

A Community Asset Transfer Request

for vacant site of **Campsie View School, Boghead Road, Lenzie, G66 4DR,**

by **Lenzie Community Development Trust, 2 Regent Square, Lenzie, G66 5AE**

on **28th February 2025**

To EASTDUNBARTONSHIRE COUNCIL

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Submitted on 28th February, 2025 to East Dunbartonshire Council. Place, Neighbourhood and Corporate Assets,FAO and , East Dunbartonshire Council,Southbank House, Southbank Business Park, Kirkintilloch,G66 1XQ on behalf of the LCDT board by

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, and

CONTENT SECTIONS

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Map of Requested Site

Campsie View School, Boghead Road, Lenzie, G66 4DR





Scale Bar



Notes / Key

Health & Safety Notes

Rev ID / Description	Date	Drawn	Checked
<p>Project Status Concept</p> <p><small>Do not scale from this drawing. All widths & dimensions to be checked on site prior to commencement of works or manufacturing of components. Any discrepancies to be brought to the attention of the architect. J. to check site.</small></p> <p><small>This drawing is the copyright of John Gilbert Architects Ltd. No copying or distribution of this drawing or any part thereof is permitted without prior written permission.</small></p>			

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Client
Lenzie Co-Housing

Project Name
Campsie View

Drawing Title
Location Plan

Drawn By J.G.	Scale of A2 1:1000	Project No. 2024	Drawing Number / Rev 01 / 001
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LENZIE COMMUNITY DEVELOPMENT TRUST CO-HOUSING GROUP REPORT

NOVEMBER 2023



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EXECUTIVE SUMMARY

The provision of housing for older people has attracted attention over the years as a policy issue but interventions have largely been 'provider driven'. The co-housing model offers the opportunity for older people to co-design a community that meets their needs by building social capital and empowering them to remain in their local area as active and mutually supportive citizens. This report looks at the particular needs of older people in the Lenzie area and considers the wide ranging benefits of creating a co-housing project on site of the former Campsie View Primary School in Lenzie. The report looks at a number of other established and proposed co-housing projects in communities in Scotland, England and the USA. Referencing learning from these projects, the report identifies options for the design of an appropriate business model, financing and governance arrangements that would be needed to make the Lenzie Co-Housing Project a reality. The report also identifies the need for development support to move to the next stage and the importance of partnership working with East Dunbartonshire Council and others to achieve success. The Lenzie Co- Housing Project would be the first co-housing project for older people in Scotland and would not only provide housing for the individuals that become its residents but would also serve as an innovative model that could be replicated throughout Scotland in coming years.

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This report explores the option of establishing a co-housing development for older people on the Campsie View Primary school site in Lenzie. It considers what co-housing is, the benefits it can bring to its inhabitants and wider community and the issues for the establishment, management and governance of the development. The report seeks to understand the value of co-housing generally and makes specific reference to the Lenzie context and the ambition of the Lenzie community. Options for the business model are outlined in broad terms and the report lays the ground for the further work that will be required to establish a detailed plan for the development and operation of a co-housing project on this site. The report considers an important question for society: how can we create homes that meet need, provide economic security, build community and give people a stake (financial or otherwise) in housing? The Centre for Ageing Better research report Later Life (2015) identified three key dimensions of a good later life - health, financial security and social connections. The report attempts to look at the needs of older people in holistic terms as a way to understand how co-housing can generate social capital as well as meeting needs and avoiding the costly interventions associated with social isolation.

2. BACKGROUND

2.1 What is co-housing?

Co-housing is community-led housing that is run by the group of residents themselves. It is an intentional community of individual homes clustered around shared space where each resident has privacy as well as being a member of the co-housing community where their home is located. The common characteristics of co-housing are:

- A balance between privacy and community
- Around 10-40 households in close proximity able to easily interact
- Residents are decision-makers with decisions usually based on consensus
- Co-housing communities operate on the basis of inclusivity as part of the wider community

In 'A Strategy for Housing for Scotland's Older People 2012-2021' the Scottish Government defines co-housing as follows:

"Co-housing: a form of housing in an 'intentional' community, which brings people together in groups to share common aims and activities. Each resident has their own home, but there are also communal facilities, often in the form of a common building. All aspects of development and management are undertaken by residents."

Having a home is an extremely important feature of our lives. It provides us with a sense of belonging, comfort, security, and stability. The sense of being at home is as much about a state of mind as the physical entity of a house or flat we make our home in. It is an essential

aspect of our well-being and the importance of home for individual wellbeing cannot be overstated.

How a home is understood by the individual or by society more generally can range from simple shelter to a financial asset to a social right. For anyone seeking to establish a home this often means accessing some form of *housing* and it is broadly understood that governments will develop policy, and often some specific initiatives, to support and enable individuals in this respect. This can include initiatives to regulate, subsidise, finance and otherwise intervene in relation to sales and rentals for both the private housing market and for social housing. Given the role of both national and local government - planning, policy, financial support, etc - it is entirely appropriate for an alternative, community-based housing option to be supported to become a more prominent part of a mixed housing economy.

2.2 Housing stock in Lenzie

From the 19th Century onwards, growing prosperity in the UK has been used to buy more space and privacy and an area such as Lenzie - created in the nineteenth century as a commuter town for Glasgow - has become an area of high demand and limited supply.

Lenzie is located in the East Dunbartonshire Council area and is served by NHS Greater Glasgow & Clyde. A [Community Insight](#) report reviewing data about Lenzie uses Scotland and Glasgow City as comparators which reflects the position of the town as part of the wider Glasgow area. The town has a population of around 11,000 people with 39% of the population aged 16-74 being in full-time employment. Around 23% of the population are over 65 which is higher than the Glasgow City area average of 13.5%. Only around 500 households are one person households (aged under 65) which at 11.8% of the Lenzie population is a lot lower than the Glasgow City average of 30.4%. The majority of the housing stock in Lenzie is particularly suited for families as indicated by the table below:

HOUSING STOCK IN LENZIE						
TYPE OF HOUSING	Detached	Semi-detached	Terraced	Flats, masionettes, apartments	Caravan or temporary dwelling	Second homes
NUMBER	1,714	1,719	472	715	0	
% OF STOCK	37.2%	37.3%	10.2%	15.5%	0%	0.3%

GLASGOW CITY AVG	3.9%	11.1%	12.1%	15.5%	0%	0.2%
Source: National Records of Scotland 2017/Census 2011 (Community Insight profile: Lenzie)						

The majority of homes in Lenzie (85%) are owner-occupied which is much higher than the Glasgow City average of 45.6% and the Scotland average of 62% (Census 2011). 374 homes were rented from the Council (2011) and 14 from a housing association with a further 182 rented from a private landlord. Around 9% of households in Lenzie were social rented housing in 2011 which is similar to the national average in Scotland of 11% and lower than the Glasgow City average of 36.7%.

2.3 The housing needs of older people in Lenzie

Using National Records of Scotland, 2021 Mid-Year Population Estimates and Population for Scottish Areas (2018), the [East Dunbartonshire Council Area Profile](#) indicates that:

- East Dunbartonshire had a higher percentage of its population over the age of 65 (23.0%) compared to Scotland (19.6%)
- 11.0% of East Dunbartonshire's population were aged over 75, just over 2% higher

than Scotland.

- 3.2% of the population were aged 85 and over, this was slightly higher when compared to Scotland (2.4%).
- Those of pensionable age and over are projected to rise by 5%.
- The highest population increase is expected to be seen in those aged 75 and over with a predicted increase of 26%.

