

City of Edinburgh Council Application for an Asset Transfer

Stage 2 – Sustainable Business Case

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Introduction

Following assessment of a Stage 1 Expression of Interest by a Panel, your organisation may be invited to progress your proposals, setting out in further detail the wider community benefits, provision of services and financial aspects of your proposals that could enable the transfer of the land and/or building currently owned by the City of Edinburgh Council.

This form provides for the following:

- Section 1 - Guidance on the Council's Asset Transfer Policy and on submitting a request at Stage 2;
- Section 2 - Sources of free and specialist (with a fee) advice and support in progressing a detailed capability and financial plan;
- Section 3 – Completing the Stage 2 Form. This addresses the wider community benefits, proposed provision of services, the costs involved and how you intend to maintain ownership and revenue provision over many years. (The form can be completed and submitted electronically).

Section 1 - Guidance

You should read the [Scottish Government Guidance for Community Transfer Bodies](#) to ensure that you have included all the information required for this submission to comply as an Asset Transfer request. Specific timescales for submissions apply and you should make yourself familiar with these.

Applicants should also read the Council's Asset Transfer Policy prior to completing an initial request (Stage 1 – Expression of Interest Form) or the more detailed Stage 2 – Sustainable Business Case.

Question - Why do we need to set out our detailed proposals at Stage 2 for using the asset and how the project is to be funded?

Answer: Your application will be considered by the Council's Finance and Resources Committee. The Committee needs to know that the proposals contain a number of key factors, for example;

- Is there evidence of strong community support for your proposals for use of the asset and any related impacts taken into account?
- Is there a considered analysis of the market for the use of the asset as this lets Committee know that other services/provision has been examined within the local area and across the City?
- Have the financial aspects of acquiring and using the asset been thoroughly examined to ensure that any risk is minimised and that the prospect of returning to the Council for assistance or for requests for funding is minimal?

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Question – What is a Sustainable Business Case, what should be included and how should this be presented?

Answer: A detailed Business Case is required to cover a period of years, setting out how you intend to use and finance the asset.

The sustainability aspects relate to; (i) how you intend to continue long-term ownership, (ii) arrangements for strong governance and intended operations including financial arrangements for long-term growth, (iii) improving community benefit and (iv) minimising any harmful environmental impacts.

In relation to how your plans should be presented, this is a matter for you to decide, so long as your Stage 2 Business Case provides the level of detail required.

Question - What can be included within a sustainable business plan?

Answer: The following is provided for additional guidance only and is not comprehensive because plans for the use of an asset will be different in each case. You may wish to consider some of these elements within your plan which will help make use of the asset a success.

Part A

Market and operational environment:

- strategic fit between the business objectives of the community body and the proposed use of the asset;
- impact of taking on the asset based upon current and future capacity and capability;
- the skills of the community body that will enable sound management and productive use of the asset;
- the strength of partnership to take on and make the asset a success, in particular clear identification of the community benefits arising from the transfer of the asset;
- current capacity and what partnership arrangements exist to enhance the prospects for medium and long-term success of the use of the asset;
- is there a clear business growth plan and marketing plan in place in order to maximise the use and income generation prospects;
- why the asset is needed and its intended use - aligned to local policy, strategy and community needs;
- define the economic, social and environmental benefits of the use of the asset and the advantages in this regard of the proposal;
- demonstrate engagement with the wider community in order to ascertain usage and success of the proposal;
- management of risk, accounting for unforeseen circumstances and avoiding putting at risk the core organisation/partners;
- information on the strength of commitments by interested parties;
- the most advantageous delivery model and governance structure to manage the asset during/post transfer.

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Part B

Financial management - Budget and income, provides evidence of:

- revenue costs are known and plans take these into account;
- repairs and other improvements to the asset are taken into account to reflect the business proposition;
- projected income/expenditure plan for at least five years to identify a range of sustainable income streams;
- financial risks to both the asset and applicant organisation;
- projected utilisation and cash flow forecasts;
- market analysis and mitigation of financial risk for partners and the wider community;
- available funds to invest in the asset.

Section 2 – Sources of Advice and Support

In examining the use of an asset for the benefit for the community it may be helpful for you to request specialist help and support. The following organisations* are independent of the Council and can provide additional support if requested. Dependent upon the nature of the request, some of these will be free and some may apply a fee.

- [Development Trust Association Scotland](#)
- [Edinburgh Business Gateway](#)
- [Edinburgh Third Sector Interface](#)
- [Community Shares Scotland](#)

Also,

- Council and the Community Learning and Development Service

*Other support agencies are available and this should not be interpreted as an endorsement from the Council.

Sources of further information and reference* are also available, some of which are as follows:

- [SME Business Planning Toolkit](#)
- [Starting a Social Enterprise – Business Planning](#)
- [Business planning – 8 critical success factors](#)

*Other sources of information and advice are available and should not be interpreted as an endorsement from the Council.

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Section 3 – Completing the Stage 2 Sustainable Business Case Form

Assessment Scoring

Question: How will Stage 2 submissions be assessed?

Answer: A scoring matrix will be applied in the assessment of proposals and these will consider the proposed use and financial provisions made for the asset.

The following scoring will apply:

<u>Score</u>	<u>Criteria</u>
0 = Poor	Little or no response in regards to the submission with ill defined unrealistic ambitions
1 = Weak	The submission contains only minor detail and is not based on robust information
2 = Moderate	The submission provides a level of detail which enables understanding with acceptable projected benefits
3 = Strong	The submission provides sufficient evidence that the issue has been taken into account with sound, sustainable Best Value characteristics
4 = Very Strong	The applicant has included all the issues in the submission and has provided additional information which enables detailed understanding with strong and sustainable Best Value characteristics with robust related project benefits

Assessing Equality and Rights and Sustainability Impacts

The Council under the Equality Act 2010 and the Climate Change (Scotland) Act 2009 with the related Public Sector Duties is required to assess whether there are any detrimental impacts potentially arising within asset transfer proposals and to identify how these can or should be mitigated. Council officers will assist you in the development of these assessments which are used by the Council in the decision making process. Questions are included within the application form (see part C).

Completing the Stage 2 Form

The key questions in the form below are designed to tell Committee about the governance of your organisation, your detailed plans for the asset, support from the local community and other interested parties, financial plans, current relationship with the Council and other information. Information contained within the application will however be shared with those involved within the decision-making process and data protection and commercial confidentiality arrangements will apply on such occasions.

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The Stage 2 Form contains sections for (i) information on the key elements of the Business Case, (ii) information on how the asset relates to Council policy outcomes and/or key public strategies in Edinburgh and (iii) any additional information. Please ensure that if you have a separate Business Case that you attach it to your Stage 2 Form as this will avoid the need for any delays in the assessment of your submission.

