

**OFFICIAL**

**SECTION C: YOUR PROPOSAL**

**Name of building / venue / facility**

Tollcross Park Winter Gardens

**Name of your organisation**

Tollcross Housing Association

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

Charity (please provide Charity No if applicable)	<input type="checkbox"/>	
Scottish Charitable Incorporated Organisation (SCIO)	<input type="checkbox"/>	
Company Ltd by Guarantee	<input type="checkbox"/>	
Community Club/ Sports Club	<input type="checkbox"/>	
Other (please specify)	<input checked="" type="checkbox"/>	Social Landlord

**Do you have a formal constitution/ governance documents?** YES  NO   
(please provide a copy)

**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.**

A Big Lottery application in 2014 was prepared by Tollcross HA to spearhead a proposal that would save the listed B Winter Garden for the community. Many local groups were part of defining this proposal. Although the proposal centred around a new use for the Winter Garden, the vision was to deliver a range of facilities including a bike hub. In 2018 the Aspiring Communities project produced a report after considerable further consultations. Unsurprisingly many of the same issues were raised. Key features of the community response to the consultation were a) a desire to make the Park a place where things happen for young adults and teenagers ie. providing opportunities for them to meet and be active; b) to re-instate a cafe which operates at times convenient to older users of the Park. Just prior to the pandemic, Tollcross Housing Association received a grant award from Sustainable Choices, Sustainable Places to prepare a feasibility study for an Active Travel Hub operating from the Winter Garden location. Progress on this feasibility study was delayed due to subsequent lockdowns but is now being actively pursued.

The City Council is near completion of a new-build children's nursery adjacent to the Winter Garden with the re-instatement of the Winter Garden structure as part of the development. Tollcross Housing Association has a long association with the development of Tollcross Park to meet the needs of tenants, local people and visitors. The proposal for an Active Travel Hub based within the Winter Garden development is a good fit with the conclusions of the earlier consultations in that it delivers leisure opportunities, support for active lifestyles, and improved connectivity for the whole community. The feasibility study will investigate the possible inclusion of a community cafe as an income generating activity since it was a high priority for a large section of the consultees.

The HA is a respected and locally-run social landlord with representation from Tollcross tenants on its committees. It oversees the construction, management and maintenance of a large housing stock. It is a financially stable organisation with a long term future in the community.

**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?**

An Active Travel Hub seeks to develop walking, cycling and scooting as well as providing a range of advice on multi-modal transport links that serve the people of the East End of Glasgow. The feasibility study funded by the SCSP will gauge the popularity and viability of additional facilities such as a cafe and a bike mechanic workshop. The feasibility study is due to be submitted by Spring 2023 and will include the results of an investigation into inclusive travel (encompassing users with special needs), as well as an implementation and project delivery plan.

An Active Travel Hub, operating out of the Winter Garden location meets the needs of a large part of the local community. Barriers to active travel have been identified in earlier surveys of the East End. This population is drawn from some of the most deprived communities in Scotland and typically there is very low car ownership, low bike ownership, high density tenemental housing (making it difficult to store bikes) and high dependence on public transport. Surveys consistently find that fear of traffic and the costs associated with changing habits are major barriers. Addressing these barriers will be a key part of the emerging strategy for instance, free bike loans, facilitated bike storage and bike mechanic facilities. The project will take a strategic look at the possibility of a network of cycle and off-road walking routes joining up the East End Active Travel Hubs and key features like the Sir Chris Hoy Velodrome, the Avenues bike lane, Parks and riverside locations.

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

The Active Travel Hub project has already identified a number of funding streams through contact with a range of key stakeholders including Cycle Scotland, Paths for All, Sustrans, Glasgow City Council, Energy Savings Trust, and Transport Scotland. Tollcross HA is keen to incorporate proposals for an Active Travel Hub which can assist people with specific mobility needs. As the feasibility study progresses and specific inclusive proposals become clearer, it is likely that organisations within the disability sector may wish to become involved. Tollcross Housing Association is the lead organisation while the funding, legal status and liabilities of the project are under review and discussion during the set-up phase. However, the long term aim is to establish a community organisation that will develop and manage the project including any new community assets in the Park. A Development Trust or similar, will be able to access a much more extensive range of community development / active travel / low carbon funding streams than the Housing Association in the long term.

