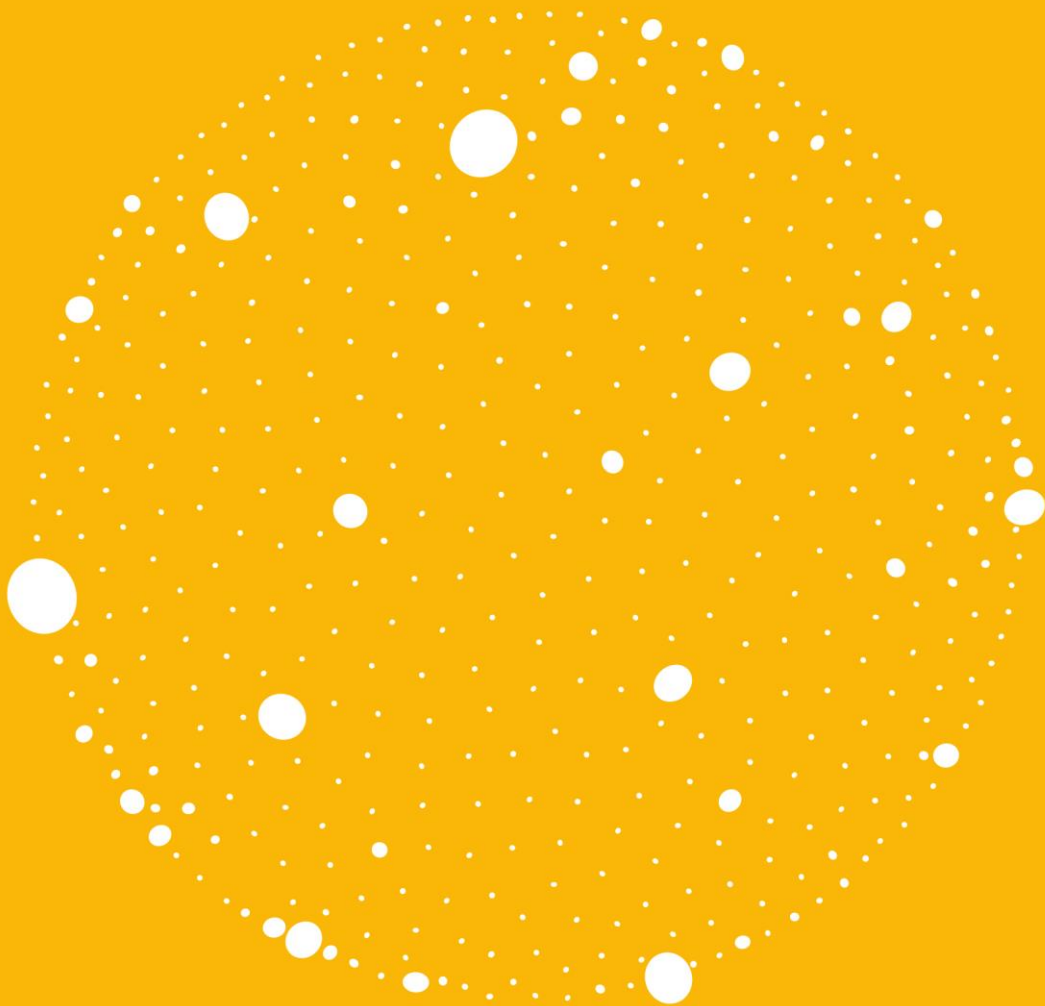




# A Community Facility

## An Options Appraisal for Baldernock Baldernock Community Development Trust

May 2018



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# 1. Introduction and Background

## 1.1 Background and Original Drivers

Baldernock is a small, rural parish community in East Dunbartonshire, taking in the villages of Bardowie and Balmore, approximately 10 miles to the north of Glasgow. The parish is bounded by Milngavie to the West and Torrance to the east: as these areas continue to grow, Baldernock feels increasingly 'squeezed' between them, with services moving out of the parish into the surrounding areas. There is a concern Baldernock will disappear in time- a feeling that has been exacerbated by the recent threatened closure of the historic local primary school and the lack of community facilities locally.

Baldernock Community Development Trust has ambitions to create a community facility to bring local people together and see an advantage in locating this at the school. Whilst the school is considered 'safe for now', its portacabin has been earmarked for demolition, leaving the school with reduced teaching space. A pre-school service is also located at the school and numbers are growing. The CDT believes a new facility could provide much needed space for the pupils and pre-schoolers during the day for additional indoor activities (sport, music, drama, events), thereby shoring up the future of the school, but could also be available to the wider community for a range of activities during evenings and weekends. It is envisaged that the building would be a new, attractive, highly energy efficient space, wholly owned by the CDT with the local authority as the anchor tenant.

A community survey and engagement events were carried out around 4 years ago to evidence demand for a new facility and potential uses for the space. To build on this early research, the group secured funding from LEADER and commissioned Community Enterprise to carry out a feasibility study and options appraisal to determine the best way forwards.

## 1.2 The Principle Site

The school is located in the geographic heart of Baldernock and is situated off Fluchter Road, a narrow country lane. An access lane runs through the school grounds to the golf course and a domestic residence, with the main school buildings and car park on the left and playgrounds and portacabin to the right. There is a domestic residence behind the portacabin. The school site is surrounded by agricultural land. The



nursery is situated on the upper floor of the school house with a small front and larger back garden. The portacabin is approximately 12m x 6m so is relatively compact but the surrounding agricultural land may offer opportunities for a larger development or car parking space if required.

[Access land through school site]





[The portacabin and playground]

### 1.3 Organisational Context

Baldernock CDT was set up in August of 2013 as a membership led organisation with a voluntary Board of Directors, elected from within the local community. The Trust is a company limited by guarantee with charitable status (SCO 44191) with its stated aims being:

- To support, develop, promote and protect our community
- To fundraise to sustain these activities
- To work with the whole community to develop and enhance the facilities available to us

Activity has been relatively small scale to date, mostly being advocacy work on behalf of the community and events, (litter picks and so on). Turnover has therefore been minimal. This project represents a significant shift in scale for the Trust.

### 1.4 Methodology

Developing a shared community space at the school site was put forward as the preferred route by the CDT, however, as this is likely to need external funding, the requirements of funders needed to be planned in at this early stage. Funders want all options to be considered, so, our methodology also set out to include an appraisal of the community's options in relation to different sites. In this way, we would be working towards the best option for the community at large and not just a means of saving the school.

A work plan was agreed following an inception meeting between Community Enterprise staff and Trust Directors. This set out the various elements of the research to be undertaken.

Engaging with as many people as possible in as many ways as possible in the local community and encouraging people to think innovatively and openly, was a critical part of this research phase. Community Enterprise carried out extensive and highly participative research between February and April 2018 ensuring that people in Baldernock had an opportunity to express and share their views. The programme included time spent getting to know the area, encouraging engagement and allowing opportunities for contribution. We also considered wider trends, case studies, local competition and regional and national policy to think through the sustainability implications of any recommendations.

An outline of the methodology for the community research and engagement is set out below:

#### ***Familiarisation***

CDT representatives took Community Enterprise on a tour of the parish to determine the geographical boundaries, view the key local assets and get a good feel for the area.



<b><i>Awareness Raising and communication</i></b>	Local press and social media, principally Facebook and the Baldernock Newsletter, was used to communicate the consultation process to local people as well as a posters located throughout the community. Direct emails were used to communicate the survey and open meeting as well as to encourage participation in the overall consultation process and maximise attendance at events.
<b><i>Demographics</i></b>	A demographical and statistical analysis was undertaken for the area using interactive software called “Community Insight”. It is an on-line tool that pulls together 19 different data sets and is updated live as new data emerges in Scotland. We have compared local statistics for this specific area to the Scottish averages. This gave a fact based backdrop to the rest of the research.
<b><i>Community Survey</i></b>	A survey was made available online throughout February to mid April and advertised throughout Baldernock both through the monthly e-newsletter and posters in a strategic points in the parish. Paper copies were distributed through the Primary School to all parents and guardians and posted door to door for households who were not on the e-distribution list for the newsletter. All households received a copy electronically or through the post. The survey was designed to include a mix of open and closed questions for both qualitative and quantitative responses.
<b><i>Conversations with Groups and Individuals</i></b>	Community Enterprise staff held a number of focus groups including with the Parent Council, Youth Group, Parents and Toddlers, School Staff as well as telephone conversations and one to one meetings with representatives of other groups including SWRI, the Walking Group, Community Council, History Group and so on. Individual, face to face meetings were held with all neighbours living in close proximity to the primary school.
<b><i>Open Meeting</i></b>	An Open Meeting was held in March at the Church Hall which was widely publicised and open to all residents. This was an opportunity to discuss and debate ideas collectively and work interactively.
<b><i>Stakeholders interviews</i></b>	Stakeholders were consulted one to one by telephone/email or in person to ensure their views were presented as part of the overall research. These individuals and organisations gave an additional perspective to augment local resident views.

## 2. Development Context

### 2.1 The Nature of the Area

Baldernock is a remarkable parish. Its spectacular scenery and beautiful rural setting lies in stark contrast to the thrum of Glasgow which can be seen in the distance, a mere 10 miles away.





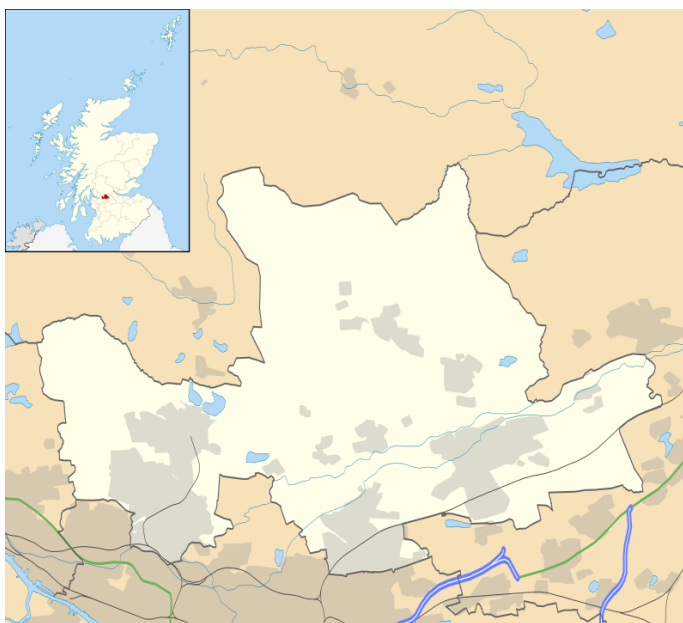
Historically, this has been an isolated parish, home to a self sufficient people. The terrain is difficult to traverse and for thousands of years, (since the Bronze Age), people have lived here in solitude, interrupted only by the transport revolution in the 18<sup>th</sup> and 19<sup>th</sup> Centuries. The opening of the Bardowie railway station in 1905 was followed by plans for a massive construction of commuter dwellings to house an in flux of city workers. This would have undoubtedly changed the feel of the area but these were scotched and today, Baldernock largely remains a tranquil and unspoilt place. The roads at the southern end of the parish are busy with commuter traffic (some 13,500 cars pass along Balmore Road daily) but further north, the twisting, small lanes are quiet and popular for weekend ramblers.

Baldernock is an area of significant historic interest: local residents have an active appreciation of the parish's lively past, as evidenced by the growing local history group which holds lectures and exhibition and attracts visitors from far afield. There are a number of places and buildings of historic interest: the Baldernock Mill is first mentioned in 1532 and Baldernock parish church has been standing since 1795. The primary school has existed since the 1600s and the current school building since the 1870s. The parish is said to have been a druid town: the name Baldernock has Celtic origins. 'The Auld Wives Lifts', a mysterious pile of huge stones is thought to be evidence of a druid fertility ritual.

Today, the people of Baldernock still comprise the traditional farming community but this has diminished in number, giving way to a rise in retirees and commuters seeking an escape from Glasgow. Despite the change in demographics, the community in Baldernock continues to be self sufficient and fairly active and the area is described as relatively affluent. Anecdotally however, this is not the experience of all residents. Whilst it has held on to its attributes, it is at risk of being hollowed out by the growing population areas to the east and West which offer better local services and amenities: as such, it is sometimes referred to as 'Greater Torrance' or 'Lesser Milngavie.'

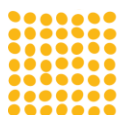
## 2.2 Demographics and Statistics

The parish is approximately 12 square miles (31 km<sup>2</sup>), bounded by the Campsie Fells to the north and east, the Allander Water and River Kelvin to the south, and the Pow Burn to the west. It is centred on Baldernock Parish Church, which is under the jurisdiction of the Presbytery of Dumbarton. However, it also encompasses the village of Balmore and the hamlets of Bardowie and Barnellan. The parish also has a farm known as Barraston Farm, which has a nearby garden centre. Other landmarks include Bardowie Loch, Bardowie Castle and Blairskaith.



### Population

There are 945 people living in Baldernock. Proportionally, there are more people aged 65+ in the area compared to the Scottish average (23.6% v 18.5%) and less people aged 0-15 (16.1% v 16.9%).



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The majority (86.3%) of people in the area are White British and 4% are Black or Minority Ethnic. 84.5% of residents were born in Scotland and 11.6% elsewhere in the UK.

58.1% of residents are Christian whereas 36% have no religion.

Most households are married (58.8%), a figure almost double the Scottish average of 32%. There is a much lower rate of lone parent families with dependent children (6.9% of all families with dependent children) compared to the Scottish average of 27.6%.

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#### Housing

There are approximately 286 households in the area. 15.9% of households consist of pensioners. One person households are less common than the Scottish average (9.8% v 21.6%).

The majority of dwellings are detached (65.6%) followed by semi-detached (23.6%). Only 6.5% of dwellings are flats. There is no sheltered housing for older people.

90.5% of dwellings are owner occupied (Scotland = 62%). 3.5% are socially rented households and another 3.5% are privately rented.

In 2016, only 5 dwellings were vacant.

1.7% of dwellings lack central heating (Scotland = 2.3%).

Most dwellings in the area sit within higher council tax bands. The most common is Band E with 30.2% of all dwellings, followed by F with 25.7%, and G with 22%. These figures are significantly higher than the Scottish average.

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#### Transport

There is only one bus service in the area (47 and 47A) operated by McColls Coaches which runs every two hours. The stops include Milngavie Railway Station, Bardowie, Balmore, Torrance and Kirkintilloch.

The nearest railway station is Milngavie (1.5 miles from Baldernock Parish Church).

However, 31.4% of households own at least one car, whereas 45% have two. Only 6.6% of households do not own a car (Scotland = 30.5%).

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#### Economy

75.5% of the working age population of Baldernock are economically active.

36.7% are full-time employees, 13.8% are part-time employees, and 18.3% are self-employed, a figure more than double the Scottish average (7.5%).

The largest employment sector is health and social work (15% of people in employment) followed by retail (13%) and education (13%). Most people are employed in professional or associate occupations (45.1%) and 11.4% are employed in managerial occupations. Only 6.5% of employees are in elementary occupations (Scotland = 11.6%).

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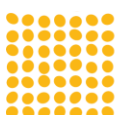
#### Health

12.4% in the area have a limiting long-term illness (Scotland = 19.6%).

The most common cause for hospitalisation is cancer (5,033 cases per 100,000 population) followed by diseases of the digestive system (4,463 cases per 100,000 population).