Please note that:

- Council officers may require a number of follow-up meetings to discuss your proposals. This is with the aim of better understanding your intentions.
- The minimum timelines, whilst set out in the policy, may be extended for particularly complex submissions, for the briefing of community members and other interested parties including local elected members, or where there is a delay in submitting additional information beyond the control of those involved.

Finalising your submission and accompanying information

Please ensure that you answer all of the questions asked throughout the form. Failure to fully respond may delay your request being considered by the Council.

Please also ensure that:

- a) You attach the required documents as identified at the end of the form,
- b) Three people from your organisation sign off the application. This is to ensure that the Board of Directors/Management Group are aware of and support the submission.

Please return the form to:

Property and Facilities Management
G4 Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

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**APPLICATION FOR THE TRANSFER OF AN ASSET
CURRENTLY OWNED BY THE CITY OF EDINBURGH COUNCIL**

Request to the Council

	<table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Is this application being made under Part 5 of the Community Empowerment (Scotland) Act 2015?</td> <td style="width: 10%;"></td> <td style="width: 20%; text-align: center;">YES</td> </tr> </table>	Is this application being made under Part 5 of the Community Empowerment (Scotland) Act 2015?		YES
Is this application being made under Part 5 of the Community Empowerment (Scotland) Act 2015?		YES		
1.	<p>Are you requesting the transfer of a building that is owned or leased by the City of Edinburgh Council NO</p> <hr/> <p>Are you requesting the transfer of a piece of land that is owned or leased by the City of Edinburgh Council YES</p>			
2	<p>Please identify the building and/or piece of land that is the subject of your request: NAME: Granton Community Gardeners ADDRESS: 10 Wardieburn Road POSTCODE: EH5 1LY MAP REFERENCE: (please attach a map indicating the location of the building/land – this is in order that all parties are clear on the nature of the request) https://goo.gl/maps/4HudRR1dvEKVuagm6 55.97704126231857, -3.22943789673759</p>			
2a	<p>Please state whether this is an application to purchase or to lease the property or if the request is for other rights to use the property:</p>			

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	This is an application to purchase	
2b	<p>VALUE</p> <p>Have you sought an independent financial assessment of the value for the building/land? If so please identify the source and the estimated value (Note: because your request concerns a public asset, references to the source(s) and value(s) may be referenced in reports to council committee(s) in reference to your submission;</p>	
	Source:	Estimated value (£)
	Graham and Sibbald	55000
3	Please detail below the nature of the request to the Council (please complete one section only):	
3a	Total transfer by sale or lease of the building/land identified in Section 2 above: : YES	
3b	Gradual transfer by sale or lease of the building/land identified in Section 2 above: NO (Please delete as necessary)	
3c	A transfer of just a part of a larger building or part of a larger area of land: NO (Please delete as necessary)	
3d	If the request is for other property rights (ie not a sale or a lease) to make use of a property please specify the nature and extent of the rights sought:	
4	Please indicate below the purchase price, rental or other payment being offered for the asset (please complete one section only)	
4a	Where a purchase is being requested please state the price that you are prepared to pay for the building/land that you have identified in Section 2 above: <i>Valuation Pending</i>	
4b	Where a lease is being requested please specify: (i) The annual rent that you are prepared to pay:	

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	<p>(ii) The duration of the lease requested:</p> <p>(iii) Any other special lease terms required:</p>
4c	<p>Where another form of occupancy (not a sale or lease) is being requested please state the price that you are prepared to offer for such rights to use the property:</p>
5	<p>Please summarise below the reasons for making the Asset Transfer request, any special terms and conditions applicable to the request, how you intend to use the Council building/land and any related timescales:</p> <p>The main driver for a community asset transfer is for GCG to be able to:</p> <p>a) continue the work we are doing with a greater confidence that our role in the community is secured for the long term</p> <p>b) to be able to 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.</p> <p>We are a local small community organisation with a big impact for the people in our community and we want to secure this into the long term.</p> <p>We want to maximise the area used for food growing on site (including a good space for our flock of hens). We feel that there are already good indoor community spaces nearby, such as the Royston Wardieburn Centre, Pilton Community Health Project, Granton Hub and Granton Parish Church. We want the majority of our activities to be based outside in the fresh air, focussed on the food that we grow.</p> <p>We feel that an important enhancement to our work will be the ability to cook the food from the gardens for visitors and to conduct short lessons on how to harvest and use our food in dishes. A key area of development will be improvements to the structures on site so that we are able to provide better storage facilities, a small kitchen and cooking area, good washing up areas and a sheltered space for rainy and windy days. We expect that these small changes will greatly improve the work that we do, make the site more accessible and make more people feel welcome and safe in the garden.</p> <p>The anticipated main outcomes of a community asset transfer are that there will be long term security for the Granton community and GCG at the Wardieburn site, resulting in increases in community ownership and decision making about the site use and how to maximise the benefits for the local community, the ability to fundraise for capital costs to improve the site facilities, so that there is improved health, accessibility and safety, sheltered</p>

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	spaces for bad weather days, a kitchen for cooking food grown in the garden and a high level of hygiene.
6	Date of Submission to the Council: 20th June 2022

PART A – About your organisation

A1. 1	Organisation Name, Location and geographic areas of current operation:		
	Granton Community Gardeners		
A1. 2	Organisation postal address:		
	Address: c/o Tom Kirby XXXXXXXXXXXXXXXXXXXX Edinburgh Post Code XXXXXX		
A1. 3	Organisation Contact details for this request:		
	Name	Lisa Houston	
	E-mail	XXXXXXXXXXXXXXXXXXXX XXXXXX	Tel. Number
A1. 4	Organisational Governance – State the type of organisation you are, for example a registered charity or a registered company. If your agency is not a registered charity or company, please state if you have a Constitution / Statement of Aims / Memorandum and Articles (relevant documents must be supplied on request)		
	SCIO		
A1. 5	OSCR Registration Number (if your organisation is a charity registered in the UK and/or Scotland):		
	SCO47087		
A1. 6	Companies House Registration Number if applicable		

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PART B – Your proposal for use of the asset

In summary, please answer the following questions relating to your proposal (please ensure that you attach your full Business Plans as this will provide further detail)

NOTE: the term ‘the asset or asset’ means the Council-owned asset which is the focus of your submission

