



Development of a community asset on Glasgow's southside



An investigation
commissioned by
South Seeds



AWARDS
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SCOTLAND

LOTTERY FUNDED



Contents	Page
Summary	2
Introduction	4
What does the community want?	5
Options for community ownership	9
Properties of potential interest on the southside	14
Funding	33
Next steps	35
Appendix 1	36
Appendix 2	37

Summary

South Seeds would like to continue to build on its track record of delivering successful projects with community benefit well into the future. It sees the development of an asset, whether a building or area of land, as key to developing the financial independence and security that is needed for projects to thrive year on year with minimal reliance on external funding.

Thanks to Awards for All funding, South Seeds has carried out a piece of extensive research to find out what the community would like to see vacant buildings and areas of land being used for and what actions would be required for South Seeds to take ownership of such a space

Community engagement

Empowering people to help shape their community's future is crucial for gathering support for projects at an early stage which can then be used to build momentum later on in the project's life and maximise its success.

As part of this research a community engagement exercise was carried out to gather the views of a wide range of people who live in the area that South Seeds typically runs projects in (Govanhill, Crosshill, Queen's Park, East Pollokshields and Strathbungo), on community ownership, vacant land and buildings and what activities or projects they think are needed.

Three public engagement activities and one outreach engagement activity were carried out as well as meeting with representatives of four stakeholder groups in the area. A total of 108 people were engaged with.

Almost all those who were engaged with (90%) felt that there *is* a need for more community owned and run space in the area. The most common explanations given for why they felt this were related to the need for integration, the need to give people a sense of ownership of facilities and spaces, an impression that demand for community spaces was outstripping supply and there being a large resource base of people with the desire to get involved and skills to offer.

Ideas for activities and projects that could be run from a new community-owned space that resonated most with people were skills training (56% of those surveyed), repair and reuse of household items (53%), a tool lending library (50%), gardening (49%) and art projects (46%).

A common thread through many of the further comments was in the need for a multi-use space without barriers to a wide range of people using it, particularly one that provides a service such as a café, tool library or laundrette combined with skills swapping or training, food growing and/or benefits and money advice.

Meetings with the four stakeholder groups identified a number of projects that were needed from their perspective. These were: affordable childcare; safe, outdoor play spaces; laundrette particularly for high temperature, large volume washes to treat infestations; room hire for meetings and events; and more gardening opportunities.

Routes to asset development

Three options for asset ownership have been outlined in this report. These are: asset transfer (for publicly owned assets); community right-to-buy (for privately owned assets that are not yet on the market); and privately negotiated sale (for privately owned assets that are on the market).

The challenges and opportunities vary for each option and these are discussed. The key for all options is for South Seeds to develop a strong economic, social and environmental argument for delivery of the chosen project in a particular property to convince both public bodies and funders of the case for ownership.

Potentially suitable properties on the southside

Potentially suitable properties were identified through existing local knowledge, using commercial property websites, travelling around the area and discussions with local stakeholder groups.

Further research was then carried out for each property using the Registers of Scotland's land and sasine registers, Glasgow City Council's planning database, contacting the property management company where it could be identified and by speaking to local residents.

A total of 36 potentially suitable buildings and 10 areas of land were investigated to varying extents as part of this research. A map of all properties identified and an overview of information revealed for each property is provided in the report.

Funding

There are a number of different funding streams that could potentially be tapped into to fund the purchase of an asset.

The Scottish Land Fund stands out as the most promising in part because evidence indicates that it would like to see more applications from urban projects.

Delivering a project under a social enterprise model could open up the possibility of loan funding as long as sufficient income generating potential can be reached to enable paying this off.

Next steps

The final part of this report indicates what the next steps would be if South Seeds decides to go ahead with the development of an asset. Key stages include a project feasibility study and the development of a sound economic, social and environmental argument for taking ownership of a property.

Thanks to the following people for providing information and support throughout this research:

South Seeds staff (Lucy Gillie, Lisa Peebles, Casey Dickson); South Seeds trustee Frankie McCarthy; representatives of the stakeholder groups met during the research (David Zabiega and Bob Marshall of Govanhill Community Development Trust, Gordon Smith of the Govanhill Service Hub, Christine at the Daisy Street Neighbourhood Centre/Glasgow Life and the community councillors present at the July meeting of the Crosshill and Govanhill Community Council); all community members who took part in the survey; the organisers of Bungo in the Back Lanes; staff in Democratic Services and Land and Environmental Services at Glasgow City Council who were met with; and Awards for All who funded this project.

This report was researched and written by Joanna Hartga, waste and transport officer at South Seeds

Introduction

South Seeds has delivered a number of very successful funded projects since its inception 2011, all of which have produced multiple, significant benefits for people in the community of Govanhill, Crosshill, Strathbungo, East Pollokshields and Queen's Park.

Looking to the future, if South Seeds is to continue delivering successful projects with community benefit then it is vital that the organisation looks at how it can develop an element of financial independence given predicted cut backs in third sector funding. Not only this, but the projects South Seeds delivers must continue to meet the stated needs of the community if they are to be successful in delivering benefits for local people.

South Seeds sees the development of an asset, whether a building or area of land, as a key part of becoming financially independent as it would provide a presence for the organisation without the high rent payments that are typical of commercial properties in the area. In addition, the right asset would provide the flexibility needed to test out new project ideas and deliver a range of different projects, some of which may have the potential to generate an income.

South Seeds' desire to move towards the development of an asset comes at a time when the Scottish Government is talking favourably about community empowerment and legal powers in Scotland relating to community ownership are starting to be strengthened. The government has a target for one million acres of land to be in community ownership by 2020. Currently around 480,000 acres of land is in community ownership: approximately 2.5% of the land mass of Scotland.

From January 2017, the Community Empowerment (Scotland) Act 2015 places a requirement on public bodies to consider requests from community bodies to transfer public assets into community ownership. Existing community right-to-buy legislation introduced by the Land Reform (Scotland) Act 2003 was also amended by this act and provides the opportunity for community bodies to not only register an interest in privately owned land and to have first refusal once it is offered for sale, but to force a sale of the land if it is deemed to be abandoned, neglected or detrimental. In addition the Land Reform (Scotland) Act 2016 introduces a new right for communities to force a sale of private land if its proposals for the land are in the public interest and are compatible with furthering the aim of sustainable development. The rights to force a sale are expected to will take effect within the next two years.

There are a number of apparently vacant units and unused areas of land on the southside and, although perhaps not as numerous and problematic as in other areas, preliminary research carried out by South Seeds has revealed that the vast majority are privately owned and often by investment companies not based locally and which have a purely financial interest in the area. This can and has led to rents which are becoming unaffordable for small, locally-owned enterprises and inadequate provision for the community's social wellbeing and environmental needs.

Thanks to Awards for All funding, South Seeds has carried out a piece of extensive research to find out what the community would like to see vacant buildings and areas of land being used for and what actions would be required for South Seeds to take ownership of such a space. This report presents the outcomes of that research and identifies the next steps.