Emergency hospital admissions amongst the elderly are higher in the area compared to the Scottish average (28,708 v 25,390 cases per 100,000 population)

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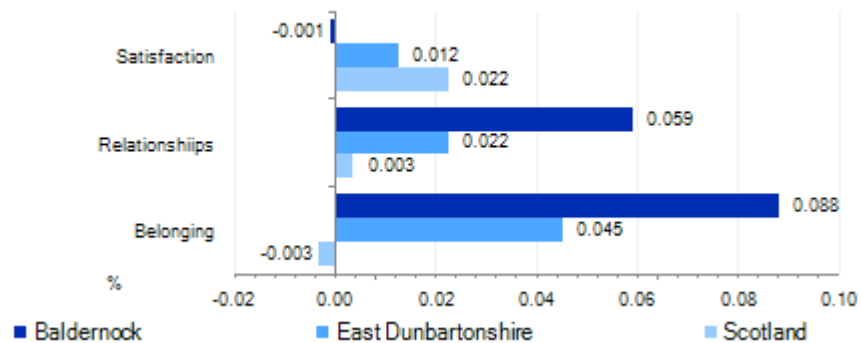
10.59% of Baldernock's land is green space accessible to the public (Scotland = 0.58%).<sup>1</sup>

11.2% of connections have broadband speeds less than 2 Mbit/s (Scotland = 3.1%). The average broadband download speed is 10.31 Mbit/s (Scotland = 34.65).

Most people have strong relationships and sense of belonging in the area but are not satisfied with it as a place to live.



## Environment and Infrastructure



## Education

Baldernock is overall a well-educated community. 42.7% hold a higher education qualification (Scotland average = 26.1%) whereas 14.4% have no qualifications (Scotland = 26.8%).

The majority of students proceed to higher education (approximately three quarters) and some to employment (about a quarter).



## Vulnerable Groups

0.4% of working age adults receive unemployment benefits whereas 3.2% receive incapacity benefits. 2.5% of people in the area claim Disability Living Allowance.

1.2% of working age adults receive mental health related benefits.

12.7% of people provide unpaid care, a figure significantly higher compared to the Scottish average of 9.3%. 2.7% of people provide unpaid care of more than 50 hours per week (Scottish average = 2.5%).

The higher proportion of pensioners and the type of housing stock together suggest that some older people may be living in relative isolation.

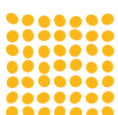
The Scottish Index of Multiple Deprivation (SIMD) identifies small area concentrations of multiple deprivation across all of Scotland in a consistent way. SIMD ranks small areas (called data zones) from most deprived (ranked 1) to least deprived (ranked 6,976).

## SIMD

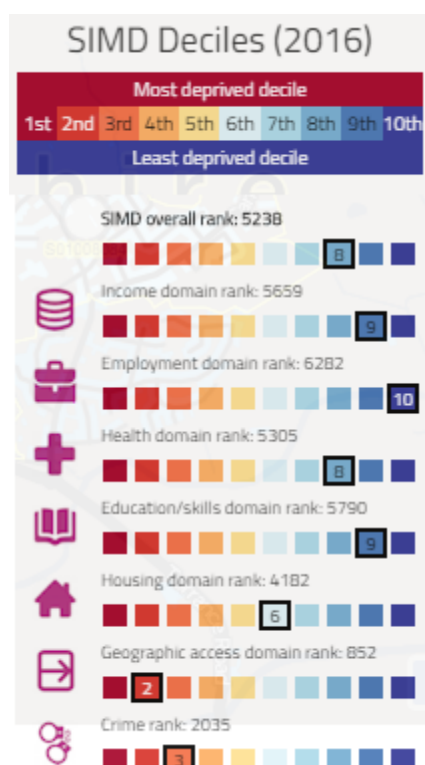
Baldernock's data zone is in the 8<sup>th</sup> percentile of the least deprived data zones (rank: 5,139). However it belongs to the 2<sup>nd</sup> percentile of the most deprived data zones in terms of geographic access to services and somewhat surprisingly, the 3<sup>rd</sup> percentile in terms of criminal activity.

Breakdown:

<sup>1</sup> Ordnance Survey (OS) publish the locations and extent of green spaces that are likely to be accessible to the public. The data include the following types of green spaces: allotments or community growing spaces, bowling greens, cemeteries, religious grounds, golf courses, other sports facilities, play spaces, playing fields, public parks or gardens and tennis courts.







## 2.3 National and Local Policy Considerations

This section of the report examines the key policy aspects that will influence development in Baldernock.

### Community Empowerment

In recent years, there has been a movement towards Community Empowerment: “a process where people work together to make change happen in their communities by having more power and influence over what matters to them.”<sup>2</sup> Essentially, it is about communities having more control, being supported to do things for themselves and for people to have their voices heard.

Where successful, community empowerment can stimulate:

- Increase in participation and volunteering
- Increase in skills and confidence as people are doing things for themselves
- Increase in local democratic participation
- Better services based on community needs and wants
- Better quality of life

This represents an important shift of power from State to citizen, from centralism to localism, and has been enshrined in the **Community Empowerment (Scotland) Act 2015**. The Act has three main areas of focus: strengthening community planning to give communities more say in how public services are planned and provided; the extension of the community right to buy, or

<sup>2</sup> COSLA



otherwise have greater control over assets (buildings and land) and rights enabling communities to identify needs and issues and request action to be taken on these.

Other legislation has followed: the **Scottish Land Reform Act (2016)** for example aims to give communities an opportunity to rebalance local land ownership. Earlier this year, Part 3 of the Community Empowerment Act on 'Participation Requests' came into effect which will enable community groups to set the agenda and deliver services in partnership with local authorities.

For community groups such as the CDT, this means in effect a much bigger say on local services through community planning, more control over local assets (buildings and land) by easing the process through which they can take them over and a right to request to work alongside public sector bodies to improve outcomes.

To make sure the spirit of the legislation is translated into practice effectively, there is a growing framework of support for community groups. The following is a sample of some of the support and funding which exists specifically to help community groups, formal and informal, to manage and own assets:

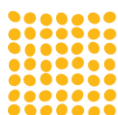
- **Community Ownership Support Service (COSS):** Primarily concerned with asset ownership, this service is funded by the Scottish Government and managed through the Development Trust Association Scotland. The service helps community-based groups take ownership of public assets for community benefit and supports local authorities and other public bodies in the sustainable transfer of assets in to community ownership.
- **Scottish Community Development Centre (SCDC):** Working with community groups on participation requests, to find the best ways of engaging in this process, it is providing a link between community groups and Community Planning Partnerships.
- **Scottish Land Fund (SLF):** This is a Scottish Government fund managed by the Big Lottery which exists to support communities to become more resilient and sustainable through the ownership and management of land and land assets. It has a two stage application process and includes funding for development work to help groups develop full costed business plans for running their own facilities.
- **Community Assets:** Big Lottery Funding focussed on helping communities to address specific inequalities or disadvantages through ownership of an asset. Funding up to £1m for capital and both revenue.
- **Community Asset Transfer Teams within Council:** Each Local Authority Area now has an asset transfer team tasked with working with groups looking to take over council owned buildings and land for community benefit.

### Rural Schools<sup>3</sup>

Rural schools have been long recognised as having an important part to play in communities and are often seen as being at the heart of local life. Their role extends beyond education, into the wider social wellbeing of the community. As such, they are often seen as the symbolic capital of a rural community. Given this 'special status', rural schools have been the subject of particular attention in the Children and Young People policy framework, through a 2013 Commission on the Delivery of Rural Education and through 2014 changes in legislation through the Children and Young People's Act.

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<sup>3</sup> <http://www.gov.scot/resource/doc/221297/0059501.pdf> Safeguarding our Rural Schools and Improving Our Consultation Procedures: Proposals for Changes to Legislation



In its report, the Commission on the Delivery of Rural Education examined both the importance of education in rural communities, the place of the school in the fabric of rural community life and the need to ensure delivery is fit for the 21st Century. It examined both how the delivery of rural education could maximise the attainment, achievement and life chances of young people in rural areas and reviewed the Schools (Consultation) (Scotland) Act 2010 and made recommendations on the delivery of all aspects of education in rural areas. Of note, The Commission “recognised that local councils have the responsibility to manage change in the provision of rural schooling and would encourage them to do so in a way that synchronises with other policies relating to rural development and sustaining the viability of rural communities.” Recommendations included: “Local authorities, together with their health and other Community Planning partners, should consider rural education holistically for their area, from early years to further and higher education, actively seeking solutions to enhance the viability of rural communities.”

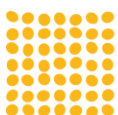
As a result of this review, legislative changes were introduced through the Children and Young People Act. They set out a presumption against closure of rural schools and require local authorities to carry out more rigorous consultations. In addition, it meant that new evidence must be provided before proposing a rural school for closure, and that all consultations must include accurate and clear information, including costs, in the proposals to close a school. The new regulations also gave communities a right to challenge any inaccuracies in council proposals and if a school closure is rejected, it will be protected from closure for five years.

### Changes to Childcare

The Children and Young People (Scotland) Act 2014 made 600 hours of free Early Learning Childcare available for all three and four-year-olds and eligible two-year-olds in Scotland. The Scottish Government has since committed to extending the ELC entitlement from 600 to 1,140 hours per year by 2020.

The policy has been widely welcomed by childcare organisations and parents, but critics say there is a big gap between the aspiration and the reality. A range of potential problems have been highlighted with the delivery:

- The costs of delivery are expected to rise from the current £420m a year to about £840m
- Many existing facilities will have to expand (physically) to meet provision. The government has invited all local authorities to put forward proposals for capital investment – the total proposed sum was far greater than anticipated, so this funding is currently being re-scoped
- There are currently not enough early learning staff to cope with the expanded provision. It is estimated that 11,000 new staff are needed by 2020 to deliver. Early Years Scotland, Skills Development Scotland and the government are actively promoting careers in childcare
- More needs to be done to involve private and third sector nurseries. According to the National Day Nurseries Association Scotland (NDNA) they make up 59% of the total number of providers for under-fives, but are often not given the opportunity to become a local authority partner provider
- Funding through ‘free’ places often doesn’t cover the cost of childcare provision. Some small private nurseries simply won’t be able to offer the 1140 hours because it’s not financially sustainable for them – they pay their staff more and have higher running costs compared to Local Authority ELC. Successive surveys National Day Nurseries Association Scotland (NDNA) has carried out among nurseries show that the average rate for a funded three or four-year-old child is £3.56 per hour, multiplying to a shortfall compared with delivery costs of £1,128 per year



- The Scottish Childminding Association (SCMA) is concerned about the impact on childminders, who are often not given the opportunity to be partner providers, and is campaigning for a blended approach to childcare.

Scottish Government have an 'Early Learning and Childcare Strategic Forum' which meets regularly to plan and prepare for the 1140 expansion. It is expected that a report may be published soon on the findings from the local 1140 trials and how the learning from them can be implemented to ensure that 'Funding Follows the Child' and parents get best value/quality out of the entitlement.

#### **East Dunbartonshire Local Outcome Improvement Plan<sup>4</sup>**

East Dunbartonshire Community Planning Partnership developed a plan for 2016-2019 which sets out what the Council and partners want to achieve for the next three years and in the longer term. The plan predominantly focuses on the three main areas of deprivation in East Dunbartonshire but is aiming for area wide outcomes. Those of relevance to the CDT are:

- Our communities are more engaged in the design and delivery of services
- Our children and young people are safe, healthy and ready to learn
- East Dunbartonshire is a safe and sustainable environment in which to live, work and visit
- Our people and communities enjoy increased physical and mental wellbeing and health inequalities are reduced
- Our older population are supported to enjoy a high quality of life and our more vulnerable citizens, their families and carers benefit from effective care and support services

Identified areas for improvement of relevance are:

##### *For older people:*

- Maximise accessible transport options, including MyBus and Community Transport, to enable older people to continue to live independent and full lives.
- Develop and promote self-management approaches that place responsibility but also empower individuals, families and communities.
- Prioritise and resource a focus on effective prevention across all services
- Prioritise support for carers across all services.

##### *Health, wellbeing and physical activity:*

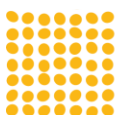
- Further extend the reach of the ED Community Asset Map
- Deliver programmes to increase awareness and capacity building in relation to community mental health and wellbeing

##### *Children and young people:*

- Review & redesign services to ensure we deliver improved services able to better respond to the needs of the community
- Develop a range of interventions and approaches aimed at building community capacity and strengthening social networks
- Support education establishments and the wider community to promote health and wellbeing
- Develop and deliver a range of physical activity opportunities across a range of settings

##### *Creating a skilled work force:*

<sup>4</sup> <file:///C:/Users/victoria/Downloads/Local%20Outcome%20Improvement%20Plan%202016-2019.pdf>



- Support the creation of new job opportunities including in the social enterprise sector
- Continue to maximise external funding opportunities and through the ESF and the City Deal

### 3. Community Consultation

Feedback from the community about its support for and potential use of a new facility is fundamental for assessing feasibility. We aimed to speak to as many local residents, groups and stakeholders as possible. This section brings together that research.

#### 3.1 Key stakeholders

A key driver for this project has been the idea that a new facility at the school site would provide educational benefit to the school and protect it from future threats of closure. Interviews were therefore carried out those involved with the school building to explore the need, viability and impact of a new building. This included school staff and parent council, pre-school nursery and parents and EDC.

##### The Primary School<sup>5</sup>

###### Overview

The school provides an important focal point for the community and for some, is its lifeblood. When threatened with closure, local people came out in strong support, fearing that losing the school would erode the community. The school is different in many ways to others in East Dunbartonshire, particularly in its rural setting and considered a 'gem' by the staff. There are currently 6 teaching staff including the Head Teacher and 47 pupils across P1-P7. The school roll is growing and has capacity for up to 71 pupils.

Currently, the school consists of 3 buildings: an administration building which also provides space on the upper floor to a local child care provider, a garden that provides learning and growing space, the main school building with a small playground for younger children and across a small road, a portacabin which is used as a classroom / performance space with an outdoor adventure area and playground for the older children. The spaces have been sufficient for teaching staff to deliver the Curriculum for Excellence but the portacabin has recently been condemned and is due for demolition. Plans are in place to reconfigure the remaining 2 buildings but it is unclear as yet how the reduced space will impact on daily life at the school in practice.

The school occasionally uses the Church Hall for fundraising events and other special occasions but its lack of accessibility and poor condition is restrictive.

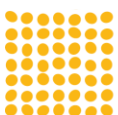
Pupils currently use St Joseph's in Milngavie for weekly gym sessions and there is a regular programme of creative outdoor activities including mile runs, walks and orienteering.

###### The Need for a new facility

The key need is ensure the long term future of the school and in turn, the viability of the community. Without the school, there is a risk families will be drawn out of the area. The staff's main priority is to deliver high quality education, attracting families into the area and the view is that good facilities will undoubtedly help in this.

The staff pride themselves on being creative and resourceful and are able to deliver the Curriculum effectively within resources at the moment. Better facilities would however, open up

<sup>5</sup> A group meeting was held with school staff followed by a one to one interview with the Head Teacher





more possibilities for the school and allow it to expand its offering for example, through cooking classes involving the local community. It may also reduce the need to travel to Milngavie for PE.

### Space Requirements

A badminton court sized space would be an asset to the school and storage facilities for equipment. The school already has a portable stage and there would be no need for changing facilities. There is already mobile kitchen equipment on site so there is little need for kitchen facilities, although they would use them if available. Additional features such as wifi or audio visual equipment would also be welcomed but are not essential.

### Usage

If the space were available, the school would be happy to work with the community to access it. A multipurpose facility could be used by the school during the day when community halls can be underused and for community use in the evenings and weekends. “A facility we could all share would be ideal.”

Considering different configurations, a positive set up would be for the nursery and after school club to move into a new facility and use it mornings and late afternoon, and for the school to have access to the space they currently occupy upstairs. Having the nursery on site is a real bonus for the school with most of the children transitioning into P1. Staff are therefore very keen that the nursery remains on site in some capacity.