Further information about local demographics can be found in the [Strategic Needs Analysis](#) (Appendix 1) of the HSCP's Support for Older People in East Dunbartonshire. East Dunbartonshire has witnessed the fastest growing increase in people aged 85 years + (59%) of any local authority area in Scotland over the last ten years. Future projections demonstrate the East Dunbartonshire community will accelerate over the next ten years by a further 74%, compared to a Scottish average of 46%. Looking even further ahead, the population of people 85 years + in East Dunbartonshire is expected to treble over the next 25 years (source: GRO population projections)

Lenzie Community Development Trust has noted that the housing stock in Lenzie lacks opportunities for older people to 'downsize'. Downsizing is becoming increasingly popular in the UK, with a recent study by the International Longevity Centre - [Generation Stuck: Exploring the Reality of Downsizing in Later Life](#) - finding that nearly half (48%) of 1,252

over-55 homeowners surveyed would consider downsizing or have already moved to a more suitable property. Making the decision to downsize is often driven by:

- A house being too big to maintain
- Concern about high monthly outgoings and the need to save money
- Spare bedroom or bedrooms which are not needed
- A garden that is too large to manage
- Mobility issues make living independently difficult
- Living alone and the desire to move somewhere that offers companionship

When people retire the importance of their social connections generally increases and this can often be related to their housing choices: whether to stay put or to move. Where people in Lenzie conclude that they wish to downsize they find that there are very few opportunities to do this without leaving the area. This is because there are very few smaller properties in Lenzie and indeed some of the properties that were suitable at one time - such as bungalows - have more recently been extended and enlarged to become family-sized housing. Those who seek to downsize are mainly older people and include owner occupiers and people living in rented accommodation. The potential of a relatively small public investment into collaborative housing for older people could therefore be a very cost-effective way of releasing family homes across all types of tenures, creating a much more balanced housing market in the local area.

2.4 Supporting older people in the Lenzie area

Assessing the needs of older people in the Lenzie area suggests considering a range of issues including:

- Housing
- Health and wellbeing
- Community activity
- Infrastructure and amenities

Lenzie has a history of providing support for older people in relation to these needs, although some of the changes to arrangements in recent years have included the withdrawal or reduction of some services.

Despite a campaign to keep it open, Lenzie Hospital closed in 2000 and the building has since been demolished. Built in 1873 for patients from the Glasgow infirmaries, The Glasgow Convalescent Home came under the management of the National Health Service in 1948 and from 1968-1971 it was used as a 47 bed children's convalescent unit. It then became a Geriatric Unit and was re-named Lenzie Hospital until its closure in 2000. The local campaign to save the hospital was not successful but there was a recognition that strategic planning between the Council and the NHS would inform plans to meet the needs

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of the older members of the community at a future date. Joint work between the Council, North Glasgow University NHS Trust and NHS Greater Glasgow to progress plans for the Carewell Initiative proceeded but then stalled and there are currently no public agency plans for a specific project to meet the needs of older people in Lenzie. Plans for the Carewell Care Village showed a 60-bed nursing home, a day care centre, 12 sheltered flats and 16 very sheltered flats. The development of the LCDT Co-Housing Group's proposal provides these agencies with an opportunity to return to the issue of making provision for older people on the basis of renewed thinking and an innovative approach to achieving important objectives for the health and wellbeing of older people in Lenzie.

2.5 Lenzie Community Development Trust Co-Housing Group

The Lenzie Co-Housing proposal has been developed through a sub-group of the Lenzie Community Development Trust (LCDT). The Trust consists of around 60 members and a Board of elected Trustees and has a remit to support active citizenship, contribute to civic renewal and help people to get involved to have a say about local services and issues.

Development trusts are community owned and led organisations, that work to combine community led action with an enterprising approach to address and tackle local needs and issues. Their aim is to create social, economic and environmental renewal in a defined geographical area, creating wealth within that area and keeping it there. LCDT was officially established in 2017 and is a member of the Development Trust Association Scotland (DTAS). Amongst the support services offered by DTAS is the Scottish Government funded Community Ownership Support Service which helps community groups take on assets for their community and supports local authorities and other public bodies to transfer a building or land asset. A development trust is a recognised 'community transfer body' and LCDT is therefore able to make an asset transfer request under the Community Empowerment legislation.

The proposal to establish a co-housing project for older people on the Campsie View site has been developed through a sub-group of Lenzie Community Development Trust. A public meeting on the project was held in June 2022 which resulted in 200 people expressing interest and 30 people wanting to explore a co-housing place. Consultation with the community is ongoing and a petition calling for an Over 55s Co-housing Project for Lenzie has received 141 signatures to date.

3. STRATEGIC CONTEXT

3.1 The need for new housing models

The lack of an adequate supply of suitable housing is one of the most significant issues for the UK. The mixed economy features private sector sales, new builds and rentals sitting alongside social housing, mid-market rent, shared ownership, sheltered housing, care homes, etc with most of these types of provision facing problems with demand and supply.

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Various mechanisms exist to support, encourage and enable the growth of supply with a complex infrastructure of subsidies, inducements, restrictions and allocation policies. One of the key features of planning policy focuses around the mainstream house building industry where large scale developments of individual properties often involve private developers making some provision for affordable housing through a partnership with a social housing provider. The term 'developer contributions' is sometimes used to refer to planning obligations and other mechanisms for seeking funding towards the cost of infrastructure and/or affordable housing with these obligations commonly referred to as section 75 agreements. Whilst this approach has had a degree of success in the provision of new affordable housing in Scotland, it is very much 'developer-led' and meeting the needs of older people through this model has been a rarity. Where there are policies for specialist accommodation for older people, these are often based on increasingly outdated and expensive models. Planning policy to facilitate collaborative/community led housing is still developing. As the Housing LIN report [Growing Older Together: Collaborative Forms of Housing for Older People](#) (2016) states:

"Planners, policy makers and commissioners need to recognise that these models of (collaborative) housing for older people will become increasingly relevant as older people's needs and expectations change, as levels of public capital and revenue funding are restricted and as traditional forms of provision become unattractive and potentially financially unsustainable."

Whilst the politics and economics of housing makes social and policy innovations challenging, the co-housing model can offer a new approach to intervene positively in a housing market that offers neither choice nor affordability. In the case of Lenzie, older people face a specific local problem: there is currently no option for older people who have lived in the area all their lives to access 'right size' property. This has led to local people who are seeking to downsize being forced out of Lenzie rather than being able to continue to live independently in the local area.

3.2 National and local strategic plans

National and local government in Scotland has been focused on achieving important social and economic outcomes for many years and the establishment of co-housing for older people has the potential to contribute positively to a significant number of these priority outcomes. The [East Dunbartonshire Local Outcomes Improvement Plan 2017-2027](#) was developed through extensive consultation with partners and communities and outlines the Community Planning Partnership's shared priorities for public services

working together in the region. As well as being relevant to the achievement of the Council's plans for the provision of housing, the Lenzie Co-Housing proposal can make a positive contribution to a wide range of the Improvement Plan outcomes including:

- Local Outcome 4: Safer and Stronger Communities

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- Local Outcome 5: Adult Health and Wellbeing
- Local Outcome 6: Older Adults, Vulnerable People and Carers

These local outcomes are supported by important guiding principles, all of which are relevant to the Lenzie Co-Housing proposal:

- Co-production and Engagement
- Best Value
- Evidence-based Planning
- Fair and Equitable Services
- Prevention and Early Intervention
- Sustainability

Local Outcomes are linked to National Outcomes and the Scottish Government monitors progress through the National Performance Framework using a partnership approach involving:

- national and local government
- businesses
- voluntary organisations
- people living in Scotland

The outcomes approach informs policy and strategic planning which underpins a specific focus on housing at both local and national level. In addition to the local outcomes improvement plan, East Dunbartonshire Council also has responsibilities for devising important strategies of relevance to the proposed Lenzie Co-housing project. This includes the Strategic Housing Investment Plan 2023/24 - 28/29 which sets the strategic priorities for affordable housing and outlines how the Council and its partners will deliver these priorities. The East Dunbartonshire Health and Social Care Partnership (HSCP) Social Support for Older People in East Dunbartonshire: 5 Year Strategic Direction 2023-28 is also a key

document which is based on consultation with stakeholders and articulates the HSCP's vision for meeting the social support needs of older people in East Dunbartonshire. It aims to reduce reliance on building-based day care and promote the enhancement of social support by focusing on enabling and re-abling older people to remain active and independent in their communities. Working in partnership to make a Co-housing project in Lenzie a reality is clearly in line with these strategic objectives and provides the HSCP with an opportunity to be involved in designing an innovative model for achieving many of the aims of Strategy.