What does the community want?

South Seeds recognises the value and importance of ensuring that local people have the opportunity to give their views on how assets in the area are run. Empowering people to help shape their community's future is crucial for gathering support for projects at an early stage which can then be used to build momentum later on in the project's life and maximise its success. It is also vital to ensure that the project meets the needs of the community and will therefore be used and valued.

The aim for this piece of research was to gather the views of a wide range of people who live in the area that South Seeds typically runs projects in (Govanhill, Crosshill, Queen's Park, East Pollokshields and Strathbungo), on community ownership, vacant land and buildings and what activities or projects they think are needed. This is a very culturally, ethnically and socially diverse area and it was important that this diversity was reflected in the engagement activities to help ensure that South Seeds' future projects were informed by a varied range of ideas.

To achieve this three public engagement activities and one outreach engagement activity were carried out as well as meeting with representatives of four stakeholder groups in the area.



Above: (left) People stopping to engage with the South Seeds stall on Victoria Road and (right) the delicious food served on the same day (from local supplier Mala Carne)

The public engagement events consisted of two (one at the Bungo in the Back Lanes event and the other outside South Seeds' office at 514 Victoria Road) at which South Seeds had a stand with a display informing passers-by about what other groups have done with community spaces alongside a one-page survey (see Appendix 1 for a copy of the survey) to capture their views on community ownership, vacant spaces and what projects or activities are needed in the area. People were engaged with free energy goody bags, a prize draw for local shopping vouchers and free food from a local café.

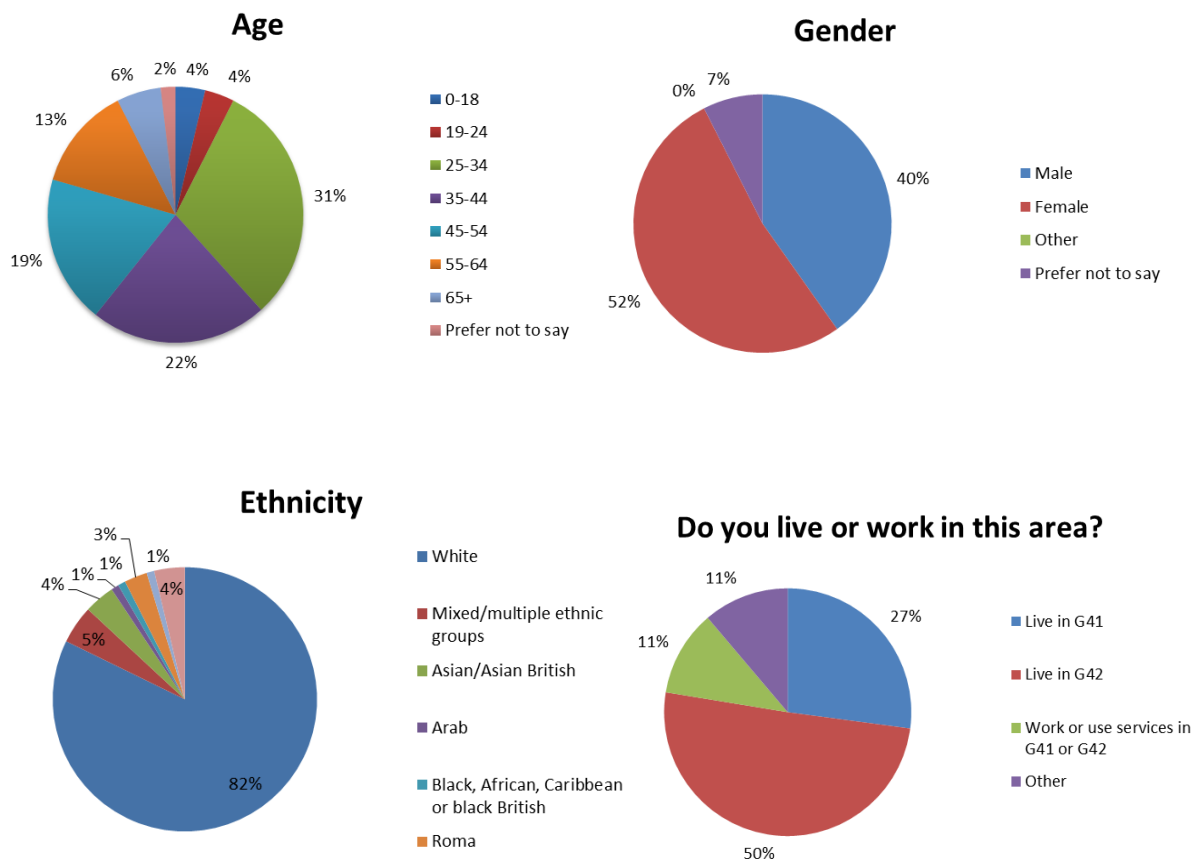
The other public engagement activity involved gathering the opinions of people walking along Victoria Road and Allison Street – two of the busiest streets in the area. South Seeds' staff know from working and living in the area that people from different walks of life tend to use different locations at different times and on different days, so the three events were targeted accordingly to ensure a wide spread of views.

The outreach engagement activity was carried out with residents who attended a number of groups held at the Daisy Street neighbourhood centre run by Glasgow Life.

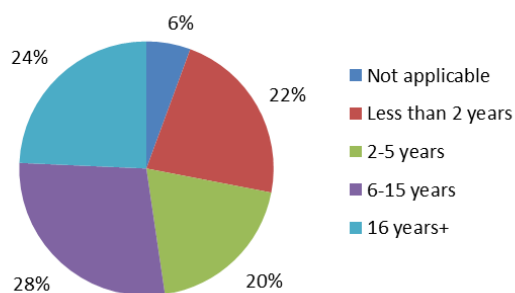
Meetings with 12 representatives of stakeholder groups in the area were also held. Each group has extensive experience in serving and engaging with different audiences in the area and will therefore have valuable insights into what activities and projects would work well. The groups we met with were the Crosshill and Govanhill community council, Govanhill Community Development Trust, Govanhill Service Hub and Daisy Street Neighbourhood Centre (run by Glasgow Life).

Who responded to the survey?

The following charts illustrate the range of people who responded to the survey. This information was self-reported using the survey sheet. A total of 108 people were engaged with.



How long have you lived or worked in the area?



How did the community respond?

In answer to the question “Do you feel that there is a need for more community-owned and run space on the southside of Glasgow?” 90% of those surveyed said yes. A further 2% said no, 4% maybe and 5% not sure.

For those who answered “yes” to the previous question, by far the most common (22% of those surveyed) explanations given for why they answered this way were related to the need to bring people together and get more people involved with the aim being to give the community a sense of ownership which in turn should foster a sense of responsibility for facilities and spaces. Many of those who responded this way also talked about empowering individuals and giving the community more control over the services available.

The existence of a significant demand for more community spaces and projects, particularly safe spaces for children, and a large resource base of people with the desire to get involved and skills to offer were the next most common explanations given (18% of those surveyed).

