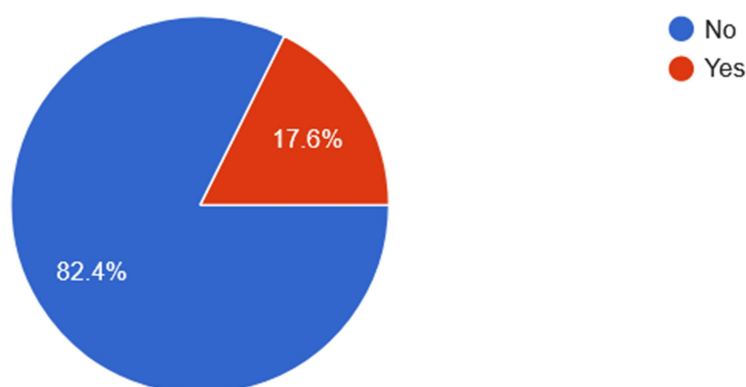
80% of people said to secure the land as a community garden for the long term

Other responses were:

★ Better facilities ★ Eating together the food we have grown together in our local area ★
 Better delegation of decision making to the community ★ Able to do long term planning ★
 ★ Autonomy for local people ★ Security and a sense of ownership ★ to register as a
 community croft ★ To save the land from council putting buildings on it ★ Community
 ownership for community well-being and decision-making ★ To increase your confidence in
 long-term planning ★ Secure a living heart for the community ★ Since you manage the land,
 you understand best what the land needs and how to make the most of it for your community,

Do you see any disadvantages with a Community Asset Transfer for GCG?

51 responses



What could the disadvantages be?

Not enough people to maintain them

Need to pay for waste collection

Some advantages in state owning land

Beware of the burden of responsibility that ownership would represent

What costs that currently fall to the Council would fall to GCG?

What would happen to the site if GCG was no longer?

How could we secure its permanent public / community ownership?

Will council abandon any care/responsibility?

Not disability friendly

Other suggestions for GCG.

- ❖ Welcome new people to the area, make sure there is no resentment towards new people
- ❖ "Twin" with other Edinburgh community gardens, share seeds, help each other on projects.
- ❖ Ask people no longer able to "work" their gardens if they'd like to "give over" the space for crop growing?
- ❖ Spread around the community to be more visible and to help improve spaces, like the corner by Javits...create an attractive picnic corner....could it be partly funded by the advertising/billboard on the space?
- ❖ Plant fruit trees and have a contained area for the communal bin
- ❖ Could we try to have a community orchard little Portobello did, offering fruit trees to residents?

- ❖ some online sessions teaching gardening skills - maybe some paid for workshops to raise money?
- ❖ Hopefully taking part in another edition of The Power of Food Festival at some point?.
- ❖ The space behind pilton drive North would be a fantastic place also to grow and expand
- ❖ Have more community events - Gala days - Fundraising events etc
- ❖ Mini gardener groups for the kids to get involved would be great and ways to involve more young people in growing
- ❖ Could pretty up local places with plants - shops, school, drs
- ❖ More information about what's going on, maybe with a big noticeboard or on facebook
- ❖ I am afraid of balance between gardening and feeding. Feeding shouldn't be the main focus here- but it is - this is my perception for now (March 2021).
- ❖ we can partner/work with/communicate with the big community centre next door - we don't want to duplicate what they're doing but they were there first, and they may also have resources they're willing to share with us. We also need to encourage them to open up to the immediate local community rather than just serving school groups. There's already a cafe in their building that's currently sitting unused. It would be good to at least find out what their plans are for it and whether they're up for being cooperative.
- ❖ Work with Broughton High and offer Duke of Edinburgh students the chance to do their volunteering hours in the garden.
- ❖ Make a storytelling clearing in the garden for children and for adult storytelling events with a fire pit.
- ❖ Also a location for outdoor meetings and encourage councillors to hold their wards there. So connecting the community to the space.
- ❖ Recycle art and garden classes learning stuff together and easy access for all ?
- ❖ More gardening groups and a cafe community chat for people who are isolated in one way or the other.
- ❖ Create enterprise to make financial sustainability. Less reliability on funding. Scoping of selling local produce within ethical/organic niche.. a shop front OR online shop of the produces

Other comments

- ❖ What you do is absolutely fantastic
- ❖ I think GCG is a huge community asset and one which should be empowered to help local people as much as possible.
- ❖ Gives a sense of community to all involved and a way to bring in new people
- ❖ You're already doing a lot :) Keep it up
- ❖ .GCG is the best example of community involvement
- ❖ Loved attending the group there
- ❖ I would like to become involved
- ❖ Fabulous resource, great food program and community building group
- ❖ GCG is a brilliant and much needed initiative. Just keep going!
- ❖ Can't wait to return!
- ❖ I think you all do amazing work
- ❖ I really found the bakery to be fantastic and think other similar ideas would be amazing for the Granton community

Suggested names for the Garden

★ Pamoja Granton Gardeners (Pamoja means together) ★ Granton Community Garden Centre ★ Wardie Hope Gardens ★ Granton Community Garden ★ Sunshine Garden ★ Wardieburn Garden ★ The Granton Oasis ★ The Green Welcome Space ★ The heart garden ★ Granton Central Garden ★ Granton Pulse ★ Heart of Granton Garden ★ Mothership Garden ★ The Granton Crux Garden ★ The Pop-In Place ★ Granton Eden ★ Granton Urban Garden ★ Granton Big Garden ★ GCG Hub ★ Number 10 Garden ★ THE Big GCG ★ Granton's Green Patch ★ Wardie Farm ★ Granton Gardens: A Place Where All Are Welcome ★ Garden Dreamers of Wardieburn ★ The Green Garden ★ Porta Coeli (Gateway to Heaven) ★ Greenland ★ Growing Granton ★ Wardie Garden ★ Granton Community Garden Centre ★ Granton Community Project