East Dunbartonshire HSCP and the Council's Land Planning & Development Service and Housing Service jointly commissioned research in 2019 on Older People and Specialist Housing Research which was undertaken by Arneil Johnston. This took the form of semi structured interviews involving Public and Private housing providers, East Dunbartonshire

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Council, East Dunbartonshire HSCP, social housing and private housing developers and housing, health & social care specialists working nationally and in other parts of Scotland. Points emerging from these interviews included:

- There was general agreement across the range of stakeholder interests that there is a distinct and urgent need to better provide a range of housing options to meet the wide variety of housing circumstances, aspirations and needs of older people as they age.
- Health and Social Care Partnerships are not yet recognising the important contribution that housing providers can offer.
- There is a perception that 'Housing' is still not fully involved in integration activity and

dealing with crisis is taking over Strategic Commissioning Plan priorities.

- There is a need to ensure housing for older people is in the right location, with access to the appropriate range of services (public transport, healthcare, shops etc.)
- Registered Social Landlords were unanimous that housing for older people in East Dunbartonshire should be directed towards well-located sites within the towns of EDC, well served by transport links, services and amenities.
- It remains difficult to gain funding for 'prevention' type projects linked to an ongoing challenge to spread the word about the potential housing contribution to health and social care intended outcomes

Co-housing delivers what has been a policy aim of the Scottish Government since 2010: to promote the creation of affordable, self-managed, co-housing projects for older people, which combines the autonomy and privacy of the individual household with the mutual support offered through community living. The Scottish Government's more recent [Housing to 2040](#) (2021) confirms this approach:

"Alternative models, such as co-housing, communal spaces in new developments, more opportunities for self-provided housing and a tenure-neutral approach to adaptations would be beneficial."

Rather than being niche, co-living communities have the potential to be part of a broad civic infrastructure able to serve major policy goals for local and national decision-makers.

4. CASE STUDIES

Whilst each co-housing community is unique, a review of some existing projects for older people provides the opportunity to learn from the experience of planning and delivery of a project and highlights what can be achieved. Learning can also be achieved where the co-housing approach has not been specifically focused on the needs of older people.

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4.1 Older Women's Co-Housing (OWCH), London

OWCH came together as a group of women over fifty in 2003 to have friendly, helpful neighbours as they got older, as an alternative to living alone. Before moving in, the group met once a month for a shared meal, went on trips and ran workshops to prepare for living alongside one another. They are a fully mutual company, who manage their community through regular group meetings and a small, elected management committee. Small service teams take care of the building, garden and outward-facing activities like membership and communications. Non-resident members join the group for events and activities, so vacancies can be filled as they arise. The 2-3 bed flats are clustered around a walled garden and all have their own patio or balcony. There is a communal meeting room with kitchen and dining areas and residents share a laundry, allotment and guest room. The flats were built in 2016 and the community operates under a cooperative model, focusing on mutual support and shared decision-making. OWCH provides safe, affordable housing for older women and aims to combat isolation and loneliness in later life.

As OWCH wished to include women who lack equity and therefore need a rent they can afford, the group looked at partnering with housing associations. Hanover Housing Association employed a site finder who sourced a number of sites and the group chose a school site for sale on the private market. The Housing Association bought the site and forward-funded the scheme. Housing for Women is the small housing association landlord for the social rental units.

Although the Housing Association financed site acquisition and construction, the prospective buyers paid 10% deposits. This helped de-risk the project for Hanover as all homes were pre-sold or pre-let before construction started. Future tenants were also required to make a non-refundable 'commitment payment' to OWCH which was graduated by tenure, but substantial enough for individuals to consider carefully their allegiance to the project. On completion, Hanover sold 17 homes to OWCH buyers and 8 to Housing for Women, a small housing association, to act as landlord for the socially rented units. Housing for Women financed this with private charitable grants, giving them greater flexibility to allocate to OWCH members.

4.2 Phoenix Commons, USA

Phoenix Commons is a co-housing community for people aged 55+ located in Oakland, California, USA. This group of vibrant, active people live in a closely-knit network of mutual support and common purpose. As residents of Phoenix Commons, they own their homes in a new 41-unit condominium complex situated along the Oakland Estuary. In addition to individual condominiums, the state-of-the-art building contains over 10,000 square feet of indoor and outdoor community space.

Phoenix Commons was developed by Elder Village Development, the development arm of AEC Living and operates as a Limited Liability Company. With over forty years of experience in the senior care industry, AEC Living has previously built and operated skilled nursing and assisted living communities in the East Bay area since 1971.

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4.3 Lancaster Co-housing

Lancaster Co-housing operates a multi award winning eco co-housing project in England at Forgebank consisting of private homes, community facilities, workshops/offices/studios and shared outdoor space. The community is home to around 65 adults and 18 children living in homes that meet Passivhaus and Code for Sustainable Homes (level 6) standards and benefit from renewable technologies (solar, biomass and hydroelectricity). Living at Forgebank also enables the residents to live a lower impact lifestyle in many ways e.g. through their travel plan and car club, cooperative food store, shared meals and other shared resources. Further development is anticipated in Lancaster including a Senior Co- Housing Project which received planning permission in 2020. Specifically designed for over- 55's, this future senior cohousing development is located in Halton, on the outskirts of Lancaster, close to the already existing multigenerational co-housing community. This intentional community is developed and run by residents, in collaboration with the architect Eco Arc of Kentmere. Designed to be eco-friendly and adaptable for disabled residents, the project will consist of 12 one bedroom flats, 4 two bedroom flats and 4 two bedroom houses.

4.4 Phoenix Project Inverkeithing

The Vivarium Trust came into being in 2003 as a result of a group of friends aged 50+ considering the problems they were facing as they grew older, especially in relation to housing and to their ability to afford the sort of housing and community setting which would be appropriate in later years. Vivarium became a charity in 2007 and changed its name in 2022 to Cohousing Scotland and is now representing Scottish, community-led housing that is run by the residents themselves. The organisation acts as a support forum for local Cohousing groups, fostering best practice, promoting opportunities and providing guidance to stakeholders. Work started by the Vivarium Trust has been ongoing for some time to build Scotland's first

cohousing community for older people in Fife. This project was referenced in Age, home and community: a strategy for housing for Scotland's older people 2012-2021 (Scottish Government, 2011):

"a preferred site has been identified, and Vivarium is currently working with the land owner, a major housing association and a bank to develop legal and financial structure to move the project forward"

Progress since 2011 has been slow but the project has moved forward more recently to become a holistic project that includes a range of multi-generational community amenities alongside the co-housing.

4.5 LILAC Co-operative

LILAC began in 2006 with a group of five residents in Leeds interested in the idea of building their own homes so they could live and bring up their children in a different way. After 3

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years of intensive research and planning with help from additional members, they set up Lilac Mutual Home Ownership Society Ltd (MHOS) in 2009 as a registered Co-operative Society. Building commenced in 2012 after the group (now much bigger) procured a builder and architect and raised development capital. The build comprised strawbale houses and blocks of flats, a central Common House (with shared post room, kitchen, dining room, multifunction rooms, office, workshop and laundry facilities), bike sheds, a pond, allotments and communal gardens and play area. The first wave of residents moved in in May 2013.

4.6 The Park Ecovillage Trust, Findhorn

The Park Ecovillage is home to around 300 people, and it is designed to be a sustainable and environmentally conscious community. The Park Ecovillage is a community that grew over the decades around the activities and inspiration of the Findhorn Foundation and has evolved into an eco-village. It is located in the northeast of Scotland. The Findhorn Foundation was founded in the early 1960s, and the Park Ecovillage emerged as a separate entity within the larger community in the 1990s. The Park Ecovillage Trust (PET) was founded in 2009 and has been behind many successful projects including a Moray-wide Youth Ecology Education programme, affordable housing, carbon strategy and caring community circle. Development of private housing in the Findhorn area at the Park on The Field of Dreams accelerated in the early 2000s and in 2010 a proposal for developing 25 homes created the opportunity for Community-Owned affordable housing. PET raised funds through three interest free loans and the developer's 'section 75' contribution and in 2013 was able to secure 4 out of 25 units on the East Whins site. This was achieved through an innovative partnership with Moray Council Housing, PET and the developer Duneland Ltd.