### Other considerations

- The current footprint of the portocabin is small and the school would not wish to lose any play ground space to a larger facility.
- Traffic access is already an issue for the school with not enough space for parents to turn and limited parking with 8-9 spaces. The situation can frustrate local landowners: a new community facility would need to address this in some way.
- There is a domestic residence next to the school so an increase in traffic, noise and so on needs to be carefully considered.
- Child safety will need to be taken in to account if a facility is to be open to the public. Careful timetabling and access must be factored in.

## **Parent Council**

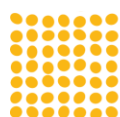
### Overview

The Parent Council is concerned about the changes to the school facilities and how these may impact the pupils and the longer term viability of the school. The Parent Council views new facilities as a way of securing the future of the school whilst also benefitting the community.

There is legislation protecting rural communities and it is much harder to close services and amenities which have good community use. Rathsay is an example of this. The Parent Council is under the impression there is a 5 year moratorium on revisiting the school's future and the Council has just committed to a £200K investment in the school building.

“A new space would be fantastic for the school.”

### Need for a New Facility



There are no Council funded services here so the community needs to do things for itself. A new facility will enable this to happen more easily. There is a waiting list for Brownies at Torrance for example which with the right space could be offered locally.

As a community, there is nothing which helps bring locals together, no shop, post office or pub. "We need this to help us create a sense of community."

The children have to leave school and travel to Milngavie for gym which takes time away from learning. "We want the children to be able to do that locally." With the loss of the portocabin, there will be nowhere to put on school shows or hold fundraising events.

Lots of activities are not happening because the Church Hall is so poor. Yoga for example, is suspended from January to March and the Monday Lunch Club stopped because the building is too cold. The school is too expensive to let and is reliant on the availability of a janitor. Some activities have had to be cancelled because groups cannot afford the hire fees.

### Space Requirements

There is a need for a bigger space than the current portocabin but could still be fairly modest. It needs to be big enough for some gym activity but this would be mainly for wet weather. The school has a really positive approach to outdoor sports and exercise and parents would like this to continue. A kitchen would be important but needs to be functional rather than big. Potentially a dining space next to the kitchen would be beneficial. The Parent Council would favour a building which can be split easily into different areas to allow simultaneous use.

### Usage

Events, drama and sport would be the main uses. In the Parent Council's view, the school would not need this as a permanent space but more for breakout space and gym. Children could perform assemblies in front of parents, or learn dance routines in gym and perform them for parents for example. Additionally, After School Club and other Clubs which can happen immediately after school would be beneficial (martial arts classes and dance classes for example). Clubs which combine indoor and outdoor activity would also be popular with pupils and parents including a youth club for younger children. The parents would also welcome a local venue for childrens' parties.

### Consideration of locations

The School. It is potentially not realistic that people would walk to a facility there: the roads are a real problem. Is the school really the best location for a community facility, if the school itself were to close?

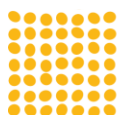
The Church has a dwindling membership and the upkeep of the building may not be sustainable long term. The building sits at the heart of Baldernock and has plenty of parking. It could be a protected building however.

The strip of land off Glenorchard Road but again, the access may be an issue as the lanes are single track.

The Golf, Sailing and Tennis Clubs are also potentially problematic for different reasons. A community facility would need to be community controlled rather than in the hands of fee paying members.

### Other considerations

The Council is unlikely to pay for use of the space as they own the land but there needs to be some kind of partnership with them. The play park model could be a possibility- residents



fundraise to build it and the Council takes it over and maintains it. Issues of access and affordability may however, become obstacles.

## The Nursery / Play Group<sup>6</sup>

### Overview

The Nursery is on the top floor of the school house and operates Monday to Friday 9am-12.10pm during term time and provides a pre-school service for 2-3 year olds. It has been running for 40 years and is set up as an independent charitable organisation, governed by a committee of parents but has a partnership arrangement with EDC which funds places for 3-4 yr olds. Maximum capacity for the building is 13 and currently there is an average of 10 children per day (Monday to Thursday). There are 2 fte members of staff (a manager and 3 part timers).

The nursery also runs an after school club (to 5.55pm) in the nursery space for 4-12 yr olds. In the summer, staff and children are mostly outside and only use indoor nursery space on rainy days but in winter, play mainly takes place in doors. Every fortnight, the Nursery hosts a popular book bugs session which attracts around 20 people including nursery children and parents and babies. This is hosted at the church hall due to space restriction at the nursery.

The nursery is seen as an important service locally:

*“The play group has been a life line. Everything feels like a drive away but through play group and nursery, our kids have a great little group of friends here... The school is really special. There’s a really good atmosphere and our kids love it. We need to protect it.”*

The Nursery is situated upstairs and has 4 rooms (kitchen / office for adults, big play room, smaller play room for art and final room used for storage which are considered cosy and homely and access to a secure outdoor play area.

### The Need for a new facility

Being on the same site as the school has significant advantages, particularly in terms of transition for the children and protection for the school. The nursery is strongly in favour of developing facilities on the school site rather than elsewhere.

*“What good is a community hub in Balmore if the school closes? Without the school, there is very little community and the hub would close. The school is the best location because it will be used by the school and help it stay open”.*

*“As long as school stays and grows, we’ll need the other wrap around services to stay and grow too. We’ll need more hours and more space.”*

The Nursery believes that a new development “could only offer positive things for the nursery” but a new building is not considered essential at the moment: “we could keep going as we are” but there is a concern the Care Inspectorate may take a different view at some point. There is also a concern the reduced space within the school may impact on the nursery, losing storage space for example.

The building itself is old fashioned, cold and suffering from a lack of investment. Accessibility is a daily issue- one of the children is in a wheel chair and needs to be carried up and down a steep flight of stairs and the toilet facilities are unlikely to comply with modern regulations. There is no space for a compliant changing station. In addition, the outdoor space is separated from the main nursery so staff and children are unable to move freely between the two.

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<sup>6</sup> Interview with the current Nursery manager, previous Manager and focus group with Parent Members



Nursery numbers are growing: some days spaces are full and children are turned away. The Nursery wants to move towards offering 6 hours per day (in line with the school day 9am-3pm). With a Government mandated increase in the Early Learning and Childcare entitlement by 2020, demand for services will increase.

There is also a big demand for a breakfast club which has already been tested out with a cohort of 8-10 children cared for between 7.30am-8.45am. Parents are keen to start this again.

Moving the nursery into the new building could work but there is a danger the space would offer more of a gym hall feel rather than a cosy welcoming environment that the children enjoy at the moment.

### Space Preferences

The nursery would prefer more space than it currently has. A space all on one level with access to secure, outdoor space would be ideal and something homely and cosy with different spaces. Ideally, the nursery would like a dedicated space (with a messy area, cosy reading area, imaginary play, a building / activity space) to avoid clearing everything into storage at the end of the day. Partitions could be used or furniture to partition off spaces. Outdoor space and access to a kitchen is essential particularly if the nursery offers all day care.

### Usage

Depending on the needs of the school, the Nursery could use the space daily:

- Before school 7.30-8.45am
- Nursery 9am-12.30pm
- After school 2.30-5.55pm

There is also an interest in use for occasional events such as fundraising events, Nativity shows at Christmas and Graduation ceremonies which they use the Church Hall for at the moment.

### Other Considerations

- “We have no money to pay rent.” Rent paid to EDC is very low- negligible for the pre-school sessions and £13 per hour plus electric (c. £100) per month for other sessions
- The Nursery is in consultation with parents about moving to an outdoor play model. If that were the case, there may be a need for access to toilets, changing and severe weather cover. However, this may be less feasible if offering all day nurseries.

## **East Dunbartonshire Council<sup>7</sup>**

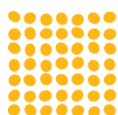
### Position

There have been some misconceptions about the school in recent times that EDC is keen to clear up:

- That there is a moratorium on school closure discussions. Discussions about the school's future a couple of years ago did not constitute a ‘formal’ consultation so the 5 year moratorium does not apply in this case. The current policy sets out a presumption against

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<sup>7</sup> Interview with Simon Mair, School Improvement and Planning Manager and Wendy Anderson, Estates and Facilities Manager



closure of rural schools and the Council stressed there are no plans to close Baldernock Primary.

- That the newly configured space in the school does not meet minimum requirements. The reconfigured classroom space as a result of the portacabin being removed, do satisfy statutory requirements. Every Local Authority has a 'capacity policy' – in East Dunbartonshire's case, it is 1.7m<sup>2</sup> per pupil and this will dictate how many additional pupils schools can take. Building standards sets this at 1m<sup>2</sup> per child. Because this requirement has been satisfied in relation to Baldernock, there are no plans to reinstate a portacabin type building. EDC maintains that it can deliver the full curriculum within the new configuration and does not need additional space. Furthermore, EDC argues that the removal of the portacabin means the school will benefit from extra outdoor play space.

They are clear that the facility will have no bearing on the viability of the primary school. They are also unconvinced a new building will increase pupil numbers.

#### Possible uses

With that said, EDC can see an advantage for the school of a new community building on site, and agrees in principle to this, providing there is a clear 'educational benefit.' The school would however, need to have regular, unrestricted access to it. The school could potentially use this for performances, some gym and as a dining hall potentially and for afterschool activities in particular.

Nursery provision (to 1,140 hours) will effectively double by 2020 due to new child care provision policy. Additional hours will be paid for by the Council meaning the nursery's revenue (and possibly need for space) will increase.

It is unlikely the school would use a revamped Church Hall for gym but may use it for performances.

#### Considerations

- The School would need absolute guarantee of access to the space
- The Council will not pay to use the building: land lease is considered contribution enough. The proposal therefore needs to be cost neutral for EDC. It may consider some reallocation of budgets for cleaners, insurance, transport to Milngavie for gym etc.
- The Council would not be comfortable with a very informal arrangement like the Church Hall where people come and go freely
- Child protection issues mean there would have to be sensitive timetabling and careful design in relation to access but the Council is confident this can be achieved
- From an Estates perspective, the Council would consider a long term lease of the land, but not sale. The worst scenario in its view is to have a community managed facility on Council land which then fails and has to be taken over by the Council. This has happened in other areas of East Dunbartonshire so there is a high degree of caution.

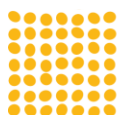
#### **Local Neighbours<sup>8</sup>**

There are 6 landowners in the vicinity of the school who were consulted specifically about development at the school: 2 out of the 6 were open to the idea:

*I'm all for it. I'd be very pleased –socially- to have it nearby. It would preserve the school too. The school definitely needs more room- the children are already very contained and will now be squeezed in to an even smaller space. I'm all for keeping the school going- it really keeps the*

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<sup>8</sup> Individual meetings with the 6 local residents / landowners





*community together. The space needs to be accessible- free for the community to come and go and use it any time. I think it would be feasible to have a building bigger than the portacabin and something that's in keeping with the school.*

*I think there is a need to develop something. The school site is not ideal but everyone has a car around here. The Church Hall is terrible and parking is always going to be an issue. My family are all in favour of developing something at the school and feel quite strongly the school should be preserved.*

The remaining 4 households were strongly against any development at the school on the following grounds:

- Additional traffic and parking. The roads are too narrow to cope with the volume of traffic as it is and there is no scope to widen them. School drop off / pick up times are unmanageable with multiple taxis and cars and this already causes conflict. There is inadequate parking and no turning places.
- The rural, quiet lanes are part of what makes Baldernock beautiful and special- why spoil this?
- The school site is not central and access to it is very difficult and can be treacherous in winter. There are no pavements, no street lighting and no public transport. People without cars will not be able to get to the school- how can it therefore be called an accessible community facility?
- It should be considered that maybe the school is in the wrong place for the community as it is- it is too remote. Why make that worse by building more facilities there?
- The school will always be under threat and in reality has probably had its day. It was a school for local farm children and was an important hub for local life, but not anymore. The community has changed. There were 92 children 20 years ago, there is now only 40 or so and some of them are not local to Baldernock.
- A facility that is used by the school during the day is not accessible to the community. What about people who want to use it during the day like older people?
- There are relatively few 'needs' in the community and probably not enough demand. There are plenty of good activities on offer in places close by which people are happy to drive themselves or their children to.
- Noise and light pollution- "we don't want weddings 'til 2am."

The neighbours are very likely to object to planning proposals for any development in or around the site with a footprint larger than the current portacabin. If the portacabin were to be replaced, it should be with a building 'gentle on the eye', in keeping with the school building and no more visually imposing than the portacabin.

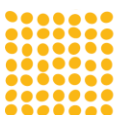
The objecting neighbours believed that the Church Hall presented more development potential and was more accessible.

### **3.2 Other stakeholders**

Other stakeholders with a good working knowledge of Baldernock (elected Members, community police, community council, the church) were also consulted about needs and demand in the area. In summary;

#### General views on the area

- Generally a very affluent area



- East Dunbartonshire has a massively aging population and this is especially so in Bearsden- Torrance area
- However, this is generally a hardy, healthy population who tend to be fairly active
- A peaceful and safe area. There is little to no crime - most of the crime tends to be road traffic accidents and offences and occasional alarm call outs. .
- Relatively good community spirit eg litter picks, the History Group, good, regular community council meetings
- There are good services around and about Baldernock but not in Baldernock itself

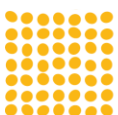
### Specific Needs

- The community has changed a great deal with an influx of commuters. *“People have bought into their homes, but not the community.” “We are a community struggling to hold on to our community spirit- the affluence and lots of incomers mean that people travel outside the parish to access activities.”* There is a need to reinvigorate the community and create a sense of togetherness.
- Generally, it is very hard to keep community activities going and participation is poor. Finding volunteers is a big obstacle for community activity.
- There is a need for more/ better community space. Because people are scattered throughout the parish, the community needs a focal point to help bring people together. It has lost some of its meeting places- The Coach House for example- the Church Hall is not fit for purpose and the school is becoming expensive and difficult to book. It is not available at all outside term time. Without a decent, affordable space, the community may fragment and loneliness will become a growing issue.
- There is an aging population some of whom will be living alone, unable to drive and isolated with no social opportunities close by.
- Road safety and better transport are big issues. Lack of pavements and buses make car ownership essential.
- Young people in the area rely on parents to drive them to activities, meet friends and so on. Young people are at risk of being socially isolated and lack independence.

### Facility development

Note: Not all stakeholders were willing or able to offer their opinion on the best location but of those who did, views included:

- Torrance Church Hall has great facilities and a huge turnout for coffee mornings and community lunches. They also benefit from a church hall and bowling green nearby so there is a central hub feel. Balmore is big enough to have something similar
- We want “a building for us, not the architects”- something in keeping with the surroundings, like a village hall. “Something that is an extension of the school.” We have an aging population and people just want somewhere that’s comfortable.
- Balmore is a better location because of its population. The problem is that the roads are and parking are terrible
- The Church Hall isn’t fit for purpose. It’s the right size but it will always be inaccessible with dangerous roads and no parking. The Church has not addressed the disabled access issue and no action is planned. We need to be more proactive and develop something fit for purpose.



- We should be investing in the Church Hall. The Church is planning to sell the Manse and if proceeds were ring fenced for Baldernock, this could provide investment for the Hall but only if the community is supportive of that. If the move is to invest in new facilities, it is likely the Church Hall would close. With better heating, better kitchen and toilets and disabled access, the Hall could be a good facility in a good location. If it's not the Church Hall, a facility should be in Bardowie or Balmore for ease of access.
- It is not clear how a new facility at the school would make this a more 'dynamic' community or be sustainable. The reality is people want to jump in their cars to go places and don't want to go to a local hall in the middle of nowhere.
- The school is a possibility but is not very accessible. It is worth considering EDC has closed 2-3 schools in the last couple of years so although Baldernock PS has been saved for now, it is very likely this will be revisited in the future. Is the school the right place to have a facility if the school is no longer there?
- There may be a new community woodland development in Balmore- could there be a possibility of creating a hub there?