	Assessment of the operational and market environment
B1	<p>Please summarise below any history that your organisation has for; (i) delivering good quality services, (ii) meeting the needs of your community and (iii) enabling sustainable growth of your organisation?</p> <p>Some examples of our impact to date:</p> <ul style="list-style-type: none"> ● Currently an average of 700 visits per month to our garden with 250 of these by children ● 2400 visits by children to our garden per year ● 18000 packed lunches and 9000 other meals delivered during the pandemic ● Monthly outdoor community meals with at least 70 people coming and eating together ● A successful small bakery enterprise, selling fresh, sourdough bread in the heart of Granton on a pay as you can basis ● 9 Street Corners in Granton producing food ● At least 60 people regularly involved in food production ● Weekly gardening sessions with an average of 12 people per week coming together to garden ● 10 people per year receive food-growing training ● Newly established seed library <p>i) History of delivering good quality services</p> <p>GCG has emerged out of the community and has always retained a community-led approach. It began life as a residents association and many of the original members are now part of GCG, a sign we believe of the quality of our services.</p> <p>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.</p> <p>The garden has become a much valued local community space. Over the past 2.5 years, over 300 different people have done some practical work to help create the garden and cultivate food. It has been a huge community effort and achievement with all ages involved. Over 2500 volunteer hours of time have been contributed, mostly during over</p>

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200 open gardening drop in sessions (a regular 3 days a week before the pandemic). We've also hosted 7 larger events, **regularly having over 100 people in the garden** (and on some occasions as many as 300). We've had lots of group visits and activities, including from Granton Primary School, Granton Early Years Centre, Stepping Stones, Granton Youth, The Scouts and The Guides. The garden has also become a focal point and resource for the network of community food growing spaces we support in the area - including the 9 street corner plots managed by local residents, some of which have been cultivated for over 10 years.

The garden is now producing **10 kinds of fruit, 35 different vegetables and herbs, and even grains such as wheat, oats, flax and quinoa**. This is either shared out between volunteers, or featured in community cooking. Before the pandemic we hosted a **weekly community meal in a nearby hall, with around 40-50 participants** coming together to share a meal every Thursday evening. 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 thing**. We would like to host more regular events of this type in the garden during good weather, but will need improved facilities in order to do this.

ii) meeting the needs of your community

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.

There are 4 broad areas under which GCG works, with much overlap in between.

1) Granton growing and learning together

GCG originated with local residents growing food together on street corners and this remains at the heart of all we do.

Our work includes providing advice and support to people in Granton who are growing on back greens or on street corners. This includes sharing tools from our tool shed and buying compost in bulk for neighbours to use on their plots.

We provide free training on how to grow your own food. We conduct 6 week grow your own food courses in May and June of every year. The attendees have gone on to grow their own food at home or to join us growing food in the big garden on Wardieburn Road.

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We host groups from local schools, nurseries, and other groups that work with families, children and young people. We introduce them to the fruit, vegetables and herbs in the garden, how to grow them, what they smell and taste like and how to cook them.

We have been active in helping residents to identify more spaces to grow food.

Recently we started a community seed library. Several of our members have been saving seed from their crops in Granton for years. Over this time, particular vegetables may have adapted to become best suited to our Granton climate and soils. We hope to be able to share more work on seed-saving with our local community.

2) A family-friendly space

GCG has created the garden to be a safe and interesting place for children to visit. We have a playhouse, a mud kitchen and a small willow forest which children love to hide in. Parents love to bring their young children here as it is an enclosed space which is felt to be safe and where parents can take a seat at our long table and still keep an eye on their kids. We work closely with Stepping Stones North Edinburgh who regularly bring their groups of young parents and children for time in the garden.

We have what we call “a free shop” which is essentially a place where people can come and take or donate toys, kitchen items, clothes and shoes for free. Many families use it as a toy library borrowing toys which they then bring back and swap for others. We usually have a range of clothes for young babies and children.

3) Connecting community through sharing food, community events and celebrations

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.

Prior to the pandemic community meals were a regular weekly activity that we organised. **These saw 30-60 people coming together for a free/donation/help with washing up meal.** Where possible we used fresh ingredients from our garden for the meal. The meals always involved people with lived experience of food poverty in the design and delivery. **Consistently, 40% of the diners were from BME demographics.** We always strived to meet people’s different dietary needs including cultural preferences.

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The community meals morphed into deliveries of lunches from March 2020 to August 2020, following the first pandemic lock-down. GCG organised teams of volunteers with hand carts full of packed lunches provided by Spartans, and other food, **delivering over 38,000 meals.**

Also before the pandemic, we hosted, or joint hosted several large (100-300 people) community events each year, all based around food, including the highly popular Burn's Night Community Ceilidhs, which sold out 250 tickets 6 years in a row (until curtailed by the pandemic), and featured each year a range of performances from local community members, choirs, and bands, of all ages (5-80+) and a wealth of cultural backgrounds.

We recently started a collaboration with Scran Academy and their Scran Van, a food van that can provide outside meals. We initially hosted a trial outdoor community meal when restrictions were lifted in 2020 in September, with over 70 diners, either taking food home with them or seated at tables in the garden following the COVID rules at the time. This year, we have been running monthly Scran Van events in the summer and will continue through this year.

In addition, we have teamed up with Pilton Community Health Project who run a women's cook club every week in the garden. Women come together and cook a lunch which is then shared and eaten together in the garden with people joining the community garden session, and the wider local community. At every event, we have food available to take home, usually from Fare Share, in recognition of the struggles people currently have and the need to reduce food waste.

We have been finding that when we address food insecurity using a community response, there are multiple and complex additional benefits. eg. people have reported an increased sense of belonging, feeling more positive about the place where they live, learning new skills, and being connected with more opportunities.

4) Connecting food in the ground to what's on the table

With the community meals, we tried wherever possible to include vegetables, fruit or herbs from the community gardens. In 2019, we were lucky enough to work with Fork In the Road, which is a mobile kitchen. They joined us for group activities and events in the garden and it meant we could cook soups, stews and curries for people, right there in the garden using produce picked just before cooking or eggs from our hens. This was a great addition to our work and one that we want to build on.

Our community chicken cooperative is another good way that we connect to the source of our food. There are 24 laying hens who are looked after by 13 families living in Granton. The families share the daily cleaning and feeding and in return take a share of the eggs home with them. The nursery school children next door to the garden love engaging with the chickens, spotting their eggs and feeding grass through the fence to them. When we

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	<p>are there to watch the chickens, we let them out into a run in the orchard which runs next to the street fence and children and adults walking home from school are always happy to see them and ask about the eggs.</p> <p>Back in 2015, when we started growing wheat in Granton, we worked to thresh and mill the wheat and turn it into bread. This was done on a very small scale, but was important to demonstrate how our bread comes from the ground and the work that goes into making it. In 2019, we scaled up and opened our first community enterprise with the Granton Garden Bakery, a sourdough bakery, using local organic and heritage grains. While it's not at all possible to grow the amount of wheat needed to make all the bread that we sell, we try whenever possible to include a bit of our home-grown in the loaves that are sold.</p> <p>iii) enabling sustainable growth of your organisation GCG has grown gradually from a group of neighbours digging up a street corner and planting seeds for growing some food together, to a constituted community group with a small amount of funding to have small community meals, to a Tier 2 charity, supporting a small community enterprise. Our staff numbers have increased gradually along with our income.</p>
B2	<p>Is there a strong business-fit between the core objectives of your organisation and the proposed use of the asset?</p>
	<p>Answer: Yes. GCG's Core Objectives are: The organisation's charitable aims are:</p> <p><i>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 meet together around food (growing, cooking and eating) and by supporting those who take initiative on this.</i></p> <p><i>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.</i></p> <p><i>3/ To advance health and wellbeing, both physical and mental, by:</i></p> <p style="padding-left: 40px;"><i>i. facilitating and supporting access to gardening opportunities, and other community events.</i></p> <p style="padding-left: 40px;"><i>ii. contributing to improved diet through increased access to, and availability of, fresh local produce.</i></p> <p><i>4/ To advance education and skills, particularly related to food (growing, cooking, and eating).</i></p> <ul style="list-style-type: none"> ● The CAT will enable us to have a better space for: <p>Granton growing and learning together</p>

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Our current site has had a number of constraints which we hope to remedy with the asset transfer. The new onsite facility will mean that we have a space to dry grains, such as the wheat we grow in a damp-free and rodent proof environment which we have not had. Members have had to bring seed home to dry. This will enable us to do more education around seed-saving, or the growing, processing and baking of wheat and means we could include sessions on simple food processing such as jam or pickle making.

In the past, we have had to sometimes cancel gardening days or community events due to bad weather. The hope is that with a new facility, we will be able to continue any gardening sessions, group events or workshops in a covered space. With the sheltered space it will be easier to occasionally do a few indoor learning sessions around saving seeds or other aspects of growing, with the possibility of using power points or short films as new teaching tools.

Teaching sessions or group gardening will be greatly enhanced by the ability to make and share a pot of soup from the garden, with bread baked by our social enterprise.

Creating a family-friendly and accessible space

With a new facility we would want to access funding to improve the accessibility on site in consultation with community members and organisations who work with people with disabilities or the elderly. We know that the current pathways and growing spaces are not ideal and so would be looking to make these more wheelchair accessible.

- Improvements to safety on site
- Provision of a safe garden for children to explore
- Provide cups of tea

Connecting community through food events and celebrations

We have managed to organise regular community events on site over the years, like the bakery open day, community barbecues, the Scran Van meals, and the Granton Multicultural Autumn Event. However, it has meant carrying dishes to and from either Royston Wardieburn Community Centre or Pilton Community Health Project. Until we got the shipping container earlier this year, that also meant fetching drinking water from the community centres. Both of these community centres have been either closed or with much shorter opening hours and so it was great that we were able to provide community members with running water and a bathroom on site, but it did make us realise how difficult our dependency on neighbouring facilities could be.

Our hope is that with a new facility, we can cook, wash up and store cooking equipment and dishes on site, so that we can provide food for summer community meals, year round community events and celebrations.

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	<p>Connecting food in the ground to what’s on the table</p> <p>While we have been able to use the food we grow in community meals and when Fork In The Road came to the gardens we would like to do more of this. There are people in our community who love to grow food, but are less sure about how to harvest and eat what they grow. Our community meals are not situated on site, so not everyone would be making the link to what we grow and what they eat at the community meals. There are also people in our community who love to cook using fresh ingredients, but who are less interested in growing food, and we want them to be able to come and cook and share their skills with our community.</p> <p>This year, we just finished our second 6 week course on Grow Your Own Food, and one of the participants who was from Italy wanted to use the produce from the garden to cook a special end of course meal. To do this, she had to make everything at home and then bring it to the gardens. She made an amazing feast for all us and the other participants. It would have been so much better, however, if she could have cooked in the garden, and then we could all have learned from watching and helping her to make the meal.</p> <p>If we have a kitchen, we will be able to provide simple meals using the food from the ground and making dishes on site. This might mean just making a pot of soup for the young parents who come with Stepping Stones or it could mean cooking up a multicultural feast at a special harvest celebration.</p>
B3	<p>How will your organisation’s current operational capacity and financial turnover be affected by taking forward your proposals for the asset?</p>
	<p>Answer:</p> <ul style="list-style-type: none"> ● Our operational capacity will be enhanced as we will be able to offer a wider range of activities, and include a greater diversity of groups - as we will improve accessibility, have a sheltered space and a small group kitchen ● This means we will no longer have to cancel activities due to poor weather ● We will be able to host groups for longer as we can provide food and drinks from the kitchen using the food grown in our garden
B4	<p>Please evidence below, the strength of leadership and skills of the Board and staff of your organisation to maximise the prospects of the asset? If the skills are not currently in place, please describe how you intend to address this.</p>
	<p>Answer:</p> <p>The Board</p> <p>All of our board live in our defined local area, and 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,</p>

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	<p>and the multitude of connections, cooperations and tensions between its diverse cultures and residents.)</p> <p>Our Board share a combined range of skills and expertise which are relevant and key to maximising the prospects of the asset.</p> <p>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).</p> <p>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</p> <p>Staff</p> <p>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.</p>
B5	<p>Please detail how you intend to evidence long-term community benefit arising as a result of the proposed asset transfer?</p>
	<p>Answer:</p> <p>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.</p> <p>Evidence is and will be collected from the following:</p> <ul style="list-style-type: none"> - 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.

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	<p>How We Use This Information</p> <ol style="list-style-type: none"> 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. 					
B6	N/A					
	N/A					
B7	<p>Please summarise below the partners involved in your proposal, describing the current and future strength of partnership work in the context of the submission and if so, is this influencing the operational arrangements for the asset?</p>					
	<p>Answer:</p> <p>Granton Community Gardeners has long been committed to partnership working and has strong relationships with a wide range of other organisations and groups.</p> <p>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.</p> <p>We are also a founder member of the Food for Thought Forum which brings together organisations addressing food in North Edinburgh.</p> <p>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.</p> <p>Operational Partners</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #fff9c4;"> <th style="width: 50%;">Partner</th> <th style="width: 50%;">Partnership Opportunity</th> </tr> </thead> <tbody> <tr> <td>City of Edinburgh Council</td> <td>Council to transfer ownership of site at</td> </tr> </tbody> </table>		Partner	Partnership Opportunity	City of Edinburgh Council	Council to transfer ownership of site at
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		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. PCHP use site for CAT as outdoor group space. Plans for further collaborations around food production and growing. PCHP runs women’s crafting workshops every Friday morning with GCG, as well as a weekly women’s cooking group and a weekly book bug session.
	Scran Academy	Hosting outdoor community meals, particularly through the use of the Scran Van.
	Stepping Stones North Edinburgh	Stepping Stones host lots of their groups with young parents in our garden. They have told us that a space for bad weather would enhance their use of the space.
	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

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	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.
B8	<p>Please describe the governance arrangements which will oversee the operations of the asset. If this is to be separate to arrangements for your organisation, please provide further description and include diagrams if necessary. Please also describe how accountability for the asset will be provided for.</p>	
	<p>Answer: The governance of the asset will be managed by our existing governance structure as an SCIO with a board that we are accountable to.</p>	
B9	<p>Please evidence how you know that your proposals for the use of the asset are supported by and meet the needs of the wider community and City. You should describe the level and nature of support for the request from the community.</p>	
	<p>Answer: <u>2019 and 2020</u> 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.</p> <p>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).</p>	

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This link is advertised on our garden gate, and the plan is kept updated in 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 others 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 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

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B10	<p>Where applicable, please detail how your proposals for use of the asset will enhance the existing use of the building/land</p> <p>Answer: The CAT will enable us to have a better space for:</p> <p style="text-align: center;">a) Granton growing and learning together</p> <p>Our current site has had a number of constraints which we hope to remedy with the asset transfer. The new onsite facility will mean that we have a space to dry grains, such as the wheat we grow in a damp-free and rodent proof environment which we have not had. Members have had to bring seed home to dry. This will enable us to do more education around seed-saving, as well as for the growing, processing and baking of wheat and means we could include sessions on simple food processing such as jam or pickle making.</p> <p>In the past, we have had to sometimes cancel gardening days or community events due to bad weather. The hope is that with a new facility, we will be able to continue any gardening sessions, group events or workshops in a covered space. With the sheltered space it will be easier to occasionally do a few indoor learning sessions around saving seeds or other aspects of growing, with the possibility of using power points or short films as new teaching tools.</p> <p>Teaching sessions or group gardening will be greatly enhanced by the ability to make and share a pot of soup from the garden, with bread baked by our social enterprise.</p> <p style="text-align: center;">b) Creating a family-friendly and accessible space</p> <p>With a new facility we would want to access funding to improve the accessibility on site in consultation with community members and organisations who work with people with disabilities or the elderly. We know that the current pathways and growing spaces are not ideal and so would be looking to make these more wheelchair accessible.</p> <p>With the new infrastructure, we will create a wheel-chair accessible indoor space, making our free-shop and workshops fully accessible. Currently our free-shop is located inside our temporary portacabin, which is neither wheelchair nor pushchair friendly.</p> <p>We will work to identify improvements to safety and hygiene on site, this would include washing up facilities for utensils and cooking equipment. At the moment, we have to boil the kettle to get hot water for washing our plates or cups, which means that for larger groups we have to resort to disposable compostable cups, which we prefer not to use.</p> <p>We have been in regular discussions with all those responsible for running group sessions at the community garden: they all said that improving the available shelter would help with running sessions in uncomfortable weather.</p>
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All those whose groups involve cooking said that improved kitchen facilities, especially for cooking and washing up, would increase and extend what they could do with their groups.

Currently we have a temporary space in the form of a portacabin, however, it is unsuitable for hosting groups etc. due to restricted space for distancing and circulation, and impossibility of cleaning to a high enough standard due to the age and condition of the structure.

c) Connecting community through food events and celebrations

We have managed to organise regular community events on site over the years, like the bakery open day, community barbecues, the Scrans Van meals, the Granton Multicultural Autumn Event and our first Halloween event this year. Before early 2021, this meant carrying dishes to and from either Royston Wardieburn Community Centre or Pilton Community Health Project. Until we got the shipping container earlier this year, that also meant fetching drinking water from the community centres. Both of these community centres have been either closed or with much shorter opening hours throughout the pandemic, which restricted the activities we could offer until we became able to provide community members with running water and a bathroom on site. Noticing the difference the container makes made us realise how difficult our dependency on neighbouring facilities could be.

Our hope is that with a new facility, we can cook, wash up and store cooking equipment and dishes on site, so that we can organise community meals, events and celebrations throughout the year.

d) Connecting food in the ground to what's on the table

While we have been able to use the food we grow in community meals and when Fork In The Road came to the gardens, we would like to do more of this. There are people in our community who love to grow food, but are less sure about how to harvest and eat what they grow. Our community meals are not situated on site, so not everyone would be making the link to what we grow and what they eat at the community meals. There are also people in our community who love to cook using fresh ingredients, but who are less interested in growing food, and we want them to be able to come and cook and share their skills with our community.

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	<p>If we have a kitchen, we will be able to provide simple meals using the food from the ground and making dishes on site. This might mean just making a pot of soup for the young parents who come with Stepping Stones or it could mean cooking up a multicultural feast at a special harvest celebration.</p>
B11	<p>Please outline how your proposals take account of the influence of local and city market forces and (i) if so are there plans in place to ensure that your proposals for the use of the asset are competitive in order to sustain the asset, (ii) if not please explain why.</p>
	<p>Answer: GCG offers a rare food-growing opportunity in Granton. We are confident that there is a market for our space as evidenced by the increase in demand from our community for using the space. There are near-by community centres and churches, but none of them with the same focus on food-growing, encouraging neighbours in their own food-growing motivation, and basing all that we do on the benefits of being outside together with other people. The pandemic has only heightened our confidence in the fact of us being a unique and needed service for our community.</p>
B12	<p>If suitable, is there marketing and development plan in place for the asset for the next five years? If so, please provide further details in relation to your approach</p>
	<p>Answer: Until now, GCG has had very little need for marketing tools. We produce a monthly newsletter and advertise our events and activities on our FB page, about a week before they are happening. We also place posters on the gate to our gardens so that local neighbours are kept informed of what's coming up and for some events use chalk-drawn signs on the pavement to let people know. Recently we have helped out at events organised around North Edinburgh and have shared a flyer with information about the gardens as well as our bakery, which has resulted in a few more bakery customers and participants in our gardening sessions.</p> <p>Because we are all part of the Granton community, we are also able to heavily rely on speaking with our neighbours in the street 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 30 lunches, and eventually delivering over 200 meals every day for 6 months. The main way that those who would appreciate the lunches was identified was through people coming up for a chat in the street.</p> <p>Our membership is also a useful network for communicating our work, all of whom live within the Granton area.</p>

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	<p>The strong partnership links we have also boost our marketing power as a wide range of organisations and people regularly share the information from our social media posts. It's likely down to this that a google search of Edinburgh community gardens, will result in Granton Community Gardeners as the top listing.</p> <p>Therefore, we believe that if there becomes a need for moving beyond an already effective communication and marketing strategy, then we have room for increasing our social media presence and increasing the amount of flyering we do via the local community and in community centres. Since the construction of any new infrastructure will initially be disruptive to the local neighbours, we will also ensure that they are kept informed by conducting door-to-door visits, and making sure everyone is clear about who to communicate with when any issues arise.</p>
B13	<p>Please detail evidence of support from the appropriate <u>Neighbourhood Partnership</u>, Councillors, other community leaders and other relevant interests?</p>
	<p>Answer: We have received letters (attached) of support from:</p> <p>Eleanor Bird (Forth Ward Councillor) Deirdre Brock, Member of Parliament Fresh Start in West Pilton Granton Hub St Margaret Mary's Granton Church Lunch Club Granton Parish Church Granton Goes Greener Stepping Stones Lynn McCabe, Lifelong Learning Development Officer for the City of Edinburgh Council The Power of Food Festival</p> <p>National Galleries, Learning and Engagement Officer The Royal Botanic Gardens Edinburgh Nourish, Scotland</p>
B14	<p>Are there any objections to your proposals for the asset that you are aware of? If yes please detail these and how your organizations is dealing with these, if no then please detail how you would handle any concerns should these develop in the future.</p>
	<p>Answer: There have been no objections to the asset transfer. As mentioned above, we will work with local neighbours to make sure that they are kept informed of every step in the asset transfer and new infrastructure plan. We</p>

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	will have a grievance procedure for local people to let us know of any concerns or complaints
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	Financial Management
B15	In relation to your plans for the asset, is the proposed income dependent upon; (i) a single income source, (ii) a dominant income source or (iii) multiple, but inter-dependent sources of income? Please detail below.
	<p>Answer:</p> <p>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.</p> <p>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.</p> <p>We are also confident in our ability to raise a significant portion of the costs through a crowd-funding campaign.</p>
B16	In relation to your plans for the asset, are the sources of income sustainable, i.e.; likely to persist over the next few years, or are short-term, or will there be a need for subsidy from another source for example the parent organisation or public funds?
	<p>Answer: We have a history of successful and sustainable funding through a mix of grants and income from our community bakery enterprise as well as fees for organisations using our services. We are therefore in a good place to apply for the costs for a new facility. We don't think the costs of our daily activities will change too drastically from the asset transfer as the main goal is to secure and enhance the activities that we already do.</p>
B17	In relation to your plans for the asset, please evidence any trading and other efforts to generate income. Please include any anticipation of bidding for public sector grants/contracts or other funding?
	<p>Answer:</p> <p>In 2021/22 we generated 22% of our total income from social enterprise activity. This included sales from our bakery, catering, hosting events and providing a venue for other organisations, running workshops, and providing gardening support for other organisations.</p>

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	We do not plan to use the asset itself for significant additional trading, but the improved facility will increase our capacity within several of these streams
B18	Please describe below the financial relationship between your organisation and your plans for use of the asset. Please include details about implications that there may be for your organization and the asset and how you will manage any risks identified.
	Answer: Areas of financial impact would include that with the asset transfer, we would need to account for the costs of rates and utility bills. As mitigation, we will always try to use minimum energy and already harvest significant amounts of rain water. In the medium to long term, we would like to look into solar energy. We will also need to budget for ongoing maintenance and repairs, (though in practice we already assume most of the responsibility for this).
B19	Has your organisation ever been investigated on the basis of poor financial management or failure to demonstrate good organisational governance?
	Answer: no
B20	Does your organisation currently have operational capital, if yes is this being applied as part of the request, if no, will the proposed asset provide for a financial asset or liability?
	Answer: Neutral, it does not include a building. Our organisation does have some operational capital in the form of reserves, but we are not applying any of this as part of the request. The proposed asset is land and will represent neither an asset nor a liability.
B21	Is the request for asset transfer being made in order to add to an existing property asset portfolio for the purposes of continued trading?
	Answer: no
B22	Please indicate with an example where the financial aspects of your proposal have been successfully applied elsewhere?
	Answer: n/a

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B23	<p>Please identify if; (i) your proposals for impacts upon the finances of your organisation and (ii) plans for mitigation if negative issues arise concerning cash-flow, liquidity or financial capacity issues that may impact upon the request?</p>
	<p>Answer:</p> <p>The asset transfer itself will only have a minor impact on the finances of our organisation as we are already running the garden as a valued local resource within the community. Our plans to develop the site to enhance this work will require capital costs which we plan to meet through grants and donations; but in the worst case scenario that we were unable to raise these funds, we are still able to operate and maintain the asset, and our financial capacity for this is sufficient. We will account for maintenance costs etc. within the level of reserves maintain.</p>
B24	<p>How do you intend to continue to operate should any income related to the proposed building/land not be generated as planned? Have you plans for alternative forms of income and/or alternative business model should income streams not continue?</p>
	<p>Answer:</p> <p>We would keep on using the resources we have to provide spaces for our community to grow. The heart of our work is that with a strong community, we can achieve so much without any money. This is an experience that we are confident and rooted in.</p> <p>We are not reliant on the asset transfer providing for additional income generation. If there were to be delays in raising capital to improve our facilities as planned, we could still continue to operate as we are at present.</p>
B25	<p>What are your plans for the proposed asset should your organisation incur operational difficulties or cease to trade?</p>
	<p>Answer:</p> <p>In the event of operational difficulties, we would request help from partner organisations and other support networks. In the event of the charity being unable to operate and wound up, the asset would be transferred to a local organisation with similar aims inline with the requirements in our constitution.</p>
B26	<p>How have you factored in the impact of the total ‘on-costs’ for the asset for your organisation, i.e. repair, maintenance, insurance, energy requirements?</p>
	<p>Answer:</p> <p>Yes, the majority of these are a regular part of our operational budget. We expect these to increase, but are confident in our ability to meet these increases.</p>