Having set itself the goal in 2013 of overseeing the construction of twenty-five affordable homes at the Park by 2025 - referred to as 25:25 - PET surpassed this goal with a further eight homes opening at Woodside, North Whins in August 2022.

4.7 Case studies: observations

Some of the key learning points from the case studies of relevance to the Lenzie Co-housing project can be summarised as follows:

- Co-housing projects are rooted in community activism and the location of the resultant project is the place where the activism started
- Projects are based on the housing needs of people and are often designed to meet the particular needs of a founding core group
- Bringing people together to become residents often begins with a core group but will develop and change as the project takes shape and becomes operational
- Co-housing communities offer benefits to individuals and to the wider society in a two-way relationship.
- Co-housing is not dependent on a specific form of tenure - residents can be homeowners or tenants

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- Arrangements for financing the creation of a co-housing development are varied and can include funding from residents, grants, loans and developer contributions
- Governance and management are important features of co-housing projects and there is no one specific model for this - a number of different approaches can be seen
- Partnerships with the local authority can be very important to enable a co-housing proposal to become a reality
- Many co-housing developments are founded ecological design principles, use renewable energy sources and promote sustainable living
- Timescales for moving from the initial co-housing idea to the establishment of a co-housing community has sometimes been very slow
- There is not yet an established co-housing community for older people in Scotland

5. PROJECT DRIVERS

5.1 Community empowerment

Co-housing offers a fresh and modern alternative to many of the existing institutional approaches which often work *for* older people rather than *with* them. Moving from being an inactive recipient of services to

becoming actively in control is a very empowering experience and is particularly important for older people, many of whom feel marginalised and disempowered as they become older. The voice and contribution of older people can be undervalued in relation to community development and co-housing presents an opportunity for individuals to be active contributors to their community. Due to the community activism of the Lenzie Community Development Trust, this project is founded upon the building of community capacity and provides the opportunity to embed the co-housing scheme into Lenzie as a significant new contributor to community identity and dynamism.

5.2 Placemaking

Homes provide not only shelter but also a way to belong to and participate in a specific place and one of the great benefits of co-housing for older people is that people are able to maintain their independence to age-in-place. Placemaking is the process of creating good quality places and is dependent on a collaborative approach involving the design and development of places over time with people and communities who live there. Placemaking capitalises on what is good in a place, understands the local community's needs and aspirations and recognises the potentials. It uses the principles of urban design through a collaborative process involving multi-disciplinary thinking and working as a central feature of design and implementation. It also involves public and private sectors partners, local enterprises and, most importantly, local people.

Local Place Plans (LPPs) are a new type of plan giving people an opportunity to develop proposals for the development and use of land in the place where they live. It is intended

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that LPPs will stimulate and encourage debate about the future of a place, enabling communities to focus on their aspirations as well as their needs. LPPs provide communities with the ability to shape the appearance, form and function of the places in which they live. These plans can raise awareness and bring attention to land use issues that are experienced in a community and explore what actions can be taken to improve them. While it is the role of the planning system to make decisions about future development, LPPs can influence the content, land allocations and overall strategy of Local Development Plans.

LPPs are led by communities directly. This means that any consultation, engagement, drafting, resourcing and funding of the LPP process would be the ultimate responsibility of the lead community group. They would also lead on the implementation of any agreed actions. Local Development Plans on the other hand are a statutory plan prepared by the local planning authority. Once an LPP has been registered by the Council it will be a material consideration in the determination of planning applications in that area. Lenzie Community Development Trust is particularly well placed to develop a Local Place Plan for Lenzie which would allow the co-housing proposal to be understood in the placemaking context.

5.3 Health, wellbeing and resilience

Co-housing is attracting interest from the public, policy makers and decision makers, particularly as a response to issues of loneliness and isolation and concerns about social care in later life. Hope Co-Housing

has reviewed the evidence of why co-housing is good for individuals and communities and much of this evidence points to health and wellbeing benefits, particularly for older people. Research - such as that undertaken by Carrere *et al* (2020) - shows that communal living arrangements like co-housing reduce older people's feelings of loneliness compared with 'living in single arrangements'. An evaluation of the LILAC Co-housing project in Leeds, for example, found huge increases in talking with neighbours, borrowing things, and exchanging favours, and in a feeling of belonging (LILAC 2021). The value of this kind of social connection cannot be overstated. Identifying loneliness and social isolation as a pressing global health threat, the World Health Organisation recently launched an International Commission on the problem noting that its mortality effects are equivalent to smoking 15 cigarettes a day.

Alongside the sharing and mutual aid of neighbours, another central feature of co-housing is that their members are expected to work together to make decisions about how the project develops and functions. They are also required to engage in the daily round of managing of the scheme and getting practical things done like looking after the common spaces and garden. As Jarvis (2015) has commented, engagement in such shared work and the 'participatory practices of self-governance rely upon feelings of belonging and a common sense of purpose'. Crucially this means they are creators and animators of the life of the co-housing community, rather than being customers. Building this resilience also contributes to enabling individuals to live in their home for longer as they age which has long been a key objective of health and social care policy.

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The Hope Co-Housing review of evidence concludes that it is possible to say with some certainty that co-housing has psychosocial health and various practical benefits. Whilst the picture of its broader health benefits have yet to be fully researched, it is likely that the benefits of co-housing to individual health and wellbeing would be likely to result in some reduction of pressure on health and social services. There is also a growing recognition that providing 'universal services' for older people may not in any case be the best way of meeting the varying needs and expectations of a growing and diverse older population; rather we need to develop 'people-centred' and 'collaborative' models of provision in health, social care and housing provision.

5.4 Innovation

The establishment of a co-housing project in Lenzie would be a first in Scotland and would demonstrate the innovative thinking of all the partners involved in its creation. It would set a precedent for innovation in terms of a housing model but also in terms of the response to significant societal challenges including lack of appropriate housing supply and the need for improved health and wellbeing. The project also provides the partners with an opportunity to innovate in design terms and ensure that buildings are not only fit for purpose but also contribute to net zero ambitions. The co-housing approach requires a culture change in relation to the housing and care needs of older people and its potential to make early intervention a reality is an exciting opportunity to be embraced.

5.5 Sustainability

The Lenzie Co-housing project is an investment in long-term social and environmental resilience. If the answer to the climate emergency is cultural and behavioural changes to the way people live, co-housing clearly has a role to play in affecting some of these important changes. Building the Lenzie Co-housing homes on environmentally friendly and energy efficient principles makes it possible to achieve net zero ambition and the lifestyles that will be enabled - through sharing, the building of social capital and the development of community capacity building - will ensure sustainability in social terms as well as environmental terms. In addition to the buildings, the Lenzie project will provide access to green space for community use which is another key feature of sustainability in terms of both the natural environment and the sustainability of the local community coming together to use these spaces for leisure, growing and activities to encourage biodiversity. Co-housing can achieve a much lower carbon footprint due to the reduced need for car ownership by individuals and the location of the Campsie View ensures easy access to public transport.

5.6 Best Value

Investing in co-housing for older people generates social value but can also have a positive economic impact in the medium to long term by driving cost savings to the state in terms of the burden on health and social care. Whilst it makes sense to assume that older people

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living in co-housing will reduce demand for formal services, this assumption is now being researched by the London School of Economics working with the women at the OWCH project. An independent report by Capital Economics in 2020 - [Housing by the community, for the community: An assessment of the value for money of community led housing in England](#) - includes the following statistic: the per annum health and social care cost savings of housing for older people at £2,441 per person due, for example, to lower numbers of doctors' appointments, fewer falls and reduced loneliness.

Other economic factors in relation to the Lenzie proposal include the release of family housing which will enable the local community demograph to develop further bringing more working-age residents into the area. Individuals living in co-housing have reduced costs and the motivation to share resources increases financial and other efficiencies.

In a recent UK Government [Loneliness Monetisation Report](#) loneliness, whether infrequent or persistent, is shown to have large and significant negative impacts on wellbeing. The report states that "the impact of severe loneliness is equivalent to at least £9,537 per person per year (although it may be as high as £17,043).

6. BUSINESS MODEL & GOVERNANCE OPTIONS

Co-housing communities can be established using a range of different business models and there a number of options to consider for governance and management arrangements.