### 3.3 Open Meeting

An evening open meeting to discuss ideas was held at the Church Hall in March and was advertised throughout the community. Roughly 50 people attended. As well as themed group discussions, there was an opportunity for people to give feedback about the style and feel of a preferred hub through mood boards.



**Baldernock Community Development Trust**



**Let's talk about...  
better community space in  
Baldernock**

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**Come along to a discussion evening to share your views about improving community spaces for the enjoyment of all.**

Drinks and snacks will be provided  
All welcome!

Thursday,  
22nd March  
Balmore Church Hall  
19:00 - 21:00

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You can also have your say through our **online survey** at <https://www.surveymonkey.co.uk/r/Baldernock>

Post your comments on our **Facebook page**: [bit.ly/BaldernockCDT](https://www.facebook.com/baldercdt)



**community  
enterprise**

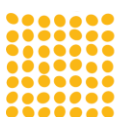


For further information,  
contact Victoria on  
01506 862 227

The following are ideas and thoughts captured during the evening.

**What activities and services should be on offer? What would you use?**

- Space to display local history items, photos etc
- Space for Men's Shed
- Social space (pop up pub, Films, Ceilidhs, bingo, coffee mornings)
- Art exhibitions
- Meeting place for older people to avoid isolation
- Kids party location
- After school care and nursery- there is a waiting list and more space is needed



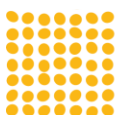
- Pre-school age activities
- A summer club for children- linking with other areas
- Linked up cycle routes
- Exercise classes
- 'Leisure' classes (art, sewing group)
- One central location for all local Existing clubs to come together
  - i.e. Book groups
  - History group
  - Yoga classes etc

#### Why is better space more important? What benefits would it bring?

- Warm environment
- More accessible – bring together disabled, elderly, young etc
- Reduce isolation
- Community cohesion
- If located at school, will enhance facilities there and so attract young families to community
- More flexible space, therefore greater use
- Encourage more business for local trade
- Improve safety (no need to cross road)
- Provides possibility of wider availability of services to an area which essentially has 'no' facilities.
- Encouragement of local 'enterprise' – creating, caring, sharing through having a suitable space to do things

#### What options do you think there are about location?

Location/Space	Pros	Cons
School	<ul style="list-style-type: none"> <li>• Benefit School/Nursery</li> <li>• Beautiful Location</li> <li>• Ground to be given to school for free from council</li> <li>• High usage if school using – viable</li> </ul>	<ul style="list-style-type: none"> <li>• Limited parking (although possibly negotiate)</li> <li>• Not on bus route (although buses only run during the day)</li> <li>• Isolated</li> <li>• Not amongst population</li> <li>• Poor Road – single track</li> <li>• Lack of playground space</li> </ul>



Tennis Club - Bardowie	<ul style="list-style-type: none"> <li>• Services exist</li> <li>• Central easily accessed</li> <li>• Bus stop</li> <li>• Beautiful location</li> </ul>	<ul style="list-style-type: none"> <li>• Private road – parking issues</li> <li>• Not geographically central</li> <li>• Not easily accessed by school</li> </ul>
Water Works/Waste Ground	<ul style="list-style-type: none"> <li>• Easily accessed</li> <li>• Can be walked to</li> <li>• Bigger proportion of community easily able to access</li> <li>• On bus route</li> </ul>	<ul style="list-style-type: none"> <li>• Not close to school</li> <li>• Close to Torrance (Pos dilute facilities)</li> </ul>
Sailing Club	<ul style="list-style-type: none"> <li>• Good parking</li> <li>• Existing facilities</li> <li>• Easily accessed by car</li> <li>• Pos. by bus &amp; walk</li> </ul>	<ul style="list-style-type: none"> <li>• Not on bus route</li> <li>• Sailing club not in agreement to use</li> </ul>
Existing Church Hall	<ul style="list-style-type: none"> <li>• Do deal with church</li> <li>• Central to majority of community</li> <li>• Bus route</li> </ul>	<ul style="list-style-type: none"> <li>• Footprint of building relatively small</li> <li>• Poss. Noise pollution</li> <li>• No disabled access (Loo's upstairs)</li> <li>• No parking</li> <li>• Potentially more expensive to demolish/renovate</li> <li>• Dangerous crossing</li> </ul>
Old Nursery – Old Balmore Road	<ul style="list-style-type: none"> <li>• Flat ground</li> <li>• Services existing</li> <li>• Access to walkways</li> </ul>	<ul style="list-style-type: none"> <li>• Possibly a designated green conservation area and given over for housing</li> </ul>
Golf Club	<ul style="list-style-type: none"> <li>• Lots of parking</li> </ul>	<ul style="list-style-type: none"> <li>• Access not good</li> </ul>
Glenorchard Opposite Waterworks	<ul style="list-style-type: none"> <li>• Country environment</li> <li>• Space for parking</li> <li>• Accessible from bus route</li> </ul>	

#### What spaces and features should a community facility have?

Essential	Desirable
<ul style="list-style-type: none"> <li>• Environmentally friendly/Co2 neutral/economical</li> <li>• Soundproof</li> <li>• Parking</li> </ul>	<ul style="list-style-type: none"> <li>• Stage</li> <li>• Paid caretaker</li> <li>• Comm transport</li> <li>• Sport space</li> </ul>





<ul style="list-style-type: none"> <li>• Proximity to school</li> <li>• Kitchen</li> <li>• Meeting space</li> <li>• Warm</li> <li>• Big windows</li> <li>• Bus access</li> <li>• Safe walking and cycling routes</li> <li>• Mobility scooter routes</li> <li>• Storage for group</li> <li>• Equipment</li> <li>• Disabled access</li> <li>• Toilets/baby changing facility</li> <li>• Capable of projecting full wall film or presentations</li> </ul>	<ul style="list-style-type: none"> <li>• Screen and AV equipment for films/presentation/parties and dances</li> <li>• Space for library facility</li> <li>• Bar/Pop up pub</li> <li>• Children's play area i.e. swings/slide</li> <li>• Shop/Café (Pop-up)</li> <li>• Fairtrade/local produce</li> <li>• Single story build</li> <li>• Climbing wall?</li> </ul>
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### Any other thoughts, challenges and ideas?

- Are we a big enough community to sustain a new community space, to make it financially viable?
  - We need to attract outside interest to bring in paying customers
  - Yes! We could hold local food/business fayres, summer kids' club
- We need to build on what is already happening locally e.g. we already have a book club
  - .....but book club meets in participants' homes so potentially less inclusive – if in community hall all may feel more able to participate
- Don't dilute what we already have
- Need more volunteers to run things

## 3.4 Community Survey

A survey was made available online throughout February to mid April and advertised throughout Baldernock both through the monthly e-newsletter and posters in strategic points in the parish. Paper copies were distributed through the Primary School to all parents and guardians and posted door to door for households who were not on the e-distribution list for the newsletter.

A total of 129 survey responses were received. Most questions were completed in full, however a small number of people chose to skip some questions which has led to slight variation rates in numbers / percentages across the survey.

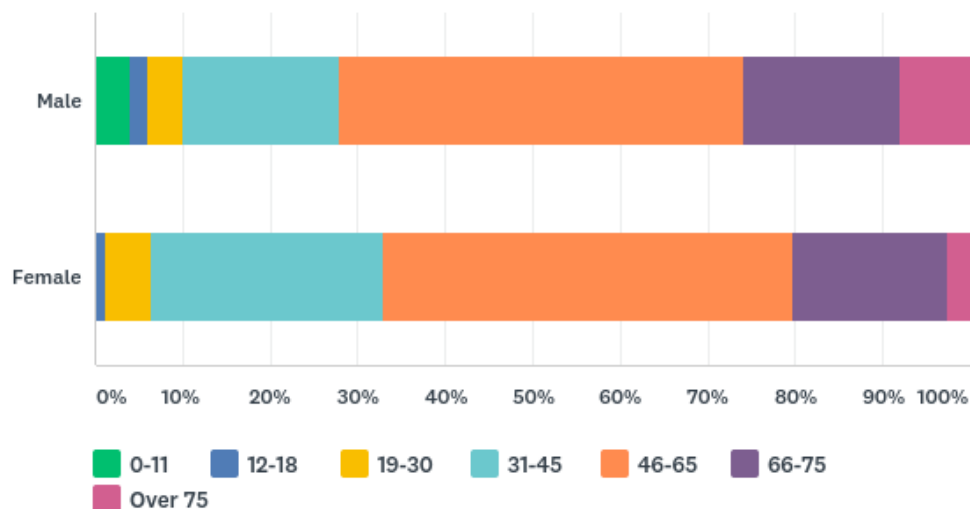
### Profile of respondents

Of the 129 responses: 111 people described themselves as local residents (86%), and a further 12 as regular visitors to Baldernock, 5 worked in the area, 13 were parents / carers of primary school pupils and 2 were pupils at the school, 5 were representatives of local groups.

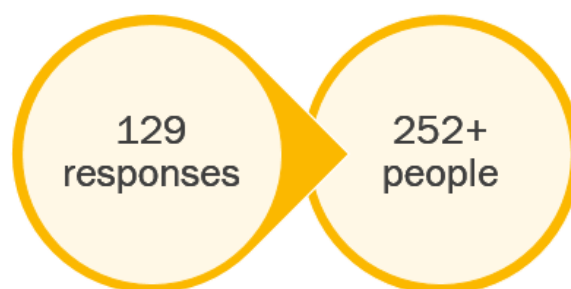
50 respondents were male compared to 79 female.



With the exception of girls under the age of 11, every other age group was represented. The majority of respondents were in the 46-65 age bracket.

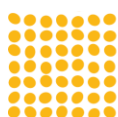


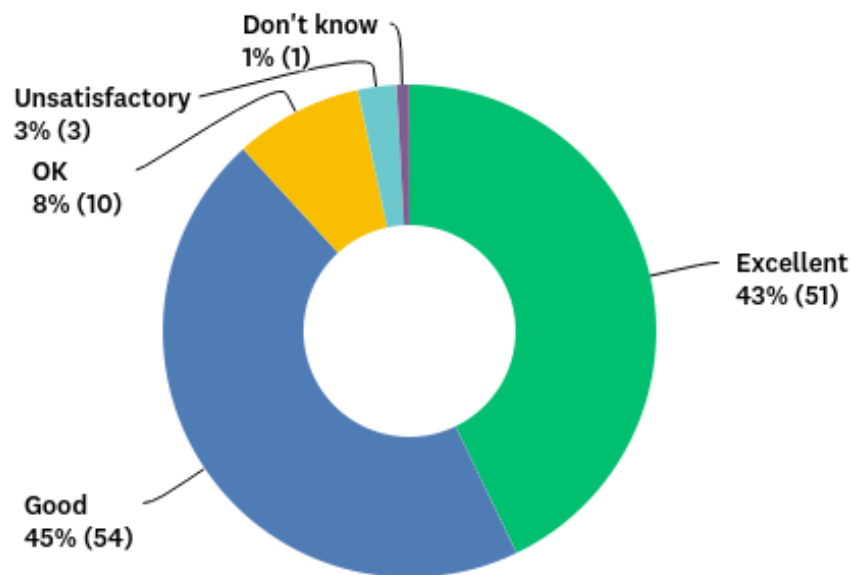
As surveys are often submitted on behalf of households / groups, we asked how many people a respondent was representing through their responses. Through the 129 responses, the views of around 252 people have been captured.



### Views of Baldernock

Asked how they would rate Baldernock as a place to live, positively 43% said 'excellent' and a further 45% as 'good'. Only 3% rated it as 'unsatisfactory.'





Unsurprisingly, 64% still see themselves living the area in 10 years' time. 24% were 'not sure.' The main reasons for wanting to move away or possibly moving away were a lack of transport and suitable housing for older residents, busy roads and lack of amenities locally.

Asked what they liked about Baldernock:

- 90% of people said 'good green space'
- 79% said 'friendly people' and
- 56% said 'good central location.'

'Strong community spirit' (54%) and 'good school' (46%) were also cited. Features which failed to score highly included 'good community facilities' (2%) and 'lots for older people to do' (2%). 19 comments were recorded including:

*Baldernock is an interesting and historic area in a lovely rural location.*

*Although a rural community, we are central to all the surrounding towns that are all very easily accessible by car*

*Good Facilities for sport - sailing & tennis clubs*

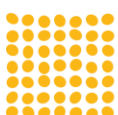
*Places to walk. Lovely environment. Safe for kids to be outside*

*Baldernock residents, by and large, have a very strong sense of the place in which they live, and many have an active interest in its heritage.*

*Unique - Beautiful scenery and unique location only 6 miles from Glasgow city centre. Wonderful sun rise and sunsets.*

Asked to consider 3 things to improve in the area:

- unsurprisingly for a rural area, people most wanted to see improvements in roads (safety, repairs etc.) (52 mentions)
- a community hub was the second most mentioned (33)



- Public transport and better paths (both received 23 mentions)

12 people wanted to see primary school improvements.

### Interest in activities

Respondents were asked what activities they take part in elsewhere that they would prefer to do more locally, if available. 47 people responded. Cultural events (of all types) were cited numerous and in particular, a cinema book festival, music lessons, art classes, exhibitions, social gatherings. A café was mentioned as well as activities for children (clubs, sports, party venue) and sport (football, fitness classes, yoga.) Comments included:

*Milngavie serves my needs for gardening, art, swimming, shopping and library service/needs.*

*Cultural events of all types*

*I would like to see a small licensed cafe/gift shop locally. At the edge of Bardowie Loch where the sailing club is would be idyllic but I appreciate this is private land.*

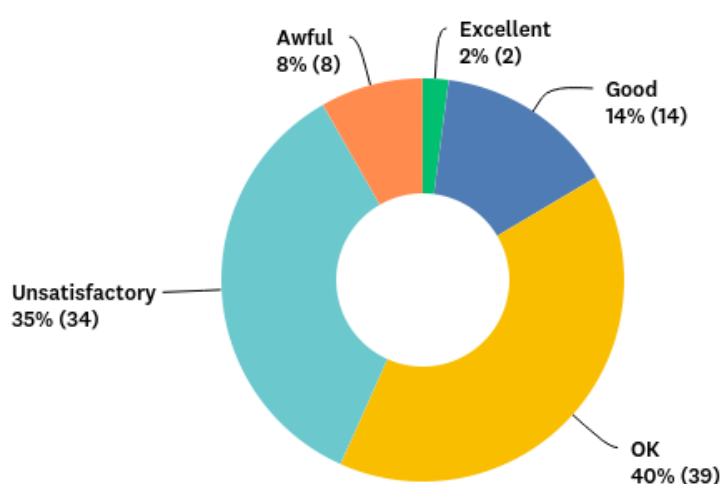
*\*Yoga (am aware it happens in the church hall but I don't like the space)*

*Perhaps local exhibitions, craft fairs, farm or local produce "shop", talks and classes, we would support these.*

*I would like Baldernock Garden Club to return to Baldernock from Milngavie, to where it moved several years ago because the local hall was unsuitable due to lack of disabled access and no parking*

### Views on Community Facilities

Asked to rate existing community facilities, 97 respondents answered this question and 32 skipped it. The majority of people (40%) rated facilities as 'ok' but 'unsatisfactory' was a close second with 35%. A further 8% rated them as 'awful'. 14% rated facilities as 'good'. 2% rated facilities as 'excellent'.



28 people left comments, 22 of which described the existing Church Hall as unfit for purpose.