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B27	<p>Please summarise below how you have factored in the following in regards to your proposals for use of the asset; market awareness, sales and other income generation opportunities.</p>
	<p>Answer: Our work is based on providing free opportunities in our community for people to grow, eat and learn together. The high demand for this is evidenced by how busy we are. Having an improved facility will provide the opportunity to host many more activities such as workshops and events, whether provided grant funded and free to the local community, or with a charge attached. Our biggest marketing strength is our community and the recognition that we have across Edinburgh of being a grassroots, effective community organisation.</p>

PART C - Sustainability Impacts

C1	<p>In considering your proposals it is important that the impacts of proposals for use of the asset on the City's economy, community-wellbeing and environment are identified.</p> <p>Please detail below the impacts upon the following:</p>
C2	<p>Please detail below what you think are the benefits to the Edinburgh economy, please outline both positive and negative benefits that you think may occur:</p>
	<p>Answer: Our project outcomes would be in particular linked to the <i>3rd priority area of the Edinburgh Partnership Community Plan: A Good Place to Live</i></p> <p>The project would enable us to:</p> <ul style="list-style-type: none"> - Improve GCG's ability to respond to our community's vision for how the land should be used - Increase local engagement with the space, as we make it more child-friendly, abilities-friendly and COVID-safe - Enable GCG to support more community-led initiatives for creating a space which is most relevant to the local Granton community - Create a hub for community to come together and enjoy a shared space for both indoor and outdoor events and learning

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	<p>- 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> <p>GCG's project ties in to the 2 key outcomes of the <i>Edinburgh Council's Business Plan</i>:</p> <p>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 have no space to do this.</p> <p>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.</p> <p>Our work during the pandemic has been constrained by our existing facilities, we had to rely on neighbours and other organisations for storage of food stuffs and equipment for food distribution. And now with the weekly pick ups, we can only have an outdoor stall, which can be 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>
C3	<p>Please detail below what you think are the benefits to the community outlining both positive and negative benefits that you think may occur: for example; what the impacts on the local community will be:</p>
	<p>Answer:</p> <p>The benefits of owning the site will still be substantial, even in the event that we have to wait to construct the building we are planning. It will be a significant empowerment for all the local people who have put so much effort into it, to know that their work can last for the long term, and isn't contingent on whether the Council might suddenly decide to evict us. We consider the garden a strategic asset for food production in the local community, and want to ensure this is secured for the long term. And it will also allow us to attract funding to improve the site, and mean that we are able to develop it in line with our ambitions (for example to provide a top class educational environment for local school children to visit).</p> <p>The new design would work to enhance some of the garden's features that are most loved by the community, this includes building a better space for our chickens, improving the child-friendly</p>

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	<p>nature of the space and making sure that the polytunnel is still able to help us to extend the growing season. A requirement for our new design of the land is that any buildings enhance the local environment are cost-efficient and eco-friendly.</p> <p>Our project outcomes align best with the theme of addressing Social Isolation as outlined in Edinburgh North West’s Locality Improvement Plan 2017-2022: <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>As mentioned above, 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. Through our community meals and the past couple years, 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> <p>In addition to the frameworks listed above our work also ties in with the Edinburgh Children’s Partnership Plan, specifically: <i>Equity amongst children and young people and their families will be advanced. •Children and young people, their families and their communities will be empowered to improve their wellbeing</i></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. This aligns with the National Position Statement on outdoor learning and play, which the City of Edinburgh Council is a signator to.</p>
C4	<p>Please detail below what you think are the benefits to the City environment – please outline both positive and negative benefits that you think may occur:</p>
	<p>Answer:</p> <p>We are very much in line with all three aims (Growing more locally, consume more locally by residents and businesses, and increase awareness of and engagement with residents) of the draft Edinburgh Food Growing Strategy: Growing Local. From the start GCG’s work could be defined by these three aims and 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. We currently work with the local community, who have developed 8 street corners over the last 10 years into food growing areas, which have provided local food to residents and also for GCG’s weekly community meal. By growing food locally for local consumption we are contributing to the local economy and environment by reducing food miles and carbon outputs.</p> <p>This project also very much aligns with the Scottish Governments plans for making use of vacant and derelict land, in ways which benefit both the environment by addressing climate change and by creating places that enhance mental well-being. GCG has already created multiple benefits to our local environment as well as creating a space that is well-loved by the local community and which many of the people who use the space have told us has benefits for the mental and emotional well-being.</p>

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	<p>In addition our gardens align with the City of Edinburgh’s plans for increasing biodiversity by creating a space for pollinators, butterflies, bees, birds and plants to thrive.</p> <p>Granton Community Gardeners are an active member of the Food for Thought Forum, and are part of the network developing the strategy for food in North Edinburgh.</p>
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PART D – Summary Budget Information

D1	If appropriate, please summarise the budget arrangements for the requested building/land:	Income	Expenditure
		40000	40000
	Cost of acquiring the land - from SLF (awaiting valuation)		

PART E - Other Issues relating to your request

Current financial and other support from the City of Edinburgh Council

E1	Please identify below any investment that your organisation currently receives from the Council:	£ sum	Purpose
E2	Please identify below any investment that your organisation has attracted from the Council in regards to the proposed transfer of the building/land identified in item 2 above:	£sum	Purpose
E3	Please identify below any investment in kind that your organisation currently receives from the Council in regards to the proposed transfer of the building/land identified in item 2 above:		

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		£sum or equivalent value	Purpose
	In ealy 2020, CEC installed a container with a toilet and sink. And a small office. This meant that for the first time, we had running water, a toilet and electricity on site. Currently, we are not paying any rates or utilities		
E4	If receiving investment or other financial support as above, is it anticipated that this will continue for the future and be of benefit in regards to your proposals for the building/land?		
	We would continue to use the space provided by CEC		

Added Social Value

E4	Please summarise below any additional social added value that your proposals may generate (for example; this may include volunteering, new services, improved trading or other initiatives)	<i>Please identify any equivalent social added value (£m)</i>

Submission Checklist




	Please check that you have included the following as part of the accompanying information to your stage 2 submission:	Yes	No
	Full Business Plan (including financial plans) for the use of the Council-owned building or land	X	
	Most recent Full Year Accounts for your organisation	X	
	Articles of Association/ Constitution/Governance Document for your organisation	X	
	Supporting material from community members or other interests	X	
	Have you read the Council Policy on Asset Transfers?	X	
	Have you read the Guidance for completing the application?	X	
	Have you read the Scottish Government Guidance for Community Transfer Bodies?	X	

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	Are you able to prepare public briefing material on your proposal and present at committee	X	
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Signing Off

	Please get the following to sign-off your application*:	Signature									
<table border="1"> <tr><td data-bbox="113 622 207 667"> </td><td data-bbox="207 622 1082 667">Chairperson of your organisation</td><td data-bbox="1082 622 1465 667">XXXXXXXXXXXXXXXXXXXX</td></tr> <tr><td data-bbox="113 667 207 701"> </td><td data-bbox="207 667 1082 701">NAME: Frauke Boesche</td><td data-bbox="1082 667 1465 701">XXXXXXXXXXXXXXXXXXXX</td></tr> <tr><td data-bbox="113 701 207 741"> </td><td data-bbox="207 701 1082 741">DATE: 20th June 2022/Chair</td><td data-bbox="1082 701 1465 741">XXXXXXXXXXXXXXXXXXXX</td></tr> </table>		Chairperson of your organisation	XXXXXXXXXXXXXXXXXXXX		NAME: Frauke Boesche	XXXXXXXXXXXXXXXXXXXX		DATE: 20th June 2022/Chair	XXXXXXXXXXXXXXXXXXXX		
	Chairperson of your organisation	XXXXXXXXXXXXXXXXXXXX									
	NAME: Frauke Boesche	XXXXXXXXXXXXXXXXXXXX									
	DATE: 20th June 2022/Chair	XXXXXXXXXXXXXXXXXXXX									
<table border="1"> <tr><td data-bbox="113 741 207 786"> </td><td data-bbox="207 741 1082 786">Senior Director/Committee Member</td><td data-bbox="1082 741 1465 786">XXXXXXXXXXXXXXXXXXXX</td></tr> <tr><td data-bbox="113 786 207 819"> </td><td data-bbox="207 786 1082 819">NAME/POSITION: NATHALIE NOGUES/Treasurer</td><td data-bbox="1082 786 1465 819">XXXXXXXXXXXXXXXXXXXX</td></tr> <tr><td data-bbox="113 819 207 860"> </td><td data-bbox="207 819 1082 860">DATE: 20th June 2022</td><td data-bbox="1082 819 1465 860">XXXXXXXXXXXXXXXXXXXX</td></tr> </table>		Senior Director/Committee Member	XXXXXXXXXXXXXXXXXXXX		NAME/POSITION: NATHALIE NOGUES/Treasurer	XXXXXXXXXXXXXXXXXXXX		DATE: 20th June 2022	XXXXXXXXXXXXXXXXXXXX		
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<table border="1"> <tr><td data-bbox="113 860 207 904"> </td><td data-bbox="207 860 1082 904">Name of person submitting the application:</td><td data-bbox="1082 860 1465 904">XXXXXXXXXXXXXXXXXXXX</td></tr> <tr><td data-bbox="113 904 207 938"> </td><td data-bbox="207 904 1082 938">NAME/POSITION: Lisa Houston/Development Manager</td><td data-bbox="1082 904 1465 938">XXXXXXXXXXXXXXXXXXXX</td></tr> <tr><td data-bbox="113 938 207 972"> </td><td data-bbox="207 938 1082 972">DATE: 20th June 2022</td><td data-bbox="1082 938 1465 972">XXXXXXXXXXXXXXXXXXXX</td></tr> </table>		Name of person submitting the application:	XXXXXXXXXXXXXXXXXXXX		NAME/POSITION: Lisa Houston/Development Manager	XXXXXXXXXXXXXXXXXXXX		DATE: 20th June 2022	XXXXXXXXXXXXXXXXXXXX		
	Name of person submitting the application:	XXXXXXXXXXXXXXXXXXXX									
	NAME/POSITION: Lisa Houston/Development Manager	XXXXXXXXXXXXXXXXXXXX									
	DATE: 20th June 2022	XXXXXXXXXXXXXXXXXXXX									

* Signatories in signing the above assess that the information contained within the application form is accurate at the time of submission. In addition, should their request be successful, conditions of transfer will be the subject of separate legal agreement(s) with the Council.

Appendix A:

COMMUNITY CONSULTATION REPORT (SPRING 2021)



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

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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 Scrان 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?

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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 Grantons 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%)

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- 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:

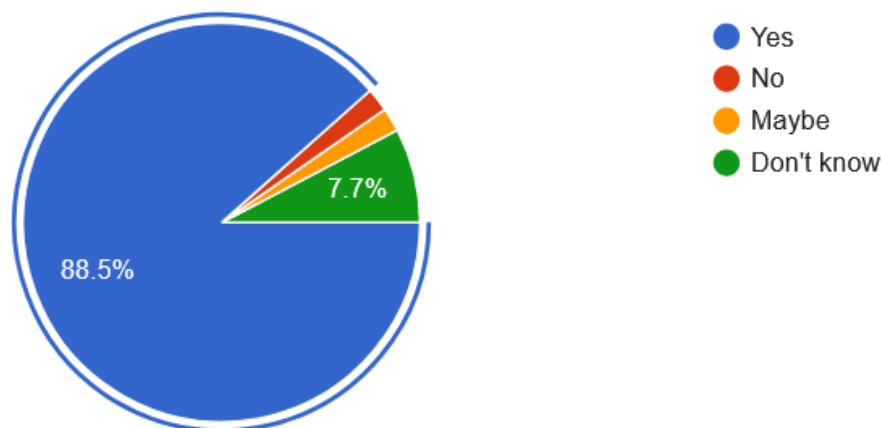
★ Free shop ★ A Cafe ★ Renewable energy ★ Space for new small food businesses to start ★ A tool library ★ Electric vehicle charging point ★ Space for DIY projects ★ Improve accessibility for wheelchair and people with disabilities ★ Toy library ★ Tree nursery for an Edinburgh forest ★ Bees ★ Sensory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

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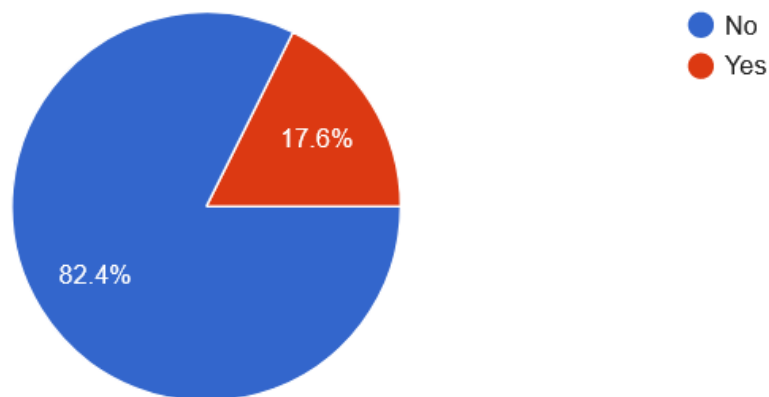
38

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

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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.

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- ❖ 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