Assessing the options will require consideration of a range of issues to arrive at the best arrangement for Lenzie alongside considerable discussion and co-design work with partners to progress. The Lenzie project is at an early stage in this respect and further progress is required on a number of key issues including:

- Financing the build
- Contracts and formal agreements with partners
- Ownership and tenancy arrangements
- Allocations policy
- Ownership and management of communal areas
- Financial considerations for individuals joining the scheme

The case studies provide some insight into the different ways in which co-housing can be organised and the final model for Lenzie will require independent and indemnified legal and financial advice before being established. It should be noted that progressing these issues will require development funding to support LCDT to build capacity and meet the costs of professional fees. In the event of cost escalation for the capital works, an amended model may be required. Finding the best structure to manage both the build and the day to day needs of the residents will require careful consideration at every stage to minimise risk. The project will benefit greatly from having the support of important partners including the local authority, co-housing experts and community development agencies. It will be important to

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ensure that work to develop the business model and governance arrangements starts at an early stage so that this can inform the capital development programme and vice versa.

The [UK Co-housing Network](#) is a membership organisation providing support to existing and proposed co-housing schemes. As a member of this organisation, LCDT would have access to support and advice including a range of associate advisors and consultants with direct experience of co-creating with groups and making a success of community living and community owned assets and enterprise. The UK Co-housing Network notes that, organisationally, a co-housing community in the UK can be seen as a 'body corporate with a community benefit objective' - and 'the power to make their own decisions and must be accountable to all their members for meeting the objectives'.

There is a range of types of governance models that can be considered for co-housing and the case studies provide some examples. Governance can be linked to the arrangements for financing the development allowing, for example, a lead company to own the communal areas. Options for issuing shares also exist and many structures - such as a Co-operative or Community Interest Company - ensure that aiming to achieve social benefit remains central the project. Sourcing funding for the capital works can shape these issues as grants, loans and investment funds will all have requirements that the project will need to satisfy.

For example, Hannover Housing Association financed site acquisition and construction for the OWCH project and required future residents to pay a 10% deposit on the purchase of their homes. In addition to the 17 homes sold, Hannover became the landlord for the socially rented units included in the scheme (8 in total). This is an example of an approach that can support a core group of people who have the equity available to come together as owners in a co-housing project and also support the needs of those requiring social housing. Mutual Home Ownership for individuals able to invest could be an option and if potential residents have some equity to invest but not enough it might be possible to purchase on a Shared Equity basis. All of these options require careful and detailed consideration and partnership working to arrive at the best solution.

7. PROGRESSING TO THE NEXT STAGE

The ability of people to create their own housing solutions for later life is massively hampered by an unsupportive public policy and funding environment. The fact that the Older Women's Co-housing Project (OWCH) took 18 years to come to fruition is evidence of the dedication of these pioneers in the face of an unsupportive environment. Progression of the Lenzie proposal to the next stage will require:

7.1 Allocation of the site

LCDT have identified the Campsie View site as not only ideal for a co-housing project but as the only site in Lenzie that would work for this purpose. Given that there is no alternative site to consider, it will be important to work in partnership with East Dunbartonshire Council to confirm allocation of the site for the co-housing project.

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7.2 Support for the development phase

Funding is required to support the next stage of the project which will include work to finalise the project brief, raise the necessary finance for the build, develop the business model, agree the governance arrangements and manager all associated legal matters. Important national agencies can be called upon to provide some aspects of this support including [Community Enterprise](#), the [Development Trust Association Scotland](#) (DTAS) and [Co-Housing Scotland](#). Assistance has already been provided from these organisations up to this point and [John Gilbert Architects](#) have also provided support to prepare initial drawings for two options on the Campsie View site. The development phase will also make it possible to define all phases of the project including estimated timelines for each phase, milestones and critical path analysis. It may also be appropriate to commission additional social and community impact assessments to understand more about the social benefits and challenges the project faces and support the development of a community engagement strategy. An essential part of the next stage is the need to involve experts in real estate, finance and law. Environmental impact assessment and landscape planning experts may also be required in addition to the commissioning of a main contractor working under the guidance of the architect for the capital works.

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October, 2012 Holyrood Debate led by MSP

“That the Parliament welcomes the efforts by the Vivarium Trust to publicise the benefits of co-housing in North East Fife and across the country; supports efforts to establish a trial project in order to highlight what it considers to be the benefits

associated with co-housing for older people, including security and mutual support among peers, autonomy, people retaining control over their own circumstances, companionship instead of isolation, a sense of belonging, community and commitment and affordability through shared costs, and understands that, since its inception in Denmark, these positive attributes have been widely associated with co-housing.”

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Scottish National Party

████████████████████

“I thank for bringing this debate to Parliament today and for inviting the Vivarium Trust to have a stall here a few months ago. I found it fascinating to learn about the trust.

I wanted to be in the debate today more to listen and learn than to make a strong contribution, but when I tell members about the population statistics of my constituency, they will understand why I want to listen and learn so much about housing that will help us as we grow older. Presently, the numbers of 60 to 74-year-olds and people aged 75-plus in East Dunbartonshire, which encompasses my constituency of Strathkelvin and Bearsden, are 2 per cent above the national average, but the registrar general for Scotland’s projections for 2035 show a decline in all age groups in East Dunbartonshire except for 65 to 74-year-olds and people aged 75-plus. We are facing an explosion in the population of those aged 75-plus from the current 9,196 to 17,090, living well, long and healthy lives but requiring housing that is appropriate to their needs.

One of the things that struck me was that the number of households in East Dunbartonshire with someone aged 75-plus will have risen by 88 per cent by 2035. That tells us something about the housing needs in my constituency. Currently in Strathkelvin and Bearsden, there are 423 sheltered housing properties, but in 20 years’ time there will be 17,000 people aged over 75. Members can see from that why I am interested in this debate and in what the Vivarium Trust does. I am so delighted to hear that there is going to be a project that we can all go along and see and learn from.

Reading up for this debate was so exciting, because I found out, for example, that 8 per cent of Danes live in co-housing—so it is happening already and in good numbers—and that there are 230 co-housing schemes in the Netherlands. It is therefore not just pie in the sky, because it is really working.

I got so excited the more I read about it and I think that a lot of my constituents will as well. The idea of an intentional community that combines the autonomy and privacy of the individual household with the mutual

support offered through a degree of collaborative living is right up my street and the street of many of my constituents. I came across a lovely quote that stated that people have to start

thinking about this when they are in their 50s and 60s, so that it is there for when they really need it.

I intend to go out with my dog-walking group, which is a bunch of women in their mid-50s who had the sense to have dogs and not late babies, and talk about becoming an intentional community and working on co-housing for our group. Of course, we might not want a communal house; we will want a communal kennel. I am being serious, because some of the things that I have learned are so exciting. The fact is that the inception, design, detailed planning, building and development of the co-housing property through to its on-going operation is managed by the members themselves in a fully participatory manner. That is right up my street and, I am sure, the street of many of my constituents.

[REDACTED]

It is interesting to learn that co-housing for older people is now incorporated as an option in the national housing policies of Denmark and the Netherlands. I hope to be able to explore the issue further with the Scottish Government with regard to the very particular needs of my constituency and its growing elderly population. Thank you very much and thank you again to

Lenzie Community Council

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Minutes of monthly meeting in Dean House on Wednesday 21st February at 7:30 pm