*No disabled access, toilets upstairs, cold environment and cold water, desperately needs updating and made more attractive externally and internally*

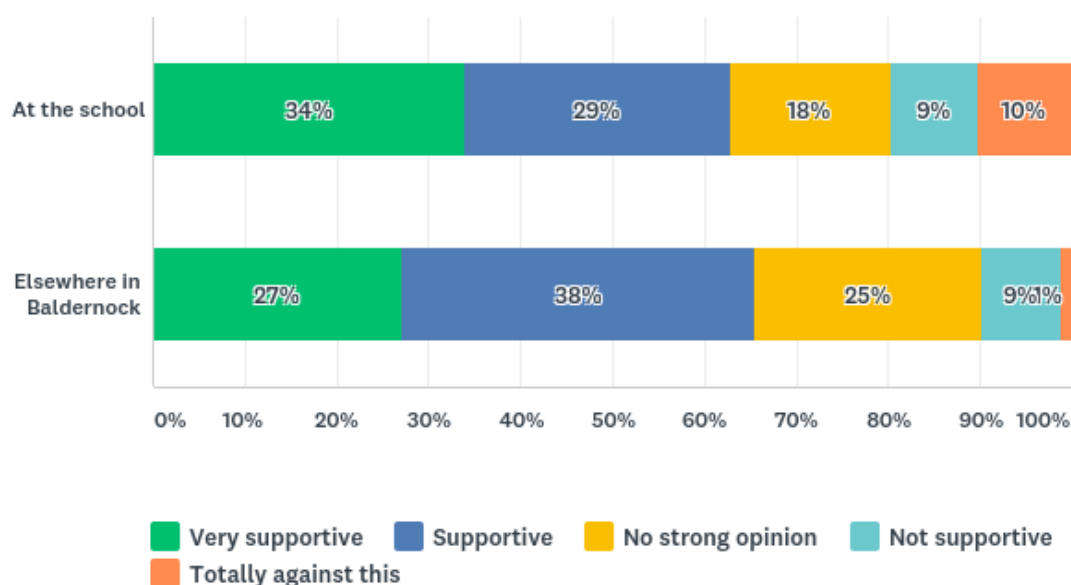


*Church hall is in very poor condition and not safe...Not a comfortable or welcoming environment, no parking*

*A community hub would be extremely useful. We love using the church hall but those facilities aren't always suitable for our requirements (particularly for disabled access).*

*Accommodation at the school is too expensive for small groups... to use. The Church Hall generously allows its use for an affordable donation, but it is very cold in winter, is unsuitable for the elderly or disabled, and parking on the other side of a busy road is dangerous for young children.*

Respondents were asked how supportive they were of developing new facilities at the school or elsewhere in Baldernock. 101 people answered this question and 28 skipped it. Responses were weighted<sup>9</sup>.



More people were 'very supportive' of a development at the school than elsewhere but more were generally 'supportive' of a community facility elsewhere. More people were totally against a development at the school. Overall, the weighted average was in favour of a development elsewhere (.81 v .67 at the school).

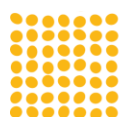
#### People connected to the school

Using average weighting, of the 15 respondents who identified themselves as being linked with the school (parents, carers, pupils etc.), 13 responded to this question. Of those, more were supportive of developing a facility at the school with 62% 'very supportive', but, 40% were also 'very supportive' of developing a facility elsewhere. Interestingly, 15% were not supportive of developing something at the school. Overall, support was therefore positive but not overwhelming. Parents' comments included:

*The school is separate from the community due to location. A separate facility could still be used by the school for shows.*

*Very supportive of developing a facility at the school if it can be used also by the playgroup & afterschool care... Main problem being parking if it were used for events as*

<sup>9</sup> Weighting score: 2 points for 'very supportive', 1 point for 'supportive,' 0 for no strong opinion, -1 for 'not supportive' and -2 for 'totally against this'





*parking at the school is limited. Additionally, it is not easy walking distance for people who may wish to attend and perhaps don't drive*

*I am principally motivated about sustaining and enhancing the facilities available to the school and our children. I think it would be great if such facilities could be made available for community events on an 'as needed' basis by those who want them, but the primary objective is keeping the school and helping to enhance it*

*Having a disabled daughter who attends Baldernock Primary School and Afterschool Club, it is extremely appealing to us to have a new building in the grounds of the school... having a new community space which, as a new build, will meet disabled access building regulations, that the school and afterschool club can have use of...*

### Older People

Accessibility and services for older people has been highlighted as an issue through wider consultation. Focussing on the 22 respondents aged 66 or over and using the weighted average, support for developing a facility elsewhere scores more highly (.88 v .67) Comments were very mixed:

*Locating a facility at the school makes it available to the school and it is reasonably central to the parish.*

*The school is central to a real community - facility would benefit and encourage young families and community*

*The school is not ideal due to its location, additional traffic on the single track country road would be unsafe and access by bike or walking totally unsuitable*

*Facilities should be in easy proximity to largest area of population, on bus route and not too remote.*

Those who were unsupportive of a development at the school were asked for suggestions about where a facility should be established. 43 people responded to this

*School is safe from closure now so community facilities need to be put in place for the rest of the community. Obvious places are Balmore or Bardowie. Church hall always attracted more people to events and is easier to reach for most.*

*Somewhere near local bus route*

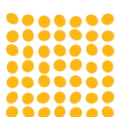
*I think the church hall should be refurbished. It is already used by the community, a refurbishment will make it more useful and be a cheaper alternative to creating a new building.*

*Coach House would make a good community hub*

*I think it should be at the school or existing church hall site not in the middle of field somewhere taking away from our green space*

*Either a rebuilt church hall or possibly develop a barn or steading somewhere around the community. Or the golf course car park area could be an option as there is a lot of space there, maybe a joint venture with the golf club*

*The back and beyond of Baldernock is not the place. The community facility should be somewhere to which most people can safely walk or cycle... It would be "on show" to commuters who may think about using Baldernock facilities once publicised... People living in the north of Baldernock have little choice but to use cars but if the community*



*hub was on Balmore Road, more users could walk. It is naive to think that Baldernock folk would walk to a facility at the school, especially in the dark.*

*Keep Baldernock beautiful and unique! If you destroy the narrow country roads to accommodate traffic and car parks the government will move the green belt 20 miles further away and Baldernock will disappear....see London, Manchester!*

*Both are needed. Church hall needs refurbished or rebuilt, whichever is more feasible.*

*The tennis club has ample parking and urgently requires a new clubhouse, this could become the new community facility.*

*I support getting behind Church to support improving hall as above and feel that should be fully explored before considering new facilities*

## Potential Outcomes

Respondents were asked to consider how a new community facility might impact the community and how strongly they agreed or disagreed with a number of outcome statements. Overall, there was agreement that a new community facility would:

- Give young people positive activities (82% agreed)
- Help the community work better together (82% agreed)
- Help bring the community together (80% agreed)
- Make people less isolated (80% agreed)
- Give the area a better social, economic and environmental future (77% agreed)
- Help people get more active (70% agreed)

Some supporting comments included:

*All rural communities are, by nature, more spread out and therefore it is even more important that these communities have a good multipurpose space in which to come together for all types of events.*

*We could be doing so much more as a community than we do, but we need somewhere to do it.*

*A community facility is essential for a community to thrive. The possibilities are endless. Baldernock needs to be a brand and run in a more business-like and forward-thinking manner.*

*A community hub would be a massive and very important part of ensuring our community stays strong and continues to do so.*

*There are a number of community activities that are currently based in people's homes, due to the lack of a suitable community meeting place. Holding these in a community meeting place would allow them to be more inclusive than they currently might be perceived to be.*

## Demand and Usage

Respondents were asked what kind of activities they would be likely to use in a new / better facility and how much they would be likely to pay per session. 84 answered this question and 45



skipped it. Of those that answered, there was a positive level of interest for most of the activities: occasional events, health and wellbeing / fitness classes / exhibitions / literature and cultural events were popular.

Activity	Interested	How much they would pay (average)
Occasional events (pop up café, films and talks, swap and share events...)	63	Up to £5
Health and wellbeing classes (yoga, tai chi..)	60	Likely slightly over £5
Fitness classes (badminton, 5 a side football)	53	Likely slightly over £5
Exhibitions (photography, heritage)	51	Up to £5
Literature (book club, book exchange author talks)	49	Up to £5
Special events	45	Between £5 and £15
History Club	36	Between £2 and £5
Walking group	36	Up to £2
Art classes	34	Between £5 and £10
School performances	34	Up to £5
Gardening Club	32	Around £5
Dance classes	32	Between £5 and £10
Drama workshops and performances	29	Up to £10
Language classes	26	Between £5 and £10
Cycling club	20	Between £2 and £5
Breakfast club / After school club	19	Up to £10
Social club for senior citizens	18	Between £2 and £5
Youth Club (8-12)	14	Up to £2
Youth Club (13-17)	13	Up to £2
Nursery / play group	12	More than £10

There were 15 open comments, including:

*All excellent ideas for the new approach to living... I would be interested in:- Ancestry research for individuals, Garden club, Bridge/cards, Game clubs, computer clubs etc.... Film shows, endless opportunities. No age is old age now.*

*I attend a regular book group which is currently hosted in turn by book group members, but possibly it could take place in the community hub.*

*If at accessible location we would use but not at school*

*Ability to hire for parties*

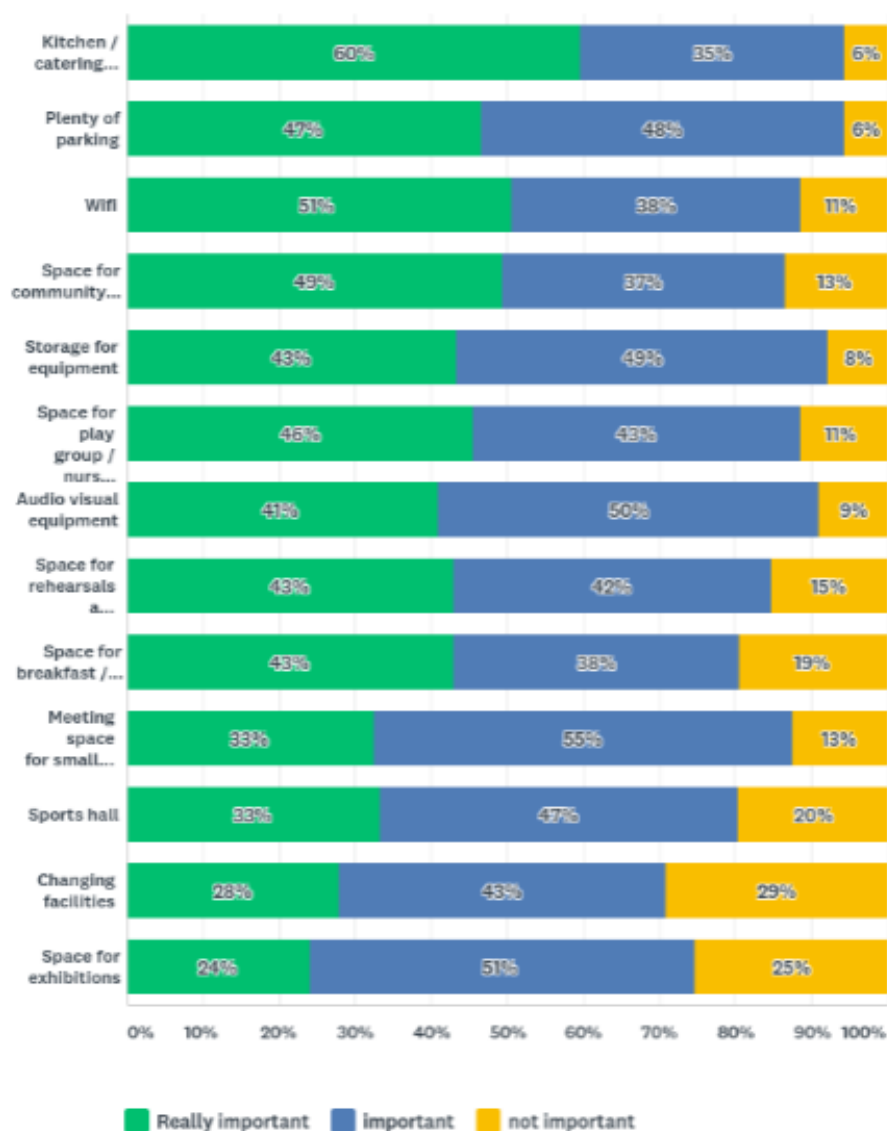
*All these events could be possible... and more. Cost should not be excessive with reduced rates for regular volunteers. Perhaps a "Baldernock card" giving discounts for an initial fee. This would encourage people to use the facilities and be committed to them. Although, we have no young*



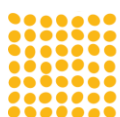
children at home, this is not to say that grandchildren or great grandchildren could not be taken to any facility. Other activities could include information for visitors to the area on walks, golf, sailing, tennis, activities, family and local history, farm shops, local produce and local crafts. All promoting Baldernock and open to all from far and wide.

Depends on who feels included in such events. Farming community needs to be consulted on what they want. They often feel excluded. A lot of the above activities are middle class urban activities.

Respondents were asked how important certain spaces and features would be in a new facility. The chart below shows that kitchen and catering facilities were rated as the most important, followed by parking, wifi, space for community celebrations and events and storage for equipment. A sports hall and changing facilities ranked as the least important.



There were 52 open comments in total relating to space / feature / usage requirements. Those ideas mentioned multiple times included: 'clever' design with flexible, multifunctional spaces not geared towards one activity, energy efficiency, disabled access (including hearing / vision impairment technology), stage / performance area for school shows with lighting, comfortable seating, good heating, some outdoor space / community garden, security, good advertising of events, non exclusive exhibition space (so exhibits could be displayed for periods of time without



preventing other activities happening). Provision of transport was also mentioned by several people to make sure residents could attend events.

Overall, a number of the comments expressed concerns about how accessible a facility would be to the general community if it was situated at the school and possible restrictions on noise / late night events, for example:

*It is not clear when the community could use a school facility - we need somewhere for day use for the elderly*

*The nursery and playgroup and after school stuff needs to be kept at the school - all other activities could be at a new community centre*

*Community need to use facility during the day not be restricted to evenings and weekends*

*If near the school, private events might make life difficult for those who live close by. If I lived there, I wouldn't want late evening social events held beside my house.*

### **Final Comments**

19 people chose to leave final comments which were varied in nature:

*School is safe now - we need to address needs of wider community who don't drive*

*Think school location may be good for some but cause problems but other location would be better for most*

*Remember the unique beauty of Baldernock and the quiet country lanes. It was saved in 1948 and nearly destroyed in 1951 by quarries and reckless businesses who had no regard for the area. Please think carefully on this matter. Keep any new buildings along Balmore Road and consider the safety aspect of our children at rural Baldernock Fluchter School.*

*I think we have a brilliant community spirit in Baldernock despite having such very poor community facilities.*

*This strong community deserves a place where it can gather and support each other.*

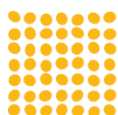
*A community hub is exactly what our beautiful location is missing and needs. I genuinely feel it would be of great use to all and would encourage to create and sustain strong links within the area*

*I believe a good, well designed, attractive community facility will be an invaluable asset for Baldernock and will serve to develop community resilience in a number of different ways.*

### **3.3 Groups**

As part of the consultation, 11 local groups completed the community survey on behalf of their group or were interviewed over the 'phone or in person. Potential interest and usage has been collated below.

- Types of activities the groups run: walking, football, talks about local heritage, art classes, youth activities and community events. Groups involved different age groups from children to older people. In total, membership / attendance at these groups, total around 230 people.