The next most common explanation (15% of those surveyed) related to a feeling that unused spaces were a waste of potential.

Other common explanations included: private ownership leading to a lack of diversity in the types of retail available and a lack of independent shops; public services not efficiently run; a need for more growing spaces and green spaces for healthy and social outdoor activities; and the success of existing community-run projects in the area.

“Community owned means that people take responsibility for their local area, it encourages education and social cohesion.”

“There is definitely a demand for this after seeing the success of varying projects such as battlefield community park, our lane, Govanhill Baths, etc. It is immensely beneficial socially and economically.”

“Once property is lost to private enterprise the community never gets it back. It’s important to have community space - the fire in London has demonstrated this.”

“Community ownership creates and improves neighbourhood relationships (among other things) and produces economies and energies that get immediately re-invested in the local areas and networks.”

“Especially as the area gentrifies I think securing space for community, not purely commercial, use is very important.”

For those who answered “no”, “not sure” or “maybe” to the question of whether there is a need for more community-owned spaces, most wondered whether there would be enough people interested in getting involved.

When asked “What activities, events or projects would you like to see a space being used for?” the activity most frequently cited was skills training (56% of those surveyed). This was followed by repair and reuse of household items (53%), a tool lending library (50%), gardening (49%) and art projects (46%).

In addition to the project ideas suggested, three project themes received particular support through responses in the comments section. These were: a need for spaces where people from different cultures and backgrounds can integrate and share skills and where barriers to entry are minimised as much as possible, for example, the presence of alcohol or lack of disabled access; more greenery and green spaces which can be used for recreation and growing food; and a tool/equipment library.

A common thread through many of the further comments was in the need for a multi-use space particularly one that provides a service such as a café, tool library or laundrette combined with skills swapping or training, food growing and/or benefits and money advice.

“A café would help break down barriers. Repair would also attract practical people rather than arty to express themselves and learning skills provides a focus for people to work together and integrate.”

“Integration and meeting spaces are needed, and something to give people a hobby.”

What the stakeholder groups said

Meetings with the four stakeholder groups identified a number of community needs. These were:

- affordable childcare
- safe, outdoor play spaces
- laundrette particularly for high temperature, large volume washes to treat infestations
- room hire for meetings and events
- more gardening opportunities

Options for community ownership

There are several different routes through which a community group could take ownership of a building or area of land. The decision to take a particular route is influenced by many factors such as whether the property is privately or publicly owned and the ability to get funding.

Asset transfer

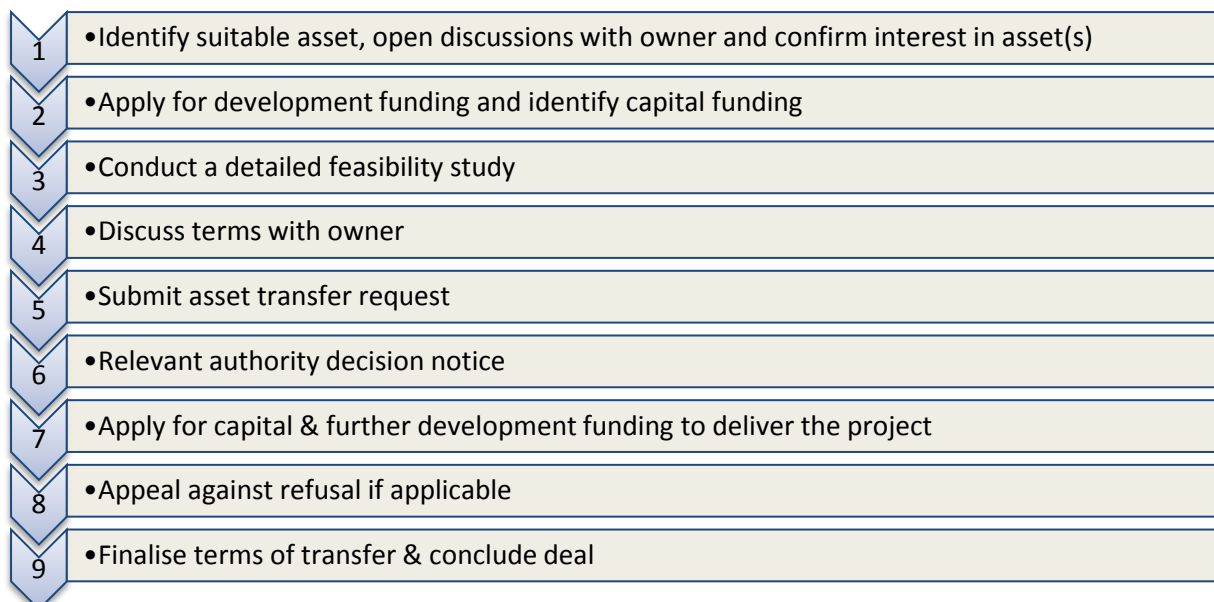
Asset transfer is a process by which publicly owned assets such as buildings and land can be transferred to community bodies. Part 5 of the Community Empowerment Act (2015) came into force in January 2017 and gives eligible community bodies the right to request to buy, lease, manage or use such land and buildings.

Glasgow focus

According to Glasgow City Council, no community bodies have yet submitted an asset transfer request under the Community Empowerment Act (2015), although a few groups have requested application forms. However, two examples were cited of community bodies that had taken on the long-term management of publicly owned assets, prior to this legislation coming into force. These are the Knightswood Community Centre and the House for an Art Lover in Bellahouston Park. These groups are both open to sharing their experiences with South Seeds although they were not available for meetings prior to this report being completed.

Process

The process for formally requesting an asset transfer is outlined below.



The legislation requires 'relevant authorities' (i.e. the public bodies) to compile a register of their assets. There are no requirements about how up to date this needs to be.

To be eligible for asset transfer as an SCIO, South Seeds would need to have no fewer than 20 members and to have this requirement written into its constitution.

Glasgow focus

The asset registers of Glasgow City Council and Police Scotland were viewed as part of this study as they were deemed to be the organisations most likely to have property in the area. These proved useful in identifying the owners of buildings or land of potential interest to South Seeds. An NHS Scotland register could not be found, although the buildings they own are likely to only be the operational health centres.

How asset transfer requests are assessed

Public bodies have a duty to secure best value for public money. In terms of asset transfers this means that a public body will seek evidence that a sale, or lease, of an asset at less than market value will result in wider public benefits than those that are purely financial. These could include economic development, regeneration, public health, social wellbeing, environmental wellbeing and reducing inequalities.

Glasgow focus

Glasgow City Council was not able to clarify its specific process for assessing asset transfer requests at the time of writing, seemingly due in part to a lack of staff and in part to the change in administration which may affect the council's strategic priorities. However, they did confirm that they would assess requests against measurements of 'best value'.

Scottish Government guidance for relevant asset transfer authorities lays out seven best value themes against which requests can be assessed. These are: vision and leadership; effective partnerships; governance and accountability; use of resources; performance management; sustainability; and equality. Further details of the evidence required to assess best value is outlined in Appendix 2.