	ATTENDANCE	
1.1	Members –	
1.2	Residents -	
2.0	APOLOGIES	
2.1		
3.0	[REDACTED] report this month.	[REDACTED]
4.0	NEW LENZIE ACADEMY PROPOSAL	

	a resident of Monklands, had been invited to this meeting as the proposal would have an impact on the Monklands area. Standing orders were suspended to allow her to participate and the New Lenzie Academy issue was moved up the agenda. She had met with the Provost and Cllr that day to discuss the new school proposal and had obtained information about a ground survey of the area which identified locations showing toxic levels of certain metals. A copy of this report was handed over and some of the discussion from the LCC Zoom meeting of 5th February was shared with It was noted that the 5th February meeting was based on information from an EDC feasibility report made public in mid-December 2023 and that LCC intended to seek engagement with EDC to understand the basis of their decision to select the Whitegates site for the new school.	
5.0	MINUTES OF 17TH JANUARY 2024 MEETING	
	It was proposed by and seconded by that these minutes be accepted as correct.	
6.0	MATTERS ARISING	
6.1	Meeting with Parent Council – It was hoped that Parent Council attendance could be arranged for the LCC meeting of 20th March.	
6.2	Environmental Impact Research Funding – There had been no further follow- up on this item.	
6.3	Westerhill project – The final decision on the different road options for this project concluded in favour of the option to bring a new road from the Loch Grog roundabout past the Lowmoss Prison and joining to Cole Road. This option would have the least new road with little opportunity to incorporate cycle tracks in the existing road line of Crosshill Road.	
6.4	Local place plans – from EDC Planning Department, had contacted LCC about our potential proposal on this topic. This approach was very much welcomed and it was decided to invite him to attend the March meeting if possible.	
6.5	Recruitment – It was agreed to continue this promotion on Facebook.	
6.6	New Year Jog Finance – This item was continued.	
6.7	Festival Update – A Zoom meeting had been held on 31st January. It was agreed	

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Lenzie Community Council

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Minutes of monthly meeting in Dean House on Wednesday 21st February at 7:30 pm

	that the Festival format should be continued, with the outdoor element held on the rugby field, if LRFC are willing. Other aspects were considered and agreed.	

7.0	PLANNING	
7.1	Weekly lists – A summary of 7 new applications had been circulated, none of which were recommended for further consideration. Updates on other applications were posted.	■
8.0	CO-HOUSING SUPPORT REQUEST	
8.1	had provided three reports/letters from independent organisations, supporting the proposal to site a co-housing development on the vacated site of the ASN school on Boghead Road. These reports had been circulated to LCC members. Members agreed that the proposed concept for this development is highly appropriate for Lenzie and are pleased to support the development..	■
9.0	LICENSING - COOP STORES	
9.1	EDC Licensing had notified LCC of separate applications for 'variation of premises licence' in respect of the two Coop stores on Kirkintilloch Road and at Millersneuk Road. The main purpose of the 'variation' is to permit home deliveries of alcohol. It also appeared that one of the shops had not previously applied to have recorded music. It was concluded that LCC would have no special input to this item.	■
10.0	AOCB	
10.1	(Lenzie After School Club) has applied for funding to support a schools Football Festival as previously. The date has still to be finalised with Lenzie Academy. He also expressed willingness to organise a 'Beat the Goalie' event at a LCC Festival if that would be necessary.	■
11.0	DATE OF NEXT MEETING	
	The next monthly meeting will be on 20th March at 7:30 pm in Dean House	ALL



Chief Officer

[REDACTED]

[REDACTED]

Lenzie Community Development Trust

[REDACTED]

East Dunbartonshire HSCP

HSCP HQ Office Kirkintilloch Health & Care Centre

10 Saramago Street

Kirkintilloch G66 3BF

Telephone: 0141 232 8216

Our Ref: DP/SH

26 January 2024

[REDACTED]

Dear

It was a pleasure to meet yourself and colleagues from the Lenzie Community Development Trust yesterday. You are clearly very strong advocates for your community and I enjoyed hearing from you about your vision for older people living in East Dunbartonshire.

It was good to see that you have referenced key Health and Social Care Partnership policies and documents in your proposal discussion papers about co-housing for older people in East Dunbartonshire. Your proposal resonates with the aims of the HSCP as set out in our Strategic Plan, Social Support Strategy for Older People and reflects the findings of both our Strategic Needs Assessment and more specifically our joint research into housing for older people undertaken with EDC Housing services and Arneill Johnstone back in 2019. We reflected in our discussion that the numbers of older people in East Dunbartonshire are growing faster than almost anywhere else in Scotland over the next 20 years, and that the needs of older people are changing - both in terms of becoming more complex but also with more older people aspiring to remain active and independent in their own communities for longer. We also reflected that the financial position facing public services is incredibly challenging and that we are limited as public bodies in our ability to adequately balance the need to transform the way we do things while continuing

to need our finding to deliver care for those requiring it now, in current models of care. In that regard we were clear the HSCP cannot commit investment in your proposals at this time.

I am happy that we continue to have a positive dialogue with you in our shared aims of improving the lives of local people and seeking to deliver differently for the growing numbers of older people living in East Dunbartonshire whom we seek to support collaboratively. You may wish to consider joining our Public, Service User and Carers Group who seek to inform and shape HSCP policy and who are crucial partners on our delivery of care and support. If you wish more information on that please do come back to me.

I wish you well in your continued work.

Yours sincerely

[Redacted signature]



[Redacted signature]

Chief Officer

[Redacted signature]





UK COLLABORATIVE
CENTRE FOR
HOUSING EVIDENCE

[REDACTED]
2 Regent Square Lenzie

Kirkintilloch G66 5AE

3 November 2023

[REDACTED]
Dear

Re: Support for LCDT's co-housing proposal

I am writing from the ESRC UK Collaborative Centre for Housing Evidence (CaCHE), a leading housing research centre based at the University of Glasgow, to offer support for Lenzie Community Development Trust's proposal to repurpose the former Campsie View School site for co-housing.

Co-housing is an accepted housing choice in the USA and in some parts of Europe, but remains a niche model in the UK. There is however a growing interest among policymakers in the potential benefits of co-housing for addressing social isolation and loneliness, and improving the wellbeing of older people in particular.

If East Dunbartonshire Council approve this proposal, CaCHE would be willing (in principle and subject to funding) to undertake an evaluation study of the development project which might involve

e.g. examining the decision making process, monitoring the development and measuring its outcomes, and understanding residents' expectations and lived experience. There is clearly potential for this to become a demonstration project from which lessons could be learned and applied elsewhere in Scotland and the rest of the UK.

You will find examples of our work on our website at <https://housingevidence.ac.uk/publications/>.

Kind Regards,



Research & Knowledge Exchange Fellow



housingevidence.ac.uk  Economic and Social Research Council  Arts and Humanities Research Council

@housingevidence

Twitter:

Email: contact@housingevidence.ac.uk

APPENDIX 2

Community Asset Transfer Scheme Application Form

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Please note, you can complete this form on your computer or alternatively, print and complete in black or blue ink.

Application ID (for official purposes only)	
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Section 1. Eligibility

1.1 Are you applying for a Community Asset Transfer (CAT) request under part five of the Community Empowerment (Scotland) Act 2015?

✓ YES NO

1.2 In order for your application to be eligible you must meet all of the following criteria.

If you cannot tick all of these boxes we will be unable to progress your application. We will accept this form online (and the enclosures detailed in section 8) or by email but you must still submit an original signed application form and an original bank statement by the required deadline. Further detail on each question is available in the accompanying

I am applying on behalf of a non-profit group/organisation	✓ My Community Transfer Body has a bank account in its own name
✓ My Community Transfer Body (CTB) has a	✓ This application will benefit people from East

I am applying on behalf of a community controlled body with at least 20 members	<input checked="" type="checkbox"/> I can submit all the necessary enclosures (see section 8)
---	---

Section 2. Asset Details	
2.1 Name or location of asset	Campsie View School, Boghead Rd, Lenzie
2.2 Have you checked the Council owns the asset and that it is eligible for asset transfer via the East Dunbartonshire Asset Register?	
Yes	No
2.3 Please provide our asset reference number from the register:	
2.4 Type of asset transfer requested Lease (Term requested)	
	Rent Offered
Sale <input checked="" type="checkbox"/>	

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APPENDIX 2

Section 3. Contact Information	
3.1 What is your Community Transfer Body (CTB) called? (Give the full name of your group/organisation).	Lenzie Community Development Trust
3.2 Contact person and role in CTB. This should usually be the person that is submitting this application on behalf of your group. Please explain your role in the group (e.g. chair person, secretary, etc.).	
Name	
Position	Director
3.3 Address	
The address given will be used for correspondence regarding this application.	
3.4 & 3.5 Please give the preferred day time phone number(s) and email address to reach you with questions about your application.	

3.4 Phone	
3.5 Email	

Section 4. Community Transfer Body Information

4.1 What does the CTB do? Describe your CTB overall aims and objectives. Tell us what your CTB was set up to do and/or summarise the actual activities that your CTB undertakes.