- Most groups meet monthly but 2 more often: during term time the youth club meets weekly and the nursery daily. 4 groups meet in the Church Hall (or used to). 2 meet in people's houses and others in locations outwith Baldernock.
- Most groups reported that current meeting places are not ideal and restrict the frequency and range of activities groups would like to do as well as attendance numbers. The SWRI would like to do dance classes and cookery demonstrations for example / yoga is abandoned in the colder, winter months/ the nursery would like to put on more fundraising events).
- 7 of the groups were 'very' interested in a new space, 1 'a bit', 1 'not sure' and 1 'not at all'.
- In terms of timetabling, most those interested in using the space would prefer to use it evenings / weekends rather than during the day, with the exception of the nursery group who need it daily.
- Most groups have low cost to no cost for hire fees (using people's houses, making a modest donation to the Church Hall or using the school for a discounted price if affiliated). Some groups are unable to pay more: the Youth Club for example, children pay £1 per week with a maximum of 10 children per session. SWRI could pay in the region of £8 per hour. The History Group pays £20 for a 2 hour session at the Hall but may be prepared to pay a little more for better facilities. The Nursery is looking to use space for free. The CDT would pay £10 for meetings and £50 for events.
- Space requirements include:
  - A reasonably sized hall (which could be used for private functions, dancing)
  - Disabled access (a must)
  - Storage (always need more than imagined)
  - Good heating and lighting
  - Decent natural daylight
  - Decent kitchen facilities for cookery classes and catering
  - Partitioning in the Hall to allow change in space size and enable two groups simultaneous use
  - Low maintenance design so that it could be managed by volunteers
  - Be similar in size and shape of room to the Church Hall
  - Be available beyond 9.30pm
  - Needs to be easily accessible (ie no waiting for a janitor)
  - Be clear and clean and ready for use
  - Access to water and non-food sink (for art and craft activities)
  - Strong but lightweight furniture that is comfortable and easily moved
  - Have some occasional exhibition space / display boards – possibly a permanent hanging rail
  - Projection space, decent digital projector and a sound
  - Parking and transport





- Views on the best location were conflicting with some clearly favouring the school as a good means of offering benefits to school, nursery and community, whilst others favoured the Church Hall as an already established venue, in a more accessible place and potentially, less investment required.

### Focus group with the Youth Club

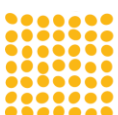
To make sure children were involved in this discussion, a session was held with 10 primary aged children at the Baldernock youth club.

What would make Baldernock a fantastic place to live? Idea included:

A place to go like the Coach House /Cafe (7)	Cooking lessons	Dance classes
Acting / drama	Climbing frame	Keeping the school open
Gaming	Mini soft play	Trampolines

What don't you like about Baldernock at the moment?

No nearby shops	No nearby houses
No friends	




If you could have a better community space, what would you like it have? What would you like to do in it?

Tech corner / gaming/ movies / listening to music / Youtube	A separate spaces for little ones and bigger children	Library corner /Reading / Playing board games
Better kitchen / baking / wash the dishes!	Climbing wall	Make up station
A petting zoo / animals/ mascot	Swimming pool	Big soft footballs
A play tent / comfy chill out zone	Tuck shop	To outdoors / running free / walking / adventure course


### 3.4 Existing Assets / Potential Opportunities

A tour and review of existing publicly accessible buildings was carried out as part of this appraisal. Accessibility for the community, potential for community development and likelihood of displacement (if a new facility were to be built) were considered.

<div> <div>The Church Hall</div>  </div>	
Description	Located in Balmore, the Hall is linked with Baldernock Church, a good 20 minutes' walk away. The building is old and a well established




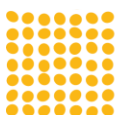
	community facility used for yoga, themed talks, a youth club, the SWRI, occasional coffee mornings and other events and also acts as the local polling station. It has one large hall which can hold c. 100 people seated, a very small kitchen and a classroom sized room and toilets upstairs. The Hall is a key asset, being the only facility open to the community and a number of residents hold a key.
Condition	The building itself is fairly difficult with no parking facilities, a busy road to cross (over 13.5k cars per day travelling at c 40mph) and no disabled access. Heating the building is also problematic with a single heater placed above the doorway into the hall. Some activities can't take place during the colder months and often people keep their coats on during activities. Inside, the building has good space and light but is dilapidated. Concerned about the condition of the building, a survey is currently being undertaken to determine the level of repairs needed.
Management	Owned by the Church. Managed by the Kirk Session. It is used by the community on a donations basis, managed day to day by a Church Elder and cleaned by local volunteers.
Risk of displacement	High. The Church is keen to continue its outreach work wherever it is needed but there is a real risk that a new and smarter community facility would command the market share of bookings.
Community use/ Potential for development	High. The Hall is established and in an accessible location on a bus route. The Church recognises the building needs improvement. It sees the Hall as an important asset but does not want to influence the community's decision in this process. It has been reported that the sale of the Manse may release funds which could be invested in Hall improvements. Whilst not guaranteed, this could represent a significant opportunity. Parking is a significant issue however. There may be an opportunity to approach a local landowner who owns the field behind the Church Hall.

<div> <div>The Tennis Club</div>  </div>	
Description	Located not far from the Church Hall on Station Road, the tennis club has a small club house / hut containing a modest social space and toilet facilities. The Club House is used for BBQ's and other occasional small social events. The Club has recently resurfaced the 2 courts which may bring about an increase in members this season.



Condition	The Club House is basic with possible damp. .
Management	Owned by Bardowie Tennis Club. Private membership (by subscription).
Risk of displacement	Fairly low.
Community use / Potential for development	Low. There is already some talk about improving the Club House and some social events already take place there. Unlikely to be a space accessible to all the community: being a private members Club, priority would be given to paying members. Parking will be an issue: access is via a private road. The current footprint of the Club House is small and Planning permission for a larger building is likely to be difficult.

<div> <div>The Sailing Club</div>  </div>	
Description	Part of the Clyde Cruising Club, the Bardowie Club is situated on the bank of Bardowie Loch. It has a large Club house which was funded by SportScotland and built around 10 years ago. This is an attractive and spacious facility but the Club is ordinarily open to fee paying members, rather than available for community use. It can be hired out for occasional use. COST??
Condition	Good. Only 10 years old
Management	Owned by the Club Trust. Private membership by subscription.
Risk of displacement	Fairly low
Community use / Potential for development	Low. The Club is open for hire by groups for occasional events, but similar to the Tennis Club, priority would be given to members / the sailing community. The Club is situated in a beautiful location but car access would be needed.



## The Golf Club



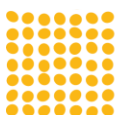
Description	Balmore Golf Club, founded in 1907, sits between the primary school and Balmore on the grounds of the Glenorchard Estate. As well as the course itself, the Club has a Clubhouse with social space and catering.
Condition	Good.
Management	Run by Management Committee, this is a private membership Club
Risk of displacement	Low. There is relatively little connection to the community. The Club House is open for private hire but these tend to be for external parties.
Community use / Potential for development	Low. The interest here is not the Clubhouse but its vast car park area. The Club needs to generate more income to survive so would not rule out a discussion about community use of land. The location is ok- it is walkable from Balmore and the School but there are a number of difficulties: the condition of the car park is reported to be very poor and again, access is difficult along a single track lane. Issues with traffic and local neighbours is already fairly contentious and planning for improved access and building has been rejected in the past.

## 4. Developing the Proposal

### 4.1 Potential Future Activities

Research shows there is an appetite for a better / new community facility that acts as a hub for local people to engage in a variety of interests and social activities and that this would act as a vital space to bring people together, increase social capital and connectedness and reinvigorate community spirit. The Church Hall is already used by a range of local groups for meetings and activities, and it seems likely that with more / better space available this use could grow.

There is some scepticism, however, in the wider community that there will be adequate demand to fill community space- good facilities and services being available within a short travel distance. Certainly the Church Hall is underused but this is reportedly due to the condition of the building- certainly, groups have drifted elsewhere because of this, meeting in homes or nearby towns.



Usage of the facility would seem to largely depend on location: the school and nursery would predominantly use the space if developed at the school site and not elsewhere and the wider community would use the Church Hall and would not necessarily travel to the school.

The following is an analysis of potential activity in a community space based on the research gathered.

Usage	Evidence	Assessment
Community group bookings	Local people have expressed interest in renting a meeting room / hall space but the demand (in numbers and frequency of hire) remains fairly low. Research showed that besides nursery / school use, 5 of the groups were 'very' interested in a new space, 1 'a bit.' Rental income also appears to be fairly low. However, there is anecdotal evidence that better space could stimulate more frequent usage and the emergence of new groups of interest.	Group activities are an essential part of growing community capital, sharing skills and building relationships. Consideration should be given to keeping the costs low for groups until numbers grow. Consider offering a sliding scale for hire fees. This will enable momentum to build.  Worth pursuing? ✓
Social & cultural events	There is a good demand for this: residents want to be able to socialise locally and there is nowhere to do this in Baldernock currently. Film nights, ceilidhs, literary talks and so on attracted interest from 63 people out of the 129 survey respondents. Holding fundraisers was also an activity groups were interested in. There is good evidence people would be willing to pay for these events (up to £15).	These could be run by the CDT / other volunteers or groups could organise these as fundraisers on a fairly regular basis.  Worth pursuing? ✓
Health and wellbeing classes	Again, these scored highly in the community research. Demographics for the area also show that Baldernock is a fairly active population- particularly active seniors. Tai chi, yoga, dance and so on attracted some 55-65 people in the survey, willing to pay for classes.	This could attract funding through the health and wellbeing agenda, including social prescribing. This is likely to generate income for the hall. The CDT could pay for an instructor direct and charge users if there is capacity. Alternatively, it could encourage instructors to pay for a group booking themselves, again using a sliding scale of fees until the numbers grow.  Worth pursuing? ✓
Art, culture and literature classes	The survey showed there is local interest in learning opportunities. Suggestions in the survey attracted around 30 people each: a big enough demand to run classes in the right venue. Demographic research shows that residents of Baldernock have high	This activity should be encouraged in a community space in Baldernock. Given the links with health and wellbeing and independence in old age, lifelong learning is high on the government's agenda and could attract funding and partnership working with external





	educational attainment (42.7% hold a higher education qualification (Scotland average = 26.1%)- this demonstrates a value placed on education and learning.	agencies. The CDT could approach this in a similar way to health and wellbeing classes: host them itself or encourage a group booking.  Worth pursuing? ✓
Baldernock Childcare	Whilst happy where it is at the moment, the nursery is likely to need more space as pre school childcare entitlement expands. It provides space for an average of 10 children per day and is growing, occasionally needing to turn children away. There is evidence of a good demand for breakfast and afterschool clubs which parents would pay for.	Usage could potentially be high but the higher it is, the more restrictive it will be for community wide usage. There may need to be dedicated space to avoid end of day clear up: a larger facility would be needed to allow for this. Usage is likely only to work if the facility was on the school site. Income potential would be low: the nursery does not generate profit and pays token rent at the moment.  Worth pursuing (regular usage)? ✗  Allowing daily usage is unlikely to be beneficial in a community hub but there may be scope for the group to use space for occasional events (performances, fundraisers and so on).  Worth pursuing (occasional usage?) ✓
Baldernock Primary School	The Council does not need additional space to deliver the Curriculum but if available, would use it on a regular basis for a range of activities. The Parent Council is very keen for a new space on the school site to open up learning and social opportunities for the children and sees the benefit in creating links between the school and the wider community, creating a well connected and sustainable population.	Involvement of the school is likely to significantly increase activity within a community space: (afterschool clubs, intergenerational activities and so on).  Similarly to Baldernock Childcare, the higher the school use, the less opportunity the wider community has to use the space. Income generating potential is low to zero and this may make the facility unsustainable.  Worth pursuing (regular usage)? ✗  Worth pursuing (occasional usage?) ✓
Youth Clubs	The junior youth club at Church Hall struggles to keep going with a lack of volunteers, however, the community survey showed that around 13/14 people would be interested in attending these- enough for viability. There is also anecdotal evidence that	Demand appears to be high, but in reality, it is difficult to determine what the uptake would be in a better community space. Income is likely to remain fairly low from this activity (£2 per child per session). There is potential to work more closely with the



	<p>there are not enough activities for young people locally and the survey showed that 82% of people felt a community space should aim to give young people positive activities. The focus group with children revealed that social isolation is an issue for them: they would welcome more opportunity to socialise in Baldernock after school.</p>	<p>school and Baldernock childcare for promotion and partnership working to increase numbers. There may also be potential to work with specific instructors (dance for example) to put on activities specifically for children and young people and this could be part of a CDT programme of community development and could generate more income for the hall.</p> <p>Worth pursuing ✓</p>
Senior Citizens Club	<p>24% of the local population is over 65- significantly higher than the Scottish average and there are good levels of health in older age suggesting people are living active lives in retirement. Furthermore, a good proportion of these have high disposable incomes and may be willing to pay for activities. 18 people said in the survey they would be interested in attending a regular senior citizens social club which would be a reasonable number for viability. There is some anecdotal evidence that some older people are isolated- particularly if they have given up driving. There is a need to provide activities for the less mobile. Qualitative information shows that with better, more comfortable, accessible and warmer facilities, older people would be more inclined to use community space.</p>	<p>With a sizeable and active older population, there is scope to develop activities more locally that appeal to this demographic. It is also worth noting however, that older people also want the opportunity to integrate in the community and participate in activities aimed at all ages. There are opportunities to develop more intergenerational activity thereby reducing isolation and sharing knowledge and skills.</p> <p>Worth pursuing ✓</p>
Café	<p>The loss of the Coach House means people have nowhere to meet up locally and this affects all age groups- including children. Having a place to meet socially (not just for a specific activity) is an important part of the social fabric of any community. There are groups who would use a café if available following activities (eg Walking Group) and Baldernock attracts a number of ramblers and cyclists at weekends who could be potential customers.</p>	<p>A permanent café is unlikely to be feasible (given the population size) and the resources needed to run it, however, there is potential to develop a pop up café, linked with events and activities in the hall. This has worked well in other rural areas and serves an important function. This could be run on a volunteer basis, with input from other groups (SWRI) and potentially linked to volunteer training for young people. There are examples of schools in other areas using events / Big Lunch / Coffee mornings to deliver hospitality and catering and enterprise training to children.</p> <p>Worth pursuing (occasional café) ✓</p>

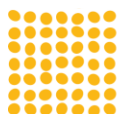


## 4.2 Accommodation Matrix

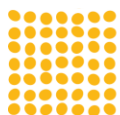
Based on the evidence of need, the following accommodation matrix recommends which services / facilities should be included in the new development, and ranks / scores each (1 being *low* and 3 being *high*) on:

- Priority – either strong, medium or low priority in relation to local *needs*.
- Evidenced Demand – scores on *demand* and the level of evidence that has been gathered to support this.
- Social Impact – scores on the social outcomes the service / facility will deliver to the community, and the extent to which it will meet funding outcomes.
- Viability Impact – scores on income generation potential.

Service / facility	Evidenced demand	Social impact	Income generation	Comments	Space requirements
<b>Higher priority</b>					
Flexible community space (main hall)	3	3	3	Very little local competition. Good demand for more cultural and social events (ceilidhs, lecture and discussion evenings, performances and the like. Space for fitness activities, yoga, tai, dance chi etc.) Warm and energy efficient.	[c.140 m2] Room for 100 (seating and tables): some performance space for concerts and shows: full size cinema screen: equipment storage, wifi and audio equipment. Lighting for performances. Rails for exhibitions. Moveable walls / partitions for flexible use. Comfortable seating.
Kitchen	3	3	3	Rated as very important. Critical for events catering but potentially also for cooking classes for children and adults. For school usage, could be used in conjunction with	[c. 15-20m2] Space for light catering. Double ovens, commercial hob, microwave, sinks, fridge, dishwasher and



				dining hall and for nursery usage, would be essential for providing lunch and snacks.	storage. Extractor. Cupboard for cleaning equipment.
Youth space	2	3	1	Church Hall space adequate but need somewhere to store equipment and more accessible toilets. Kitchen area would be a real plus.	[c. 100m2] Partitions to separate older / younger children and group activities. Fun, creative space. Ample storage for equipment and tuck. Access to kitchen. Wifi, safe access to outdoors. Climbing wall.
Art and craft space	2	2	2	This is essentially a creative space which can be used by a variety of artists, crafters and DIYers through voluntary groups (such as the Council run art link service and the play group) to private individuals who need access to studio space. The space can also be used for making stage scenery for shows.	[40m2]. Space for 10 people and specialist equipment. Natural light and changeable lighting. Ample, lockable storage. Sink area for washing up.
<b>Lower priority</b>					
Additional school space	2	2	0	Reasonable demand. Space for break out, performances, some gym and use as a dining hall. Not as large as a badminton hall- demand for something more modest. Regular usage Monday- Friday (9am-3pm) term time. Child safety design considerations.	[c. 100m2]. Space to hold 50 children seated for events & small classes for gym and games. Seating available for performances.
Nursery / childcare space	3	3	0	Fairly strong demand. Creative, flexible space which may also be suitable for children's parties at the weekends. Would need to comply with Care Commission standards. Regular usage Monday- Friday (7.30am-6pm) term time. Possible holiday	[c. 100m2]. Space for up to 20 children with washing area, cloakroom, storage, ideally access to outdoors. Access to kitchen to prepare meals. Dividable spaces (messy play, library corner, mini world play)



				usage for summer / Easter activity programme	
Outdoor space	2	3	0	Demand from childcare and youth group for a garden area. May also be used as break out space in summer.	This needs to be a versatile, safe, creative space that has broad appeal. Buggy and wheelchair accessible.

#### Additional spaces:

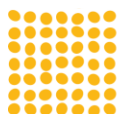
Toilets: need to be fully accessible and ground floor level. Changing station

Storage: strong demand for ample storage for equipment and keeping the hall clear.

Cloakroom / entrance area: open and easily accessible. Places for coats and information board

Parking

Note Changing facilities / dressing rooms are not required.



### 4.3 Funding

A project of this nature will require some capital funding but also revenue funding- not just to cover initial running costs, but often to employ a development worker to drive momentum.

The following list identifies funds that could provide both capital and revenue funding for a community controlled capital project. The CDT would need to review the core guidelines of each fund to ensure full eligibility and review timescales and deadlines. It is worth noting that many funders prioritise areas of long term deprivation which is likely to exclude Baldernock. It is recommended that the CDT discusses project plans with potential funders before submitting an application.

In addition, or in place of traditional charitable funding, there are a range of third sector loan providers including Social Investment Scotland, Co-operative and Community Finance, Charity Bank and so on but, given the modest levels of income predicted from rentals, loan repayment could be considered a risky strategy.

Community Share Schemes have been successfully used elsewhere to transform community facilities but this is only open to Cooperatives and Community Benefit Societies. As a SCIO, the CDT would not be eligible to run such a scheme itself but there is an option to create a separate and distinct entity which could. Penicuik Development Trust for example wanted to create a community shop and the Penicuik Community Alliance was set up to operate a Community Share scheme, raising £108K. The drawback with this is that many funders will not accept share capital as match funding- LEADER, Lottery do however, but they are very much in the minority. An alternative would be a crowd funding scheme but this is very resource intensive and success far from guaranteed. Charitable funding would appear to be the best route at this stage.

#### Funders for Capital Costs

Fund	Notes	Capital	Revenue
Scottish Land Fund	Support to purchase land and buildings;	Purchase price	Contribution towards Development Officer and other development costs
Robertson Trust	Are reviewing their capital investment and could fund a substantial amount – they have an interest in local enterprise and sustainability but do focus on areas of deprivation.	£200,000	£20,000
Kelvin Valley and Falkirk LEADER	LEADER contacted – details tbc		
Clothworkers	Only fund capital	£50,000	
Garfield Weston	Community Development	£50,000	





<b>Trusthouse Charitable Foundation</b>	Fund village halls and community buildings	£50,000	
<b>Regeneration Capital Grants Scheme</b>	Funding through the local authority; funding currently closed.	£250,000	
<b>RIAS fund</b>	Towards design team fees	£2000	
<b>Postcode Lottery</b>	Supports community based projects on the theme of "Advancement of citizenship or community development"	Up to £20,000	
<b>Other grant funders that fund this kind of development</b>	Barclay foundation MacRoberts Trust RS Hayward Trust Barcapel Foundation	£50,000	
<b>Foyle Foundation</b>	Less than £100,000 turnover  Priority to grassroots/ local community charities	£1K - £10K	

#### Funders for Revenue Costs

Funder	Amount	Criteria	Website
Aviva Community Fund	Up to £25K	The Aviva Community Fund offers support and funding for projects that could make a real impact in local communities. Projects should be in one of the following categories: health and wellbeing - taking control of physical and mental health by boosting social interaction and taking part in sport and outdoor pursuits; skills for life – people of all ages learning new skills especially digital ones; inclusivity - projects that bring people together, no matter what their faith, colour, gender, abilities or sexual orientation; community support -projects that improve community spirit or conditions, or promote sustainability in their surroundings or in aspects of their life.	<a href="https://www.aviva.co.uk/good-thinking/community-fund/">https://www.aviva.co.uk/good-thinking/community-fund/</a>
Big Lottery	Up to £150K over 3 yrs	Community Led Activity grant. Revenue (and some capital if required). The fund is to help people engage in their community and be better connected and builds on local strengths. Priority is given to areas of deprivation but exceptions have been made where strong cases have been made.	<a href="https://www.biglotteryfund.org.uk/funding/programmes/grants-for-community-led-activity">https://www.biglotteryfund.org.uk/funding/programmes/grants-for-community-led-activity</a>



Scottish Government	Up to £50K	Strengthening Communities Programme-administered by DTAS, this fund is in part specifically geared towards aspiring Development Trusts. The recent round has been allocated but there is likely to be a further round. Funding can cover the cost of a development officer / support staff and some project costs. Funding is awarded annually.	<a href="https://www.webarchive.org.uk/wayback/archive/20170104163034/http://www.gov.scot/Topics/Built-Environment/regeneration/community/strengthening-communities">https://www.webarchive.org.uk/wayback/archive/20170104163034/http://www.gov.scot/Topics/Built-Environment/regeneration/community/strengthening-communities</a>
The Robertson Trust – Open Grants (Strengthening Communities)	Up to £20,000	<p>This strand has been developed in response to the social inequalities in Scotland. Within Strengthening Communities we hope to support work which benefits those who have been disproportionately affected either economically, or due to the marginalised nature of their peer group. We also recognise the value of building on local assets and wish to support organisations and communities which come together to create meaningful, sustainable solutions to address local need.</p> <p>Examples of activities are as follows:  The capital costs of upgrading community facilities/village halls  Development worker to liaise with local groups and develop initiatives such as befriending services or youth activities</p>	<a href="http://www.therobertsontrust.org.uk/how-to-apply">http://www.therobertsontrust.org.uk/how-to-apply</a>
Bank of Scotland Foundation	Up to £25K	<p>Charities registered in Scotland  OSCR-checked  Developing and improving local communities:</p> <ul style="list-style-type: none"> <li>• Initiatives designed to encourage the involvement in the community of those too often excluded</li> <li>• Working with people on low incomes, at risk from poverty or with problems finding visitor accommodation</li> <li>• Improving the standard of local facilities</li> </ul>	<a href="http://bankofscotlandfoundation.org/medium-grants-programme">http://bankofscotlandfoundation.org/medium-grants-programme</a>
Esmée Fairbairn Foundation	Median average £96K	Revenue only. Competition is fierce. Grants support organisations' core or project costs, including staff salaries and overheads. Grants range from £5k to £3.9m (median average £96,000), with support lasting 1 - 5 years (47% were for 3 years).	<a href="https://esmeefairbairn.org.uk/apply-for-funding">https://esmeefairbairn.org.uk/apply-for-funding</a>
Foyle Foundation	£1K - £10K	<p>Support orgs with &lt;£100,000 turnover  Priority to grassroots/ local community charities</p>	<a href="http://www.foylefoundation.org.uk/how-to-apply/">http://www.foylefoundation.org.uk/how-to-apply/</a>
Garfield Weston Foundation	Up to £100K	<p>Largely dependent on volunteer work. Impact on community  UK Charity</p>	<a href="https://garfieldweston.org/">https://garfieldweston.org/</a>



James Weir Foundation	Up to £3K	UK-based beneficiaries – Priority to Scotland  Among others, funds citizenship and community involvement, development and regeneration activities.	<a href="http://jamesweirfoundation.org/">http://jamesweirfoundation.org/</a>
The Barrack Charitable Trust	Up to £5,000	Community Development  Rural regeneration	<a href="http://thebarrackcharitabletrust.co.uk/advice-to-applicants/">http://thebarrackcharitabletrust.co.uk/advice-to-applicants/</a>
Endrick Trust	£1K-5K	Targets postcodes in Greater Glasgow area-smaller charities. General themes include community development.	<a href="http://www.tcyoung.co.uk/info/endrick-trust/">http://www.tcyoung.co.uk/info/endrick-trust/</a>
The Stafford Trust	No limit, typically between £500 - £5,000	The Trust does not normally support: <ul style="list-style-type: none"> <li>- Religious organisations</li> <li>- Political organisations</li> <li>- Retrospective grants</li> <li>- Student personal travel or expeditions</li> <li>- General appeals or mail shots</li> </ul> 1 in 5 supported projects are community projects.	<a href="http://www.staffordtrust.org.uk/apply-for-a-grant/">http://www.staffordtrust.org.uk/apply-for-a-grant/</a>

As this research is pointing towards a need for a more tailored childcare facility, some potential funders have been reviewed, for both capital and revenue. Potentially, some funds described above would be suitable but in addition, funding could be made available through the Regeneration Capital Grants Scheme (up to £1m) and through the 2020 provision fund where each local authority can submit a bid for capital works to meet the extra demand as part of the 2020 expansion of free childcare provision. In both cases, EDC would need to sponsor the bids. The local LEADER programme would also potentially fund capital and revenue.

## 4.2 Organisational Capacity

### Baldernock Community Development Trust Committee Skills Audit May 2018

The committee of the Baldernock Community Development Trust consists of 9 individuals, all resident within the local area. There is gender diversity on the committee with more or less an even split between men and women and some diversity in age, although most are in the 50+ age bracket. There is a relatively high skill level and a variety of experience: most are from professional backgrounds (business, medicine, academia). Commitment to the Trust is high: roughly a third are willing to commit 15 and 30 hours per month, and a third between 5 and 15 hours per month. This is pertinent given there are currently no paid staff to undertake tasks.

A skills audit of the Committee was carried out in April-May 2018. 7 of the 9 trustees took part in a questionnaire and provided an honest assessment of their current level of skill in a number of key areas. The following rating was used:

- 0 = no experience
- 1 = basic level skills
- 2 = limited working knowledge
- 3 = average working knowledge



4 = good working knowledge

5 = high level skills/expertise

The purpose of this was to assess existing skills of the Committee as a whole and to identify skills' gaps and areas of overall weakness as well as assess the appetite for learning new skills. The full results can be viewed as an appendix.

In summary:

Area	Possible score	Actual score	Skill level as a percentage
Projects and initiatives	245	106	43%
Working with people	210	110	52%
Communications	245	114	46%
Governance	210	82	39%
Finance	245	111	45%
Business planning	210	83	40%
Marketing	245	36	15%

**Projects and initiatives,** The Committee has a relatively good level of skills in this area: 3 trustees have expertise in planning, developing, delivering or leading on projects and 1-2 have expertise in planning and prioritising tasks and resource management. 1 trustee has expertise in writing funding applications. No one considers themselves as having good skills in fundraising. Generally, fundraising and bid writing are the weakest in this skills area and this is a potential vulnerability in the Trust. This may need to be strengthened if the Trust is to attract investment.

**Working with people:** Skill levels are reasonable among trustees with 1-2 people considering themselves to have a good or excellent knowledge in this area, including supporting and supervising people, training and mentoring. There was less confidence in working with volunteers (with only 1 trustee has good knowledge in this area).

**Communications:** The Committee has strong skills in speaking, presenting and writing press releases, but little experience of newer media platforms (blogging, facebook). This perhaps needs to be addressed to reach a wider audience / different demographics within the local area and beyond.

**Governance:** Knowledge of governance was reasonable but there is room for increasing skills. Positively, 6 out of the 7 trustees felt they had average to excellent working knowledge of their responsibilities and there are good levels of experience in chairing meetings and of being a treasurer. Only 2 trustees felt they had average working knowledge of being a company secretary. Knowledge of HR and the legal model were low.

**Finance:** On the whole, most trustees have limited knowledge of financial matters but 2 trustees have expertise in understanding, planning and managing budgets. Of the 7 trustees, no-one has good to expert knowledge of understanding annual accounts and this is an area which will need



to be addressed as the Trust develops. 1 trustee has good knowledge of managing funding but ideally there needs to be more expertise on the Committee if the group are to target larger funding pots.

**Business Planning:** The Committee has a good working knowledge of business planning (including coming up with ideas, strategic and operational planning) but felt less sure about preparing financial projections: this is an area that has potential to be strengthened.

**Marketing:** This is the weakest area for the Trust as is often the case for third sector organisations. The majority of trustees have no – or limited- knowledge in this area. This will need some strengthening as grow the Trust.

**Learning appetite:** Positively, there is good appetite for upskilling among the trustees and across all thematic areas: 5 trustees are interested in improving skills in communications and in project planning, 4 in finance and 3 in marketing. This will be a good foundation for the Trust going forwards and where skills gaps persist, there is room for targeted recruitment onto the committee.

## 5. Findings

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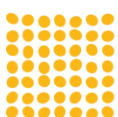
The following is a summary of the key findings of this report:

### Assets in the Area

- Baldernock is an area of outstanding natural beauty and rich heritage which drives local pride and a desire to protect these characteristics.
- Whilst enjoying quality green space, local residents also benefit from the close proximity to towns and the city where services and amenities are readily available.
- In the community survey, 88% of people rated Baldernock as a good or excellent place to live, rating green space, friendly people and a good central location as key assets.
- Baldernock is an area of relative affluence with low unemployment, positive health outcomes, high educational attainment, good housing and relatively high incomes. The population is generally healthy, hardy, active and self sufficient.
- Community spirit is relatively high with good levels of community engagement in issues which matter and a diverse range of interest groups.
- There are good facilities for sports through the local golf, tennis and sailing clubs and sports facilities in nearby Milngavie and Torrance.

### Challenges in the Area

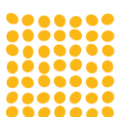
- As a parish rather than village, local residents of Baldernock are geographically scattered with no obvious community focal point (shop, pub, post office). Community interaction day to day is therefore limited. This also means finding a community hub location to suit all is problematic.



- The change in demographics from a traditional rural farming community to a more mixed community with commuters and retirees has created tension and division. There is a need for greater community cohesion.
- The growth of Torrance and Milngavie to the East and West and the proximity of other towns and Glasgow itself has hollowed out Baldernock with services and amenities moving out. Increasingly, people are travelling out of the community for work and leisure. Local residents need to be resilient and provide services for themselves.
- Community spirit is being eroded: finding volunteers for community activity is becoming increasingly difficult. Some groups are finding participation rates dropping or folding through poor take up.
- Space for community gatherings and activities is limited to the Church Hall which is in poor condition and limits what the community can do. Having a (better) community hub was the second biggest improvement residents felt the area could benefit from, after better roads. Asked specifically to rate community facilities, 40% of people in the community survey thought they were 'ok', 35% as 'unsatisfactory' and 8% as 'awful'.
- People tend to meet in each other's houses for activities (coffee mornings, book group and so on) and whilst this seems positive on the face of it, can feel exclusive and 'cliquey' and put new people off participating.
- The area is viewed as affluent and does not therefore attract community investment and development readily. Needs are hidden.
- In line with wider East Dunbartonshire, the parish has an aging population with a higher percentage of over 65s (23.6% locally compared to the Scottish average of 18.5% who are at increased risk of social isolation and growing health needs. Lack of suitable housing, transport and social opportunities for older people is leading to a greater need for community support.
- Rates of unpaid care are higher. 12.7% of people provide unpaid care, significantly higher than the Scottish average of 9.3%. 2.7% of people provide unpaid care of more than 50 hours per week (Scottish average = 2.5%).
- There is a need to attract families and young people to the area to ensure Baldernock is sustainable and vibrant long term. The threat to the school undermines confidence in Baldernock's future and could dissuade families from moving into the area.
- Transport and roads are an issue: the roads are heavily used to the south of the parish and speeding is common place. Lanes in the quieter areas are mostly single track and can be unpassable in bad weather. There are only 1 or 2 bus services locally. This leads to an increased sense of isolation and difficulties in developing new amenities. No potential community location offers reasonable parking in a safe location on a public transport route.
- Most of the area is designated green belt: planning restrictions are difficult to overcome. This significantly limits development opportunities for a new community hub.

### **Demand for a Community Facility**

- Feedback from local residents about current provision is largely negative and there is overall a good level of support for creating better facilities, both among local residents and other stakeholders.





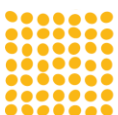
- Activities of particular interest in a better facility were mainly social and cultural, and health and wellbeing. There was a positive level of interest in most of the activities suggested: 63 people said they would attend social events (ceilidhs, pop up café, films and talks) for example, 60 people expressed an interest in health and wellbeing classes (tai chi, yoga) 60 in fitness related activity, 53 in exhibitions, 51 in literature related activities and so on.
- In the more targeted activities, levels of interest through the survey were unsurprisingly lower but still potentially viable: 18 expressed an interest in a social club for seniors and 19 in a breakfast / after-school club.
- There was also interest to use the space as a party venue, particularly for children's birthday parties.
- 7 of the 10 community groups consulted reported they were 'very' interested in using a new space, 1 'a bit', 1 'not sure' and only 1 'not at all'. Most of the groups however, only meet monthly and most require space during the evening or weekend.
- There is a growing demand for nursery / pre-school space to meet the increase in child care entitlement to 1,140 hours by 2020 and a growing demand for Breakfast and After school provision. Services are intended to be run from 7.30am to 5.55pm Monday to Friday term time. The current child care facility may not meet Care Inspectorate needs. The nursery is providing care for one child with a disability and need to negotiate the lack of disability access daily.
- From the Council's perspective, the provision of a new facility on the school premises would have no bearing on the viability of the school. If established on the school site, EDC would want guaranteed, free access on a regular basis during term time.
- Although not required to meet Curriculum requirements, the school would use additional space (if nearby) for some physical activity, rehearsals, performances and shows, additional class room breakout space and space permitting, cooking and dining space.

### Potential Benefits

- Local people identified a range of positive outcomes from developing a better facility, including giving young people positive activities (82% in the survey agreed), helping the community work better together (82% agreed), helping bring the community together (80% agreed), making people less isolated (80% agreed), giving the area a better social, economic and environmental future (77% agreed) and helping people get more active (70% agreed).

### Income generating potential

- The research indicates that income from anchor tenants and monthly groups is likely to be relatively low to zero.
- EDC would want guaranteed space at the facility provided free of charge or at least cost neutral, in exchange for lease of land. Daily usage of the space during term time is expected.
- The nursery is unable to make rental contributions for the space. The business model is based on low overheads and charges based on the low to free rental lease they have with the Council. Increase in provision over the next 2-3 years may yield some potential to pay for space but this is far from guaranteed.



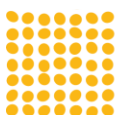
- Considering these two potential anchor tenants would be using space from 7.30am-6pm daily during term time, the income generating potential of the space would be significantly reduced.
- Historically, groups use people's houses (free of charge) or pay a modest donation to the Church for use of the Hall. Paying rental fees is not particularly customary and not affordable for many of the groups. As an indication, the youth club asks children for £1 per session, yielding a maximum of £10 per session. The SWRI indicated it could afford a maximum of £8 per hour.
- Local residents however, indicated that they would generally be comfortable paying between £5 and £10 for most activities (eg dance, language or art classes) and slightly over £5 for fitness and health and wellbeing classes.

### Preferred space and features

- Responses from the community survey evidenced that kitchen and catering facilities were rated as the most important feature in a community space, followed by parking, wifi, space for community celebrations and events and storage for equipment. A sports hall and changing facilities ranked as the least important.
- The most often mentioned suggestions in the survey included: 'clever' design with flexible, multifunctional spaces not geared towards one activity, energy efficiency, disabled access (including hearing / vision impairment technology), stage / performance area for school shows with lighting, comfortable seating, good heating, some outdoor space / community garden, security, good advertising of events, non exclusive exhibition space (so exhibits could be displayed for periods of time without preventing other activities happening)
- Groups agreed that disabled access was high on the priority list as was kitchen facilities for catering and cooking, but also felt ample storage was essential. Easy access and access after 9.30pm and a low maintenance design which could be managed by volunteers was also important.
- Overall, it was felt the community needs a space larger than the portacabin up to the size of the Church Hall but not any larger.
- If used by the school and nursery on a regular basis, child protection would need to be factored into the design and timetable.
- Primary children requested a space that has some access to the outdoors, separate spaces for younger/ older children, a tech corner, climbing wall, a better kitchen and a tuck shop.
- The nursery would ideally like some space to be dedicated to their activities to avoid clear up at the end of each day or some clever partitioning. A messy play area, library corner, activity space would be ideal along with some easily accessible, safe outdoor space.

### Preferred location

- Opinions over the best location for a community facility were divided. The Church Hall and the School were the most obvious options for people. Whilst a number of people simply wanted a better community space and did not mind where, there were some groups which felt very strongly one way or the other.
- Other options suggested included the golf, tennis and sailing clubs but as private membership organisations, development potential for the community would be more



limited. None are considered any more accessible than the School or Church Hall and development potential has been assessed as generally 'low'.

- The community survey revealed more people were 'very supportive' of a development at the school than elsewhere but more were generally 'supportive' of a community facility elsewhere. More people were totally against a development at the school. Overall, the weighted average was in favour of a development elsewhere (.81 v .67 at the school).
- Focussing on people connected with the school and nursery, the survey showed more were supportive of developing a facility at the school with 62% 'very supportive', but, 40% were also 'very supportive' of developing a facility elsewhere. Interestingly, 15% were not supportive of developing something at the school. Overall, support was therefore positive but not overwhelming.
- Accessibility and services for older people has been highlighted as an issue through wider consultation. Focussing on the 22 respondents to the community survey aged 66 or over and using the weighted average, support for developing a facility elsewhere scored more highly (.88 v .67)
- Of the 6 local residents and landowners around the school site, 2 were in favour of development and 4 very strongly against.

### **Operating**

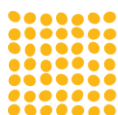
- Most people favoured a facility that was easy to access and freely available- similar to the Church Hall set up and were not in favour of more formal arrangements that relied on janitorial availability and so on. A low cost, volunteer run facility seemed to fit the bill, with some regular checks and cleaning.
- Given the low hire fees most groups were prepared to pay, it may be more beneficial for the CDT to run some activities itself and charge individuals.

### **Funding**

- There are many funders interested in supporting capital or revenue costs for community development and engagement work which the CDT could approach. Baldernock is not an area of deprivation and this will be a barrier to securing sizeable funding pots but not impossible. There are several funds the CDT would be eligible for.
- A Community Share Scheme could only work if the CDT sets up a separate co-operative society or community benefit society- this has been done elsewhere- and successfully, but limits the opportunities for match funding.

### **Organisational capacity**

- The Trust committee has a healthy number of trustees with a broad range of skill sets but with only volunteers to rely on, funding and project development so far has been modest. Developing a new / improved community facility will be a step change for the committee and funders will be aware of this.
- There are some areas of weakness in particular skills sets- marketing and communication in particular. Positively, Committee members are willing to commit time to Trust activities and also engage in learning and upskilling to strengthen the organisation. This will put future projects on a firmer footing and reassure funders that the CDT can be trusted to manage investment.



## 5. Options Appraisal

Having dismissed other sites are having low development potential, the options remaining are a new development on the school site or a redevelopment of the Church Hall.

Developing a new Facility at the School	
<i>Pros</i>	<i>Cons</i>
Creating stronger links between the school and the community may enhance the school's viability long term, protecting it from the threat of closure.	EDC reports a community facility would have no bearing on the viability of the school. A new development would not in principle protect the school.
A new space could provide an alternative gym space. The children would not waste valuable teaching time travelling to Milngavie to access gym facilities.	EDC would want the school to have guaranteed access and for child protection measures to be in place, including tighter controls on how the space was managed and people's access to it. Exclusive School / nursery use during week days will prohibit access for the wider community- this will be an issue for eg older people who prefer day time activities. Funders are likely to take exception to this. There is a risk the facility may come to be considered school facilities rather than open to all the community.
School shows and events could happen more readily and could generate momentum in the community. After school clubs in dance for example, could then put on shows for example, bringing parents and grandparents who might then consider using the space for other related, or unrelated activities.	If the Nursery were to use it as a more permanent base, they would need dedicated space. This would mean either it was not available to the community or a much larger facility would need to be developed to allow simultaneous use. This will have site / planning and fundraising implications.
A new facility would have high and regular usage by children and staff during the day and the community evenings and weekends. It would be a vibrant, well used and viable space.	Proposed anchor tenants at the school (EDC and the Nursery) cannot commit to paying any rent for using the space. EDC require the space to be cost neutral to them (in return for leasing the land) and the Nursery has no funds to contribute fees. This weakens the viability of the development significantly with increased running costs and less 'sellable' hours available to the community.
There would be scope to meet the growing demand for more wrap around services at the school by providing more and better space for the nursery / after school and breakfast services as well as after school clubs (music,	EDC maintains that the reconfigured space within the school satisfies statutory floor space per pupil requirements and is not required to replace the portacabin. This means there is no negotiating on potential



dancing, drama, martial arts and so on). This would help working parents but also, importantly, reduce social isolation the children sometimes feel living in a rural community.	rent in lieu of paying for a replacement portacabin.
Developing space for pre-school children would enable the nursery to continue to provide a smooth transition for the children into primary school.	Strong objections from the majority of immediate neighbours – road chaos, noise and disruption, spoiling the peaceful nature of the area. Likely to block planning.
There would be opportunities for intergenerational learning- potentially connecting isolated older people with nursery children through joint projects for example.	The school is generally not considered accessible – remote with no public transport links and no pavements / street lighting for those on foot. If the school were not there, would this be the right place for a community space?
There are unlikely to be planning issues in rebuilding on the existing portacabin footprint.	Roads and parking are a major challenge. There is very limited parking on site, particularly during the day and nowhere for cars to turn safely on the road.
A local landowner is willing to discuss sale or lease of some of the land immediately beside the school- this opens up real development potential. More parking space could be provided for example, or a bigger facility, or a new play area to replace any play space lost to a new build on the portacabin site.	Development of a new facility is likely to displace the Church Hall causing it to close.
The school is in a beautiful location which may attract usage from visitors to the area.	A new build could potentially be more expensive than a refurb of the Church Hall- but not necessarily.
A space could be designed from scratch to ensure it offers the flexibility, adaptability and efficiency to meet community need.	The Community could only lease the land from EDC, not own it. This may restrict access to some capital funding pots.
	The existing portacabin footprint is too small to meet demand.

The Church Hall	
<i>Pros</i>	<i>Cons</i>
The Church Hall already exists so there are less likely to be planning implications for redevelopment.	Baldernock Primary would not use the Hall regularly because it is located too far away from the school buildings. It would be difficult



	to deliver essential wrap around services for the school from the Church Hall because of its distance from the school.
The Church Hall is well established and well known and (despite its condition), remains important to local residents.	Parking is a major drawback and the road is dangerous to cross. This is a major concern to Hall users and tricky to overcome.
The Hall is located in Balmore, which is the biggest population centre in Baldernock. It is on a main road, with pavements and lighting, on a bus route with a stop outside and is therefore accessible to the greatest number of people, including those without their own transport.	The footprint of the building is relatively tight limiting development potential.
The building is visible to the thousands of people passing along Balmore Road and if better promoted and more attractive, could attract a more trade.	Difficult to determine the Church's appetite or capacity to engage / explore development opportunities and management arrangements. As the landowner, without their input, this could be a dead end.
The building is considered more or less the right size for a community space- being large enough for social gatherings and for smaller spaces to be created through partitioning.	
There is some space (albeit limited) to create accessible entry into the building and accessible toilet facilities.	
There may already be some funding on the horizon for refurbishment. Although not guaranteed, proceeds from the sale of the Manse could be ring fenced for investment in the Church Hall.	
The Church has informal access arrangements which suit local residents who can come and go freely and use it affordably. It is established as a volunteer run facility and is therefore relatively low cost to operate.	
It is possible for children to walk from the school through the Golf Course to the Hall without having to negotiate main roads. This was historically, a typical walk home for Baldernock Primary children living in Balmore. It would be possible therefore, to hold After school clubs at the Hall.	
Reportedly, the local landowner has considered allowing young people access to land behind the Hall for games and sports. There may be scope to negotiate use for some parking.	





## 6. Recommendations

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### 6.1 Towards a Preferred Option

There is a demand for better community facilities in Baldernock which could help bring the community together but this is not best addressed through use of the school site. The demands of space and usage by the school and nursery would be too restrictive for the *wider* community and limit its use as a community space. In our view, on balance, the Church Hall presents a better option, being already established and more centrally located.

With that said, there is a growing demand for wrap around child care services which will require better and more space. The school site could meet this need. There are some important social outcomes which could be achieved through development of a bespoke childcare facility.

Baldernock Childcare, as a charitable organisation, could potentially fundraise for this with support from CDT and others, and could potentially offer a partnership type model with the CDT to develop intergeneration projects and so on.

#### Option 1

- CDT to explore a partnership with the Church to develop an improved community facility at the Church Hall
- Baldernock Childcare to consider plans for a new build of its own on the portacabin site, in partnership with others such as the Council and CDT

#### Option 2

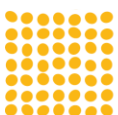
- If the Church is unwilling / unable to proactively engage, in our view, development at the school could be reconsidered as an option, potentially with use of land at rear for parking facilities / additional outdoor playground space. It may also, at this point, be worth exploring the option of a hub in the community woodland.

### 6.2 Space requirements

The CDT should proceed on the basis that this should be a fairly modest building (with one larger hall space approx..140m<sup>2</sup>) geared towards a range of community activities: events, art and literature, health and wellbeing and youth activities in the main. It should be designed cleverly and flexibly to allow for multifunctional use (partitions for multiple use or use by smaller groups) with a kitchen facility large enough to provide some function catering. Accessibility is key and should be factored into the whole design. Easily accessible and ample storage space should be provided. Good natural lighting and energy efficiency should also form part of the key design ideas. The building should be sympathetic to its surroundings and not stray too far from the concept of a traditional village hall. Functions and events will be a key activity in the hall: wifi and good audio visual equipment should be included, along with exhibition rails and performance lighting. If space allows, consideration should be given to outdoor space: benches, planting, safe area for children and a bike rack.

### 6.3 Operations

People are favouring a more informal arrangement in terms of accessing the hall- current church hall arrangements would suit, with volunteers rather than a paid for facility management which



would have the benefit of keeping costs down. Some light administration should be considered for bookkeeping and volunteer coordination. Booking could take place through an online platform.

The CDT should consider seeking funding for a development officer who could support development of the hall and encourage wider community development, helping to stimulate new ideas and driving activity in to the hall as well as supporting the Trust in other initiatives as they develop.