In reviewing each request the relevant authority should consider the following matters:

- Value to relevant authority in existing use
- Value for alternative use/redevelopment
- Value for proposed and other community purposes
- Level of community benefits
- Likelihood that benefits will be delivered over a 5-year period
- Impact of project failure

Glasgow focus

Glasgow City Council was not able to provide any information about how it would measure non-financial benefits. However, the Scottish Government document 'Asset Transfer: Guidance for Relevant Authorities' suggests a simple assessment such as a 1-5 scale which can be placed alongside similar assessment of the best value themes and any other relevant factors.

Asset transfer at less than market value is deemed to be justified when these additional benefits empower communities and align with local and national priorities to enable the delivery of best value across the public sector as a whole.

The Community Empowerment Act does not say whether the community body should pay full market value for the property or should be allowed a discount.

The presumption is in favour of the community proposal unless there are reasonable grounds for refusal.

Glasgow focus

Initial discussions with Glasgow City Council indicate that they would, in the first instance at least, prefer a long-term lease arrangement for most of their properties rather than outright purchase. This may be due to restrictions related to mortgaged properties or to the need to maintain their asset book which can be used to borrow against.

Challenges and opportunities of asset transfer

The asset transfer process could be lengthy and negotiations with a relevant authority could be laden with bureaucracy although the fact that the council staff responsible for processing asset transfer requests have already been met as part of this research lays a good foundation on which to build a relationship with them. Discussions at this initial meeting indicated that the council would be open to a two-way dialogue throughout an asset transfer process, rather than simply reviewing a request and declining or accepting.

The assessment criteria according to Scottish Government guidance appears to be sensible and in-line with the information that would come out of a thorough business-case analysis of a potential project idea. This type of information is also likely to be required by potential funders so extra effort to source the information required should be minimal.

However, there is a lack of clarity over the weighting of the assessment criteria that would be used by Glasgow City Council to assess asset transfer requests and over the elected member and/or committee allocated to oversee this process. Having this clarity would enable South Seeds to tailor any request to better meet the council's priorities and therefore increase the likelihood of a request being approved.

Discussions with the Community Ownership Support Service (COSS - www.dtascommunityownership.org.uk) revealed that Glasgow City Council would prefer a lease arrangement at least in the first instance. Therefore, convincing it to accept an ownership request will require a thoroughly researched proposition with clear, significant benefits. Alternatively, a lease arrangement may be an option for South Seeds to consider as it minimises the financial risks of ownership whilst providing space to test out project ideas. However, it is unlikely to provide the longer-term security and flexibility that ownership does.

City Properties (an arm's length organisation of Glasgow City Council) is not subject to the Community Empowerment Act so any properties transferred by the council to it could not be obtained through an asset transfer request. City Properties only manages commercial property so this would not affect public buildings or land such as school janitors' houses or parks.

Community right-to-buy

Under Part 2 of the Land Reform (Scotland) Act 2003 (as amended by the Community Empowerment (Scotland) Act 2015), community right-to-buy is a legal right for community bodies to register an

interest in any privately owned land and to have first refusal once it is offered for sale. The right-to-buy requires a willing seller rather than a compulsory purchase of the land.

However, for land that is deemed to be abandoned, neglected or detrimental, community bodies will have a right to force a sale. The Land Reform (Scotland) Act 2016 also introduces a new right for communities to force a sale of private land if its proposals for the land are in the public interest and are compatible with furthering the aim of sustainable development. These rights to force a sale are expected to come into force within the next two years.

Applications to register an interest in land are normally made before the owner takes steps to offer the land for sale (known as a 'timeous application').

Glasgow focus

There are currently no entries in the Register of Community Interests in Land for Glasgow (see <http://rcil.ros.gov.uk/RCIL/default.asp?category=rcil&service=home>), meaning that no communities in Glasgow have yet exercised their right to register an interest in any privately owned land.

Action Party was the first urban group to use right-to-buy powers.

In May 2017 it was given consent to proceed with the community purchase of the former Portobello Old Parish Church and halls, with plans to transform it into a community hub.

The group also received £647,500 from the Scottish Land Fund to help it acquire and develop the property.



To register an interest in land, a community body should demonstrate that it has the support of at least 10% of the community, for example, through a petition. This support should be gathered no more than 6 months from the date of application to register an interest in land.

If the application is submitted after the owner has taken steps to transfer the land or sell it (known as a 'late' application), a significantly greater level of community support should be demonstrated. Ministers have in previous applications accepted a level of 15% as sufficient evidence of community support for a late application.

The registration of community interest should be compatible with "furthering the achievement of sustainable development". Applications to register a community interest in land have the best chance of success if they explicitly address the likely overall impacts of land registration in terms of environmental, economic and social benefits. However, applications at this stage are not required to state in great detail the proposals for the use of the land (e.g. by including a feasibility study).

The community right-to-buy process is not intended to be used as a means to stop the landowner from developing their land in any way. This means that the existence of a registration of community interest will not affect any decisions made in relation to a planning application by the landowner.

In addition to having the application to register a community interest in land approved by Scottish Ministers, it also needs the approval of the community. This is determined by conducting an

independent postal ballot which has a majority of the members of the community voting in favour (with a turnout of a significant number of members). It is not clear what a 'significant' number of community members is considered to be.

Community right-to-buy of Neilston bank

In November 2006, Neilston Development Trust purchased a former Clydesdale Bank building nine months after it had been put on the market.

A 'late' application under community right-to-buy legislation received 97% support in a ballot with a 27% turnout and Scottish Ministers approved the application, not without significant work from a small body of volunteers.



The seller and community body should try to agree on a price to be paid for the property if an application is approved. If a price cannot be agreed an independent valuer will be appointed to assess the market value of the property and, unless the seller appeals this valuation (in which case the Land Tribunal will assess the value), this will be the price the community body pays.

Challenges and opportunities of community right-to-buy

The requirement to have a majority of people in the community voting in favour of the right-to-buy with a 'significant' turnout of registered voters would be very challenging to achieve in the South Seeds project area. In the right-to-buy of Neilston Bank, 97% voted in favour with a 27% turnout and the application was eventually approved. In the 2017 council elections, the Neilston ward achieved a 53% turnout compared to 40% in Govanhill's Southside Central ward. The level of empowerment of people to engage in local issues is not as great here as in areas such as Neilston, but that isn't to say that sufficient support can't be obtained for the right project or property.

The campaign to drum up support for the purchase of a property could form a sound basis for the future delivery of the project and act as a spark to empower more people to engage with local issues.

Privately negotiated sale

There are many commercial properties in the area currently for sale on the open market and therefore unlikely to be suitable for community right-to-buy.

If finances could be secured, either through a loan or external funding, then South Seeds could consider putting in an offer to purchase such a property.

Challenges and opportunities of a privately negotiated sale

South Seeds would potentially be competing against commercial entities to offer the most attractive price to the seller and therefore it is likely to have to pay more for a property purchased in this way than for a property purchased through community right-to-buy (which is likely to be purchased at market value or less).

A privately negotiated sale would mean not having to put forward a justification for purchase to the owner, so may be quicker and easier to achieve. However, sufficient justification would still be required by an external funder or lender, so securing finances may be the most significant challenge.

Potential buildings and land on the southside

There are many buildings and land on the southside which may be suitable for South Seeds to take ownership of.

A key consideration of the suitability of a particular property would be its use class and the potential to change this if a project requires it. For example, Victoria Road is classed as a local town centre in Glasgow City Council's City Development Plan. This plan makes retail activity a core focus in these areas and this has implications both for the availability of non-retail (non- Class 1) units and the ability to be able to change the use of a Class 1 unit to a non-Class 1 unit.

A visual estimate of units on Victoria Road indicated that around 65% of units are Class 1. The City Development Plan states that applications for a change of use may be permitted if it can be demonstrated that the proposal will: 'Contribute positively to the character and appearance of the town centre and provide an active frontage'; and 'Not have an unacceptable effect on town centre or residential amenity'. In addition the proposal must also either: 'Protect the retail function of the centre by resulting in not more than three adjacent non-Class 1 units within a street block; 'Deliver the re-use of long-term vacant premises' (i.e. Unit that have been marketed for a minimum 12-month period); or 'Accord with relevant spatial supplementary guidance'.

The loss of an operating retail unit, where there are vacant units in a centre, will normally be resisted.



Potentially suitable properties were identified through existing local knowledge, using commercial property websites (such as www.novaloca.com and www.rightmove.com), travelling around the area and discussions with stakeholder groups.


Further research was then carried out for each property using the Registers of Scotland's land and sasine registers (www.ros.gov.uk/services/online-services), Glasgow City Council's planning database (<https://publicaccess.glasgow.gov.uk/online-applications>), contacting the property management company where it could be identified and by speaking to local residents. Copies of all land or sasine register search sheets and plans obtained are archived at the South Seeds office.

A list and map of properties that may be of interest to South Seeds and are (or potentially) available for sale can be found on the map and in Table 1 below. Where a property of potential interest has been identified but then discounted, for example, because it is no longer available for sale or has recently been bought by another party (and therefore unlikely to be sold again anytime soon), it has been included in the list below to show the range of properties which have been investigated as part of this research.

Map of properties of potential interest on the southside

Key

-  Buildings
-  Land

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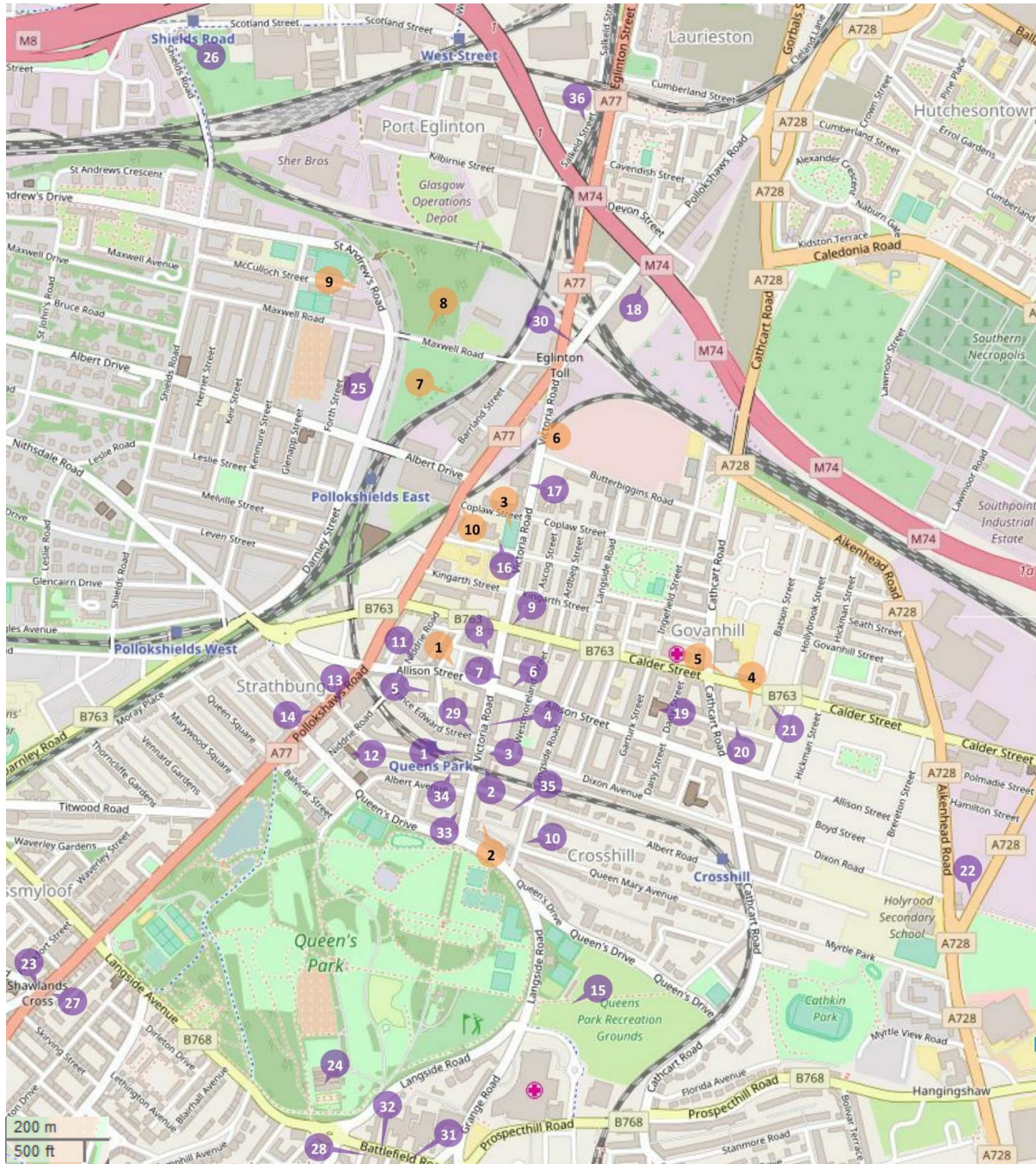













Table 1: Properties of potential interest to South Seeds


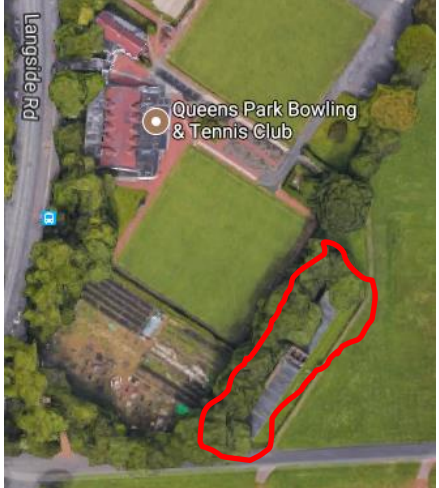
Property		Ownership	Status	Further details
Buildings				
1	<p>488 Victoria Road, G42 8YD Previous Santander next to Sainsbury's</p> 	Private	To let	<p>Owned by Mapeley Estates who only plan to lease rather than sell. Santander has a lease until Dec 2017. Agent says that there may be plans to turn the upper part of the building into a hotel.</p> <p>The property currently has Class 2 / Class 1 (financial, professional and other services).</p> <p>www.capitaproperty.co.uk/properties/488-victoria-road-glasgow-scotland-g42-8yd/</p>
2	<p>473-479 Victoria Rd Previous Habib Bank next to Cake Box</p> 	Private	<p>To let sign outside, but no information on Ryden website.</p> <p>Have emailed to find out more.</p>	
3	<p>465 Victoria Rd, G42 8RL (previous Govanhill Baths Emporium)</p>		To let sign taken down within the last 2 months.	Owned by Scottish Mutual Pension Funds Investments Ltd.

				<p>Application to change to Class 3 for café and art gallery in 2015 was refused as had not been marketed as Class 1 for more than 12 months plus air extraction issues.</p> <p>Agent is Lapsley McManus according to previous to let sign. Sent email to enquire.</p>
4	<p>445 Victoria Road, Glasgow, G42 8RW</p> 	Private	<p>Was for sale £98,000 29/6/17 No longer available</p>	<p>www.novaloca.com/retail-premises/to-let/glasgow/445-victoria-road/124602</p>
5	<p>Craigie St police station</p> 	Public	<p>Uncertain. Enquiry to Police Scotland's Estates Department revealed that it is classed as operational and they have no information on when or if its status may change. Emailed Insp. Alex Hutton (in charge of policing in the local area) on 28/6/17 to see if he knows anything.</p>	
6	<p>135 Allison Street, Glasgow - G42 8RY</p>	Private	<p>To let - offers over £8,000 per annum For sale - £65,000 (for quick sale)</p>	<p>www.search.shepherd.co.uk/property-search~action=detail,pid=2393</p>




				
7	393 Victoria Road, G42 8RZ 	Private	To rent - £12,000 per annum. Owner would accept sale for £140,000	Ground floor and basement www.dmhall.co.uk/property-search/?listingType=All&propertyID=4141
8	376 Victoria Road, G42 8YW 	Private	For sale - £160,000	Planning permission to convert from Class 1 to Class 2 refused in 2012. This application states that the shop has been vacant since 2008. www.glenandco.co.uk/properties.php?display=view&property_id=4
9	349 Victoria Road, Glasgow, G42 7SA	Private	Under offer – offers over £280,000	Planning application to change from pub to café/deli submitted May 2017 www.dmhall.co.uk/property-search/?listingType=All&propertyID=3245



				
10	361 Langside Road, Glasgow, G42 8XT (and adjacent land?) on corner of Queen Mary Ave 	Private	For auction guide price £79,000. Next auction 1 st August 2017.	www.futurepropertyauctions.co.uk/property_details.asp?id=2589066
11	43 Allison Street, G42 8NJ – showroom and workshop premises 	Private	For sale – offers over £900,000 Closing date set for Thursday 17th August 2017	www.search.shepherd.co.uk/property-search~action=detail,pid=2901
12	Synagogue on Niddrie Road		Appears to be in use for services of the Langside Hebrew Congregation but congregation might be dwindling.	




				
13	691 Pollokshaws Rd – corner with Torrisdale St. 	Private	Unavailable – undergoing damp proofing to basement and will take some months to resolve but they plan to remarket when works are complete.	
14	758 Pollokshaws Rd	Private	Unavailable	Planning application for turning into a café approved May 17 2017


				
15	<p>Changing rooms, Queen's Park Recreation Ground</p> 	Public	Not currently for sale or lease on open market.	<p>No details on gas/electric/water connections available. The council may consider demolition although no timescales were available. No survey information available.</p> <p>Existence of mine workings may influence future development/use.</p>
16	<p>Cuthbertson Primary janitor's house – 35 Cuthbertson Street</p>	Public	No information available but other janitors' houses in the city have been put up for sale	




				
17	82/84 Victoria Road, Glasgow, G42 7AA 	Private	For sale - £250,000	3-storey former office/showroom building in need of refurbishment www.dallisonandco.co.uk/listing/82-84-victoria-road/
18	Old Printing Works, 197 Pollokshaws Road G41 1PS 	Public	Under offer	www.citypropertyglasgow.co.uk/property-for-sale/197-pollokshaws-road/
19	Daisy St Trinity church (and possibly	Church of	Empty since 2016.	




	buildings to rear) 	Scotland	Have emailed the Church of Scotland law department to find out their plans.	
20	Govanhill Picture House (former), 47-49 Bankhall St 	Private	Not currently for sale. Owned by Hanison Estates Ltd, 18 Queens Crescent, Glasgow since Sept 1995.	Latest planning application granted April 2012 for indoor shopping market and function suite. Previous application granted May 2005 for partial demolition of listed building and erection of flatted development.
21	Holy Cross Primary School old janitor's house, Calder St 	Public	No information available but other janitors' houses in the city have been put up for sale	
22	400 Aikenhead Road, Glasgow,	Private	For sale - £300,000	www.novaloca.com/industrial-unit/for-




	<p>G42 OPU - Premises / Development Site</p> 			<p>sale/glasgow/400-aikenhead-road/147204</p>
23	<p>1100 Pollokshaws Road, Glasgow, G41 3XA</p> 	Private	To let/May sell £160,000	<p>www.novaloca.com/retail-premises/for-sale-or-to-let/glasgow/1100-pollokshaws-road/107944</p>
24	<p>Queen's Park glasshouse – café area at the back</p>	Public	Not available on open market. Part of Queen's Park Glasshouse so could be difficult to sell as a distinct part. Lease may be possible.	<p>Glasgow City Council (Rachel Smith) says that the former café requires substantial works to the structure to make it safe and wind and watertight.</p>



				
25	40 Darnley St (formerly Strachan antiques) 	Private	No information available	Planning permission approved for culinary and training facility in June 2016 https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OM90TMEXH3D00
26	373 Scotland Street 	Private	No information available	Planning permission for alterations granted in 2013 to Apsis Solutions Ltd (construction products company)
27	1129 Pollokshaws Road, Shawlands, Glasgow, G41 3YH 28	Private	For sale £190,000, lease terms with settled and stable tenant in place.	www.futurepropertyauctions.co.uk/property_details.asp?id=1554718




				
28	20 Battlefield Road, Glasgow, G42 9QH 	Private	For auction £123,000. Tenanted with 5-year lease from 2017	www.futurepropertyauctions.co.uk/property_details.asp?id=2590171
29	462 Victoria Road (formerly Alistair Steel Shoes) 		To let – message has been left with agent	
30	The Star Bar, 537-539 Eglinton Street - G5 		For sale £79,950, leasehold with 15 years remaining on the lease	www.rightmove.co.uk/commercial-property-for-sale/property-59102279.html



				
31	50-54 Battlefield Road, G42 9QF 		To let £15,500. Not available for sale	www.novaloca.com/retail-premises/to-let/glasgow/50-54-battlefield-road/142166?id=142166 ground floor and basement retail / office space
32	46 Battlefield Road, Glasgow, G42 9QH 		For sale £70,000	www.novaloca.com/retail-premises/to-let/glasgow/46-battlefield-road/144892 ground floor mid-terrace retail space
33	520 Victoria Road		To let £8,800. Not currently available for sale.	www.a-i-a.co.uk/fulldetails.vbhtml/property-to-rent/cm1000564/victoria-road_glasgow_g428bg

				
34	100/102 Torrisdale Street, G42 8PH 		Bought by INEX Homecare Ltd in 2010 for £125,000.	Used by Inex as storage. Planning application for conversion to 6 flats previously granted in March 2008.
35	50 Albert Road 		Auctioned in 2015 for £55,000. Currently empty.	Planning application notice displayed for a booking office
36	140 Salkeld Street	Was public (Police), may have been sold to private	Under offer as of April 2015	Planning permission granted for food preparation and distribution (Class 5) June 2017 to Al Hamra Events Ltd

				<p>Grade 'B' Listed and comprises the original art deco front portion consisting of offices, kitchens, toilets and reception.</p> <p>www.movehut.co.uk/property/411288-140-salkeld-street-glasgow/</p>
Land				
1	<p>Land around electricity substation, Allison/Chapman/Craigie St</p> 	Public	Not currently for sale	
2	<p>Land at rear of electricity substation, Langside Lane</p> 	Private (Scottish Power)	Not currently for sale	
3	Former football pitch next to Cuthbertson Primary School	Public	Not currently for sale	Planning application by Glasgow City Council Education Services for all-weather pitch approved January 2014
4	Land at rear of old Govanhill Picture	Public?	No information available.	Named 'Recreation ground' on OS map.

	<p>House, bounded by Calder St/Bankhall St</p> 			<p>Approx. 298-306 Calder St. Appears to have been subject to a compulsory purchase by Glasgow Corporation in 1977 for use by Holy Cross Primary School.</p>
5	<p>Land at corner of Calder St and Cathcart Road</p> 	Unknown	No information available	
6	<p>Land at end of Butterfield Place, off Pollokshaws Rd</p>	Private?	No information available.	<p>Can't find any records of transfer of ownership after 1965 when it appeared to be transferred to Lamont & Co (Distillers) now dissolved and taken over by Pernod Ricard. Contacted them to enquire.</p>

				
7	<p>Land at Maxwell Road, Glasgow, G41 1SN</p> 	Private	To let, may sell for in excess of £1.5m (will@tsapc.co.uk)	<p>Planning permission granted for retail park/supermarket</p> <p>www.novaloca.com/commercial-land/for-sale-or-to-let/glasgow/maxwell-road/123308</p>
8	<p>Land at Tradeston Gas Works, off Maxwell Drive</p> 	Private?	Sold to developer for social housing	
9	<p>Land at end of McCulloch St, Pollokshields. Playpark and former car park next to health centre.</p>	Public?	There is an application to register deeds at 'land at McCulloch St' from April 2017 by Glasgow City Council. Likely that the small	

			<p>park to east is already council owned.</p>	
<p>10</p>	<p>Land at corner of Coplaw St and Pollokshaws Rd</p> 	<p>Private</p>	<p>Owned by JCDecaux for advertising hoardings since 1990</p>	

Funding

There are a variety of different ways for funding a community purchase of land or buildings. Some potential options are outlined below.

Scottish Land Fund

The Scottish Land Fund can help community bodies to buy land or a building. Up to £1 million per application is available, with £10 million available overall in 2017/18. Evidence suggests that urban projects are being actively encouraged to apply for the fund with Roseanna Cunningham quoted as saying “I am especially keen to see that urban groups are beginning to take advantage of the changes to the Community Right to Buy legislation and in the Scottish Land Fund.”.

Up to 95% of eligible project costs can be funded, although the Scottish Land Fund needs to be able to assist as many communities as possible so they expect the average amount across all funded projects to be 80%. As a minimum, 5% of the funding should come from other sources which can include a negotiated discount on the valuation of the property.

Technical assistance funding is also available to help prepare to purchase an asset. These grants can be between £2,500 and £30,000 and up to 100% of the technical assistance costs can be funded. This could include the preparation of feasibility studies and business plans, valuations and surveys as well as some costs towards community engagement.

Community shares

Community shares (www.communitysharesscotland.org.uk) are a way of building capital for a particular project through attracting investors whose interests are aligned with those of the project.

This type of share capital cannot be transferred between people, the value of shares is not subject to speculation and there is a limit on the interest paid (if there is any interest paid at all) so they do not offer the prospect of capital gains.

They are an ideal way for communities to invest in enterprises serving a community purpose and have been used to finance a range of community ventures such as shops, pubs, community buildings, renewable-energy initiatives and local food schemes.

To offer community shares an enterprise would need to register as a co-operative society, community benefit society, or charitable community benefit society. If interest was paid, the funded project would need to generate a profit that was sufficient to cover this.

Crowdfunding

Crowdfunding using websites such as www.spacehive.com and www.crowdfunder.co.uk allow people, both from within the community and anywhere else in the world, to donate money to a project. Money is usually only taken if the project reaches its funding target. Often there is an option to give donors a reward if the project is successful, for example, a future discount on products or experiences such as tours or workshops.

It may be difficult to raise enough money through crowdfunding to purchase a property outright, but it could be a way to raise enough to match grants from elsewhere or to supplement other forms of fundraising.

Loans and loan stock

Social Enterprise Scotland (SES) in partnership with Triodos offer a property loan with Triodos providing up to 70% loan to value and SES providing the remaining 30% in a loan repayable within 13 years. Interest, fees and due diligence costs will be agreed on each project's basis. More information is available at www.socialinvestmentscotland.com/looking-for-investment/our-funds/.

Other loans targeted at social enterprise or charities are available from a number of organisations, for example the Esmée Fairbairn Foundation and the Charity Bank.

The funded project would need to generate a profit sufficient to pay the interest on a loan.

Other grants

The Robertson Trust (www.therobertsontrust.org.uk/what-we-fund/open-applications) has a grants programme which could be used to refurbish a property, however it cannot be used to purchase it.

The Big Lottery provides community assets grants (<https://biglotteryfund.org.uk/communityassets>) from £10,000 to £1 million to create strong and resilient communities through ownership of assets.

Organisations such as Firstport (www.firstport.org.uk/) provide funding to support the start-up of social enterprises in Scotland.

The Heritage Lottery Fund (www.hlf.org.uk/looking-funding/our-grant-programmes/heritage-enterprise) can provide grants of between £100,000 and £5 million to refurbish heritage properties and bring them back into use.

Next steps

This piece of research broadly outlines the processes involved in a community body taking ownership of a property and the range of potentially suitable properties available on the southside. If South Seeds decides to go ahead with the development of an asset, this section indicates what the next steps would be.

1. Refine project ideas

The community engagement exercise carried out as part of this research revealed some priorities for project development. South Seeds should consider for which of these priorities it is best suited to deliver as a project and this will help to refine the type of property it should seek to a certain extent.

At this stage a feasibility study for the intended projects could be carried out which may involve further consultation with the community.

2. Refine properties of interest

After considering the range of properties identified in this report, and any others that become available after publication, South Seeds should refine the list to a selection of those of most interest.

A clearer idea of what projects would be delivered from the property could help with this, as well as a clear focus on the people that the project would aim to reach (for example, is it vital for the property to be in the Victoria Road shopping area? Or could the project attract engagement if it wasn't based in an area with already high footfall?).

3. Engage with the landowners/agents of the properties of interest

Some engagement has already been carried out as part of this research so this can be built on to arrange viewings and explore the suitability of properties on the refined list.

With public buildings, further engagement with the relevant authorities (e.g. Glasgow City Council or Police Scotland) would be useful to gain clarity on their priorities in asset transfer. This could include meeting elected members to start building political support.

4. Visit groups who have been through their own asset development projects

Some groups were engaged with as part of this research but visits could not be arranged within the project's timescales. It would be useful for South Seeds to meet with these groups to get a deeper understanding of the potential challenges of developing an asset and how they could be overcome.

5. Engage with property experts

Solicitors, surveyors, architects and building contractors should be consulted to fill in any gaps in knowledge relating to a potential property purchase.

5. Seek funding

Once a specific project and property have been targeted, engage with potential funders and apply for funding through the preferred route or routes.

6. Go ahead with property purchase

Depending on the owner and status of the property submit an asset transfer request, register an interest in the property using community right-to-buy legislation or submit an offer.

Appendix 1

Copy of the questionnaire completed by residents as part of the community engagement exercise



Developing a community space - questionnaire

There are many vacant buildings, structures and bits of land on the southside. South Seeds is looking into the possibility of taking ownership of such a space so that it can be used by the community for a variety of activities, events and projects.

South Seeds is keen to know your thoughts on this. Your answers to the following questions will help us to better understand what the community wants and needs and will shape our future work in this area.

1. Do you feel that there is a need for more community-owned and run space on the southside of Glasgow?

Yes No Maybe Not sure

2. Please explain why you think that:

3. Are you aware of any vacant buildings or spaces in the area that you would like to see used for community events, activities or projects? Please let us know what and where they are:

4. If South Seeds were to take ownership of such a space, what activities, events or projects would you like to see it being used for (tick as many as you like)?

- | | |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Café | <input type="checkbox"/> Skills training |
| <input type="checkbox"/> Fitness classes | <input type="checkbox"/> Tool lending library |
| <input type="checkbox"/> Room hire for meetings/events | <input type="checkbox"/> Repair and reuse of household items |
| <input type="checkbox"/> Gardening | <input type="checkbox"/> Workshop/office space for local businesses |
| <input type="checkbox"/> Changing rooms/storage for sports groups | <input type="checkbox"/> Art projects |
| <input type="checkbox"/> Kids' sessions/playgroup/playarea | <input type="checkbox"/> Local history/cultural heritage centre |
| <input type="checkbox"/> Laundrette | <input type="checkbox"/> Shop |
| <input type="checkbox"/> Music studio/lessons | <input type="checkbox"/> Cinema |
| <input type="checkbox"/> Low-carbon technology demonstration (e.g. solar panels or composting) | |

I have a different idea(s):

5. Finally, please tell us a bit about yourself so that we know who has responded to this survey:

Age: 0-18 19-24 25-34 35-44 45-54 55-64 65+ Prefer not to say

Gender: Male Female Other Prefer not to say

Ethnicity: White Mixed/multiple ethnic groups Asian/Asian British Arab
 Black, African, Caribbean or black British Roma Other ethnic group Prefer not to say

Do you: Live in G41 Live in G42 Work or use services in G41 or G42 Other

How long have you lived/worked/used services in the area (G41 or G42 postcodes)?

Not applicable Less than 2 years 2-5 years 6-15 years 16 years +

Appendix 2

Scottish Government guidance on assessing asset transfer requests against best value themes

Best value theme	Summary	Information required
Vision and leadership	An organisation will have in place a clear vision and plan for what it will do to contribute to the delivery of improved outcomes for Scotland. This may be linked to one or more local or national priorities e.g. the Scottish Government's National Outcomes.	A clear plan for achieving the intended outcomes, ideally showing links to local or national priorities. Members of the community transfer body would also show that they have the relevant skills and experience to deliver the intended objectives.
Effective partnerships	An organisation will show how it, and its partnerships, provide a collaborative approach to the challenges that communities face.	The detail of any partnerships in place to help ensure successful delivery of the intended benefits. Community support is vital and can be shown through a variety of metrics such as surveys, consultations or ballots.
Governance and accountability	An organisation will be able to demonstrate structures, policies and leadership behaviours that support the application of good standards of governance and accountability.	An outline to illustrate that the appropriate structures and policies are in place to help ensure success in the longer term.
Use of resources	An organisation will show how its effective management of all resources (including staff, assets, and information) is contributing to the delivery of specific outcomes, highlighted in the national outcomes.	Explain how the body's current and future resources will be used as part of a medium to long-term plan (5-10 years). This could include the numbers of employees or volunteers and the maintenance of any asset. This could also include the funding requirements of the group and the sources of funding already in place.
Performance management	An organisation will ensure that robust arrangements are in place to monitor the achievement of its desired outcomes as well as any reporting arrangements.	Outline the way in which a community transfer body will be able to monitor the achievement of its objectives, whether that be recording volunteers' time or the amount of benefit achieved as part of the overarching vision. To demonstrate openness and transparency it will be important to report performance to the community.
Sustainability	An organisation will demonstrate an effective use of resources in the short term and an informed prioritisation of the use of resources in the longer term in order to contribute to sustainable	There are five broad principles of sustainability: <ul style="list-style-type: none"> • promoting good governance; • living within environmental limits;

Best value theme	Summary	Information required
	<p>development. The goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.</p>	<ul style="list-style-type: none"> • achieving a sustainable economy; • ensuring a stronger healthier society; and • using sound science responsibly. <p>A community transfer body could demonstrate how its future funding or self-financing arrangements are to be achieved. Any proposal could also include any positive impact on the natural environment.</p>
Equality	<p>An organisation will demonstrate that consideration of equality issues is embedded in its vision and strategic direction and throughout all of its work.</p>	<p>The community transfer body should establish that the different groups within the community have had their different needs taken into account. Any request should include where a proposal may be reducing inequalities of outcome from socio-economic disadvantage.</p>

Produced by South Seeds, 514 Victoria Road, Glasgow G42 8BG

For more information about what we do, or if you have any questions,
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