Lenzie Community Development Trust (LCDT) is a fully constituted community development trust established to advance sustainable community-led development in Lenzie. Our overall aim is to improve the wellbeing of local residents through the regeneration and community ownership of assets, environmental enhancement, and inclusive participation in civic life.

LCDT was set up to deliver community benefit through projects that address local priorities such as social inclusion, access to services, climate resilience, and intergenerational wellbeing. The trust provides a structured framework for community members to identify needs, shape local solutions, and lead the development of shared assets.

Key objectives include:

- - Enabling community ownership of land and buildings
- - Promoting sustainable development and the use of renewable technologies
- - Tackling social isolation and inequality, especially among older people

2

APPENDIX 2

innovative, inclusive housing model that addresses both the housing crisis and the growing challenge of loneliness in older age, developing and maintaining the two community gardens in Victoria Road and Myrtle Avenue Lenzie to encourage community participation, cohesion and pride of place. The trust is also actively working on a local power plan project for Lenzie to determine whether any suitable sites can be identified, and we are currently seeking funding for a feasibility study to be commenced.

4.2 Where does the CTB meet? This should be the location where meetings take place or services are delivered.

Lenzie Community Development Trust meets at: Middlemuir House, Douglas Avenue, Lenzie, Kirkintilloch, Glasgow, G66 4NT

4.3 Please give details of which community/communities your CTB works with or supports. Your CAT request can be made on behalf of a community of interest or a community of place.

Lenzie Community Development Trust (LCDT) works primarily with and on behalf of a community of place— the town of Lenzie, located within East Dunbartonshire. This includes residents of all ages, but with a particular focus on older adults, local families, and those experiencing social isolation or housing insecurity.

Lenzie is a semi-rural commuter town with a population of approximately 9,000. It has a high proportion of older residents, with census data showing that 25.7% of the local population is aged 65 or over—significantly higher than national averages. This demographic trend has shaped LCDT’s focus on ageing in place, inclusive housing, and community wellbeing.

LCDT also works with a community of interest, particularly older people (55+) who are seeking a more supportive, socially connected, and environmentally sustainable living environment. This includes individuals from Lenzie and surrounding communities who may be interested in participating in the co-housing model.

The Trust’s activities are guided by regular engagement with residents through surveys, public consultations, social media, and direct dialogue with local organisations. LCDT is committed to inclusive participation and has engaged with individuals across different age groups, household types, and social backgrounds to ensure the proposal reflects community needs.

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APPENDIX 2

4.4 Please give details of any assets your organisation currently owns, leases, manages or utilises. Please provide the address of the asset(s), whether you own, lease or manage it and from whom.

Lenzie Community Development Trust currently leases two areas of green space from East Dunbartonshire Council for the purpose of developing community gardens. These sites are:

- - Victoria Road Community Garden, Lenzie
- - Myrtle Avenue Community Garden, Lenzie

Both areas are leased to LCDT by East Dunbartonshire Council on a nominal lease of £1.00 per annum, demonstrating a shared commitment to community-led environmental improvement and inclusive access to public space.

The Victoria Road and Myrtle Avenue sites are in active development as community gardens and biodiversity areas. These projects support local food growing, education, and environmental engagement, and they are managed by volunteers from the local area.

These ongoing leases demonstrate the Trust's capacity to manage land responsibly, engage the community, and work in constructive partnership with the council.

4.5 Does your constitution allow you to:

Take on the ownership of an asset? ✓ Yes No

Employ Staff? ✓ Yes No

Fundraise? ✓ Yes No

4.6 Do you have agreement of your CTB to undertake an Asset Transfer?

✓ Yes No

Please submit six recent copies of minutes of your management committee identifying and including the minute of the agreement to undertake this CAT request. (Minutes are attached as appendices)

Section 5. Financial Information

5.1 Please provide details of how your community project will be funded in the short and long term.



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APPENDIX 2

Outline details of any grant applications that are relevant to this CAT request and, if these are not confirmed, when you expect to be informed of the outcome. Projects with annual financing over

£10,000 will be expected to submit a business plan (and may be eligible for Business Gateway support).

All projects need to provide audited accounts for the past two years.

Project Funding (Short and Long Term)

The Lenzie Co-Housing Project will be funded through a combination of capital grants, private investment, and income-generating activities. The financial model is structured in three key phases: Phase 1, pre-development, Phase 2, retrofit, and Phase 3, ongoing operation. Full financial projections and cashflow forecasts are included in the attached business plan.

Short-Term (Pre-Development and Capital Development Phase)

The short-term funding strategy includes applications to the following sources:

- Grants and Government Support: The project will pursue funding from national sources such as the Scottish Government, and climate related investment streams, as well as from private and philanthropic investors. Applications to national and local funding bodies, aligned with priorities such as reducing loneliness and promoting sustainability. Collaboration with organisations like Co- Housing Scotland, Hanover Housing Scotland, and East Dunbartonshire Council to leverage financial and technical support.
- - Scottish Land Fund (Stage 2 funding)
- - Hanover Housing Scotland to access Affordable Housing Supply Programme (AHSP) funding
- Community Fundraising: Active fundraising initiatives to engage local stakeholders and demonstrate community commitment.
- - Community-Led Housing Fund (Scotland)
- - Zero Waste Scotland / Net Zero Transition support
- - Private equity from prospective residents

Some of these applications are in development with expected outcomes within the next 6–12 months following validation of the CAT and confirmation of site control.

Long-Term (Operational Phase)

The project will sustain itself through:

- -Rental and Shared-Equity Income: Long-term sustainability through rental income and shared- equity sales from the 18 dwellings
- - Service charges from owner-occupiers
- - Community-led fundraising and in-kind support
- - Small-scale income from cafe,workshops and rental of common house facilities

These funding streams will ensure the project's financial viability while maximising its social and environmental impact. LCDDT's financial planning ensures the project remains self-sustaining after

capital delivery. A detailed business plan accompanies this application and outlines all costings, income projections, and risk mitigation strategies.

Audited Accounts

As an active community development trust, LCDT prepares annual accounts in accordance with Companies House requirements. Audited accounts for the past two years are included in this application as an appendix.

5.2 Please give details of any funding you receive / have received from East Dunbartonshire Council within the last two years.

Funding of £1000 was received from EDC’s Community Grants Fund in March 2023

Section 6. Partnership Working

6.1 Have you identified opportunities to work collaboratively and build partnerships?

Yes

If your CTB is acting as the lead applicant for a partnership application, please give the name(s) of the partner organisation(s)/group(s) and the main contact name(s). If you have more than five partners, please attach an additional sheet.

	Name of Organisation	Contact Name	Contact Details
Partner 1			
Partner 2			
Partner 3			
Partner 4			
Partner 5			

6.2 Please give details of any other voluntary organisations you will be/are working with, who are not partners in this bid. This may include organisations that will provide specialist advice or support, such as East Dunbartonshire Voluntary Action (EDVA), Development Trust Associations etc. Also, if applicable, please list if you have links with a National Body or National Governing Body.

	Name of Organisation	Contact Name	Type of Advice / Support
1	DTAS		Legal, funding & training

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2	COSS		CAT advice, training, funding, legal
3	Lenzie Community Council		Community support & publicity
4	Collaborative Centre for Housing Evidence		Research Information
5	EDVA		Advice, guidance & training

6.3 Please detail the links you have with East Dunbartonshire Council Services (if any) and detail what these are and the Teams / Officer(s) you deal with.

Manager Community Planning and Partnership Place, Neighbourhood and Corporate Assets:
 has given us help and advice regarding our CAT application.

Team Leader - Streetscene Technical Support:
 has given us help and support in relation to disabled/wheeled access to Whitegates Park in Lenzie, and advice regarding having the Christmas Tree site electrical connections upgraded at the bottom of Lindsaybeg Rd in Lenzie.

Greenspace Project Officer:
 is our main point of contact for any issues we have with our community gardens, giving advice and support on general green space topics.

Equalities Officer Community Planning and Partnership Place, Neighbourhood and Corporate Assets:
 is our point of contact for help and advice regarding the Equalities Impact Assessment (EqIA) section of our CAT application.