For context, there is a business plan that was drawn up for the Aspiring Communities Tollcross Park proposals and although some of the income streams are no longer relevant, an exercise in determining the viability of a community cafe and an events venue within the Winter Garden was undertaken. With regards to the sustainability of the bike hub with bike mechanic workshop, we are confident that it can be made to work using the model of the Bike / Sports Hub in Alexandra Park.

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

Founded in 1974, Tollcross Housing Association is managed by a voluntary Management Committee of up to 15 members.

They are supported by our Chief Executive, Leadership Team, Senior Management Team, and by our wider staff team of over 40 individuals working in Housing Services, Maintenance, Finance and Corporate Services.

The Association currently owns and manages over 2200 houses and flats in Tollcross, Carmyle and Lilybank/Newbank. We also provide factoring services to 506 residential and commercial owners. In 2020 we set up a Subsidiary, Auchenshuggle Develops and this organisation manages the new 12 mid-market rented properties that were tenanted during October 2020.

We are registered with the Scottish Housing Regulator (registration No. 197) and with the Financial Conduct Authority as a Registered Society under the Co-operative and Community Benefit Societies Act 2014 (registration No. 1798RS). We are a Registered Scottish Charity (No. SCO40876) and registered Property Factor No. PF000261. The Association's objects are set out in our Rules.

Today, our aim remains consistent with that of the founders of our organisation: to improve housing conditions for the people who need our services; and day-to-day we work in a range of ways, with a variety of partners, to achieve this aim.

The Management Committee members, volunteers and staff of Tollcross Housing Association firmly believe that building a community is not just about providing good quality, affordable homes. With this in mind, the Management Committee have created many opportunities for tenants to have a say in what the Association does. For example this is a link to the Tollcross HA Engagement Strategy [https://www.tollcross-ha.org.uk/data/THA\\_Customer\\_Engagement\\_Strategy\\_for\\_Website\\_2022\\_08\\_29\\_16\\_31\\_13.pdf](https://www.tollcross-ha.org.uk/data/THA_Customer_Engagement_Strategy_for_Website_2022_08_29_16_31_13.pdf)

The Advice and Learning Centre helps support a range of employability outcomes as well as creating a space and facility to encourage and develop a range of volunteers.

### What help and support from the council family would you require for this proposal?

To be discussed.

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

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Tollcross HA has an Advice and Learning Centre based at 84 Braidfauld Street which provides a service to all Tollcross Housing Association Tenants and their families as well as those those living in private let accommodation and home owners living within our communities.

The Centre provides benefits advice along with debt/ money advice and can provide help with fuel bills and other energy issues. It has a Credit Union Service and provides computing classes. There is a drop-in facility for free internet access and printing. Members of the community can get REHIS Certificated Courses such as First Aid & Food Hygiene. Or they can come to the Centre for the Community Library or Work Club where there is help on hand with writing a CV, or doing a job search. A Community Room provides a space for local meetings and activities.

The success of the Centre is down to partnership working: Tollcross Community Trust deliver events like Tidy Tollcross Together and the Welcome Club; Glasgow Kelvin College provide the Learning Centre; Jobs & Business Glasgow give advice on access to jobs & training; G-Heat deals with all fuel related issues; Glasgow Life have set up a Community Library and a credit union service is available via BCD Credit Union.

Groups who are working towards making a difference in our communities have free access to the Centre as a place to meet or provide courses and information, they are made welcome and supported with any help they may need. Groups who currently use the Centre include Community Connectors and Thriving Survivors. The Volunteer Project is a vital part of the Centre's work. The volunteers are trained and supported to assist with services and local projects.

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