

**SECTION C: YOUR PROPOSAL**

**Name of building / venue / facility**

The Bothy, 1 Langside Avenue, Glasgow G41 2QR

**Name of your organisation**

QP Community Hub CIC

**Please provide details of the legal status of your organisation**

Charity *(please provide Charity No if applicable)*

Scottish Charitable Incorporated Organisation (SCIO)

Company Ltd by Guarantee

Community Club/ Sports Club

Other *(please specify)*

Community Interest Company

**Do you have a formal constitution/ governance documents?**

*(please provide a copy)*

YES  NO

Yes - CIC Articles of Association

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

The project follows a phased approach to revive the abandoned property, with the ultimate goal to restore the building, apply for a lease application and develop the surrounding area into a managed garden. This aims to breathe new life into an abandoned structure, transforming it into a vibrant and functional space that serves the community needs.

The initial phase involves establishing a coffee/bakery business, providing high-quality coffee and food to the local community. The aim is to landscape the garden and surrounding land, creating an inviting seating area for customers to enjoy their beverages and meals.

Our organisation brings to this project decades of experience in building maintenance and renovation, hospitality and successfully running social enterprises. In addition we are committed to the local area and community, having lived in the area for over 30 years, during which we have volunteered time, skills and expertise in the park and surrounding area through involvement in other organisations and interest groups.

From the outset we have engaged in informal consultation and briefings across all the key organisations / stakeholders and interest groups in the park and surrounding local area. This includes on-site briefings with elected members of the GCC and with both local community councils - all to a positive reception.

One of the directors is an active member of Friends of Queens Park, who are extremely supportive of the ambitions of QP Community Hub CIC. As this project goes forward we would plan to revert to all of these organisations and local residents on a more formal , structured basis inviting consultation and would welcome input and advice from the council and GCVS for this process.

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

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In short the project will support both the local community and all the communities of interest in and around the park. The cornerstone of this ambitious project is the creation of a community hub: a central gathering place for local associations and volunteers to collaborate, organise, and drive positive change within the park. This hub will serve as a catalyst, fostering a unified workforce dedicated to maintaining, developing, and improving the park's facilities and resources.

The Bothy project aims to restore a derelict building in Queens Park and thus aligns with Glasgow Strategic Plan 2022-2027 and Community Learning and Development (CLD) Strategy 2021-2024. This initiative supports urban regeneration, enhances community spaces, preserves heritage, promotes sustainable development, contributes to economic growth and improves public health. By repurposing an existing structure, the project not only revitalises the park and surrounding area but will also over time, create opportunities for community engagement, job and volunteer opportunities, and the provision of additional services. This multi-faceted approach demonstrates how a single project can address various aspects of urban development and community wellbeing, in line with the Council's broader objectives for the city.

As stated within Glasgow City Council's Strategic Plan 2022 to 2027, this potential development is also an example of addressing the grand challenge of reducing poverty and inequality in our communities and increasing opportunity and prosperity for all our citizens.

The Bothy project, through the provision of a meeting point, local resources and community hub shall improve the health and wellbeing of the local community by helping to foster a safe, clean and thriving neighbourhood, all of which correlates with the Strategic Plan.

We are participating in the Glasgow Friends of Parks and Greenspace Forum, where it is clear that Glasgow City Council is ambitious to build capacity in Friends groups and other associated groups of Glasgow parks and green spaces. We believe the community hub could have a central role in building and developing the workforce of volunteers that is required for the park's future.

Envisioned as a warm and inclusive space, the hub will provide a welcoming environment for all, catering to diverse needs and ensuring accessibility for individuals with sensory requirements through thoughtful design and wheelchair-friendly infrastructure.

Recognising the limited public sector resources available, our initiative will enhance the park through harnessing the collective power of volunteer organisations, groups, and engaged citizens. By providing a centralised platform for collaboration and coordination, the hub will bridge the gap between disparate efforts, fostering a more cohesive and impactful approach to preserving and enhancing this cherished public space. All of the groups we have approached were interested and positive about our proposals at the time of being consulted.

Beyond its physical presence, the hub will play a pivotal role in facilitating communication, disseminating information, and addressing ongoing issues related to the park. It will serve as a repository for tools and equipment, ensuring that volunteers have access to the necessary resources to carry out their tasks effectively.

Furthermore, the hub will be a hub for knowledge-sharing, offering training courses and mentorship programs to empower volunteers with the skills and expertise required to contribute meaningfully to the park's development and maintenance efforts

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The establishment of the community hub represents a symbolic and tangible commitment to nurturing a sense of ownership and pride among local residents, ensuring the park's long-term sustainability and serving as a model for community-driven initiatives that prioritise inclusive access, biodiversity and environmental stewardship.

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

First and foremost is to develop the idea on the basis of a social enterprise model. At its core, the founding principles is sustainability of the whole project. Noting that we intend to raise private capital and grants to develop and build the enterprise, its ongoing operational costs are to come from the enterprise's surplus and we will not seek grants for our sustainability. We believe without a sustainable enterprise model the project will ultimately fail, with the current and future budgetary cuts and ever-shrinking sources of grants.

The first phase will establish a coffee and bakery business, offering high-quality beverages and freshly baked goods for dine-in or takeaway. This initial venture will cater to the local community's culinary needs while providing a welcoming gathering space.

Phase two will introduce areas specifically designed for park associations, doubling as a space for hire for associated activities. This versatile space will accommodate various community-focused, meetings, generating additional revenue streams.

The third and most enterprising phase involves the conversion of a portion of the building into a preparation kitchen, dedicated to preparing fresh food and drinks for refrigerated dairy walls. This phase will also incorporate an innovative approach to a delivery service, catering to park patrons and the surrounding community, ensuring convenient access to delectable meals and refreshments.

The ambition is already attracting interest from private funders whom we have approached, recognising the strong opportunities for sponsorship to support this vibrant community concept fully integrated in an area where their businesses are already active. Local businesses are very keen to help foster community action and have offered help through finance and skills.

We are seeking a Start-It Fund through Firstport to help establish a strong foundation for our social enterprise; this should progress to a subsequent Build-It fund through the same organisation. As the project progresses we envisage that a limited amount of grant-funded activity will be required, to support for example the purchase of tools to establish a tool library for community groups and IT.

However, going forward our phased approach moves to a self-sustaining, multi-faceted enterprise that caters to diverse needs while fostering a sense of community. With its strategic income streams, the rejuvenated site will not only breathe new life into the area but also provide economic opportunities and a vibrant social hub.

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

Both QP Community Hub CIC directors have decades of extensive and complementary expertise across ownership, management and operations of a number of different buildings and facility types. At this time QP Community Hub comprises two directors; working with and through the PMGC process other members, staff and contributors to the project can be brought on where relevant.

Tom Lei is a property developer, currently with two restaurants (one owned property, one leased). Both restaurants have been fully renovated as turn-key operations, in one case converting a post office and in the other a computer supplies shop, both converted to fully operational Class 3 restaurants. Tom also owns and personally manages c15 private residential rental properties.

Bruce MacLeod already successfully works with Tom on the management and maintenance of several of his property concerns. Bruce has 30 years' hospitality experience, comprising the management of a wide range of facilities, from coffee bars to a group of four successful Class 1 retail outlets including constructing a catering production facility; the entire enterprise employed 25 staff. A qualified cabinet-maker, he has also worked in building construction and as a tree surgeon where he has experience with milling timber in the round and the production of wood chip and mulch.

Bruce MacLeod also has experience in building and running social enterprises. He started a sustainable wood solutions CIC prompted by a wood fuel feasibility study commissioned by DRS. The enterprise, which developed a biomass supply chain, diverting hardwood from landfill, worked with GCC and Bullwood charity.

### **What help and support from the council family would you require**

We will require help and guidance from

- Neighbourhood, Regeneration and Sustainability (NRS) team.
- People Make Glasgow Communities (PMGC) team for the lease application.
- Glasgow Council for Voluntary Sector (GCVS) to help with capacity building and community engagement
- Community Enterprise in Scotland (CEIS) help build, develop and deliver robust community enterprise
- Glasgow City Council (GCC) Social Enterprise Business Engagement

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

The building has been severely overgrown, unsafe and impenetrable for several years. We have spent months cutting back the overgrowth, conducting litter picks and disposing of disused needles and generally making the area more accessible and presentable.

There is much work still to be done. However during this time, even our comparatively low-level activity on-site has attracted local interest and a growing number of locals who are enthusiastic, supportive and keen to understand how they can contribute and volunteer to help progress. Our direct neighbours - local residents, Camphill Bowling Club and St Helen's Catholic Church - have shown keen interest during our informal engagement and are all very supportive of our aims.

Our work and engagement with the Friends of Queens Park is ongoing, working directly with the committee on all aspects of its work in Queens Park and representing the organisation at the recent Glasgow Friends of Parks and Greenspaces Forum.

The Friends have been fully supportive of our Bothy application from the initial idea stage and as the vision has developed.

We have also shared our plans at varying stages of the development of this concept, with the following organisations.

- South Seeds
- Inhouse Productions
- Queens Park Allotments
- Glasgow Building Preservation Trust
- Queens Park Orchards
- Moira's Memorial Project
- Camphill Bowling Club
- Model Boating Club of Queens Park
- Ironside Farrar
- Shawlands Secondary
- CEIS
- GCVS
- A number of elected GCC councillors and elected representatives within our community

Our aim is to engage in more formal community engagement with all stakeholders and community representatives. We will be taking advice on National Standards for Community Engagement through GCVS on best practice and hope to share that information to all the Queens Park stakeholders.

As this project goes forward we would plan to revert to all of these organisations and local residents on a more formal, structured basis inviting consultation and would welcome input and advice from the Council and GCVS for this process.

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