Environmental Planner Sustainability and Land Planning Policy
 is our point of contact for help and advice regarding the Environmental Screening Assessment (ESA) section of our CAT application.

Resettlement Coordinator (standing in for):

Section 7. Details of Request for Community Asset Transfer

7.1 Why is your CTB requesting the ownership, lease or management of this asset? Do you have evidence of need for your proposal? What is the purpose and objectives of your community project? What benefits do you envisage and how would you measure if these have been achieved?

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

LCDT requests ownership of the former Campsie view School to ensure long-term community control and stewardship of the site. Ownership will enable the trust to fully implement its vision of developing Scotland's first retrofit co-housing community for older adults – a model that delivers lasting social, environmental, and economic benefit.

Holding title to the asset will:

Unlock funding opportunities that require ownership or long-term security (e.g. capital grants, community share offers)

Provide confidence to partners and residents that the site will be developed and managed in line with community priorities

Protect the site from speculative sale or inappropriate redevelopment ensuring its long-term use serves local people

Enable phased development and adaptation over time, led by community needs rather than commercial pressures.

There is strong evidence of need for the Lenzie CoHousing project, particularly in relation to the challenges facing older people in East Dunbartonshire and Scotland more broadly. Key evidence includes:

Demographic pressures: East Dunbartonshire has one of the fastest growing populations of people over 65 in Scotland. There is a rising demand for age-appropriate, accessible housing that enables people to live independently for longer.

Social isolation: Loneliness among older adults is a major public health issue. Research shows that sustained isolation increases the risk of depression, cognitive decline, and hospitalisation.

Community led housing models are a proven method of reducing loneliness through shared spaces and mutual support.

Community Feedback: Through years of consultation events, and an online petition (with over 150 signatures), local residents have consistently expressed support for repurposing the former school into housing that meets the needs of older adults, while maintaining community ownership.

7.2 Does the identified asset have any Built and/or Natural Environmental designations located within or in close proximity to its boundaries? Please refer to Appendix 3 for additional information and if you are unsure please contact the Council Sustainability Team to ask.

YES (complete Environmental Screening)

✓

NO

7.3 Will people use the asset or do people currently use the asset (this can include staff)? If you are unsure please contact the Council to ask.

✓ YES (complete Equality Impact Assessment)

NO

7.4 Have you received any legal, technical or professional advice on your proposals, including any risk assessments? Please give details of which organisations/services have provided the advice, and details of any expertise within your membership.



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LCDT has received a wide range of legal, technical, and professional advice to support the development of the retrofit co-housing project:

- **Architectural Feasibility Study**

John Gilbert architects provided a formal Capacity Study and technical advice confirming the feasibility of retrofitting the former Campsie View School to 18, age-appropriate homes and shared facilities.

- **Legal and Governance Support**

Advice has been received from the Community Ownership Support Service (COSS) and Development Trusts Association Scotland (DTAS) on issues relating to community asset transfer, governance, and legal structures. This has helped the Trust navigate regulatory processes and plan for long-term stewardship.

- **Project Delivery Guidance**

LCDT has engaged with Fleming Build, a local construction firm, for early input on retrofit phasing options, and potential risks during delivery. Their input has informed the project timeline and risk planning.

- **Risk Assessment**

A comprehensive Risk Assessment and Mitigation Table has been prepared and is included in the business plan. It identifies key risks (e.g. funding shortfall, construction delays, governance, and uptake) and outlines how LCDT plans to manage or mitigate each.

7.5 What are the main risks associated with your project and how do you plan to mitigate these?

Project Risks and Mitigation Strategy Risk: Funding Shortfall

Description: Difficulty securing sufficient capital funding for retrofit and development costs.

Mitigation: A multi-strand funding strategy is in place, including public grants (e.g. Scottish Government), private finance, community share offers, and housing association contributions.

£40,000 has already been raised for pre-development work, and professional fundraising advice is being sought.

Risk: Planning and Regulatory Delays

Description: Delays in securing planning permission or building warrants could affect project timelines.

Mitigation: Early engagement with East Dunbartonshire Council's planning department, supported by experienced architects (John Gilbert Architects), ensures proposals are well-prepared and compliant with local policies.

Risk: Construction Challenges

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Description: Retrofit projects can face unforeseen technical or structural issues during works. Mitigation: Detailed site studies and design work have been completed. The project team is working with architects and contractors experienced in retrofit to minimise surprises. A contingency is built into the budget.

Risk: Resident Recruitment and Occupancy

Description: Difficulty in recruiting suitable residents for all 18 units could impact viability.

Mitigation: A targeted marketing and outreach plan is being developed. The mixed-tenure model (including social rent, shared equity, and private ownership) ensures wide accessibility. Partnerships with housing organisations support this approach.

Risk: Long-Term Governance and Management

Description: Lack of capacity to manage the site sustainably after development.

Mitigation: Governance and sustainability planning are embedded in the development process. LCDT is exploring co-operative and mutual ownership models, supported by organisations such as Co-Housing Scotland and DTAS. Training and succession planning are also being considered.

Risk: Market and Cost Inflation

Description: Rising construction costs or economic changes could affect affordability.

Mitigation: Costs are based on a professional 2023 estimate and include inflation contingencies. The retrofit model reduces some cost risks compared to new build. Flexible phasing is also under consideration to manage financial

7.6 Please outline if your organisation has a policy or procedure in regard to the following? Child Protection

✓ Yes No

Vulnerable Adults ✓ Yes No

Health and Safety ✓ Yes No

First Aid ✓ Yes No

7.7 Are you intending to make any alterations to the building or land? If so, please refer to Section 2 of Environmental Screening form regarding 'Wider Sustainability Considerations'.

✓ Yes (please complete 7.8 and Environmental Screening) No (please go to section 7.9)

7.8 Please give details of the proposed alterations, and any technical, legal, planning or other

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professional advice you have received regarding the alterations.

Number and Type of Dwellings

The retrofit of the former Campsie View Primary School will create 18 self-contained homes, specifically designed to support older adults to age in place, with a focus on accessibility, independence, and community. The proposed accommodation breakdown is as follows:

- 13 x 1-bedroom standard units

These units will provide open-plan living/kitchen/dining areas, private bathrooms with walk-in showers, and space for mobility aids. They are suited for single residents or couples seeking compact, efficient living.

- 2 x 1-bedroom wheelchair-accessible units

These are designed to full wheelchair accessibility standards, with wider doorways, turning circles, adapted kitchens and bathrooms, and step-free access throughout.

- 3 x 2-bedroom wheelchair-accessible units

Larger units designed for residents who may need a live-in carer, extra space for accessibility equipment, or additional flexibility. These units are fully wheelchair-adaptable and will include generous circulation space, storage, and accessible outdoor access.

Shared and Communal Facilities

The design also integrates generous shared spaces, which form a core part of the co-housing model. These include:

- Communal kitchen and dining area – to host shared meals, celebrations, and community meetings
- Lounge and social area – for informal interaction, hobbies, or relaxation
- Guest accommodation – for visiting friends or carers
- Laundry facilities – with shared washers/dryers to reduce duplication and promote sustainability
- Activity space or community café (potential) – an optional multi-use area that could host workshops, health services, or be open to the wider community
- Accessible gardens and paths – to promote active living, gardening, and nature engagement.

7.9 Please give details about who will use the asset? Who are the existing and target markets for your proposal?

The Lenzie Co-Housing Project seeks to serve older adults (aged 55 and over) within the geographical community of Lenzie and the surrounding areas of East Dunbartonshire. It also serves a broader community of interest, including individuals and organisations advocating for sustainable housing solutions and innovative approaches to addressing

older adults.

The existing market includes older adults (aged 55 and over) in Lenzie and the surrounding areas who are actively seeking opportunities to downsize, access age-appropriate housing, and remain connected to their community. These individuals often face limited options for sustainable and affordable housing that also fosters social connection and independence.

7.10 Please give details of how this facility will be of benefit to your CTB. A template business plan is available if you are considering a larger scale asset transfer request.

The acquisition and retrofit of Campsie View School as a co-housing development will bring multiple benefits to Lenzie Community Development Trust (LCDT), both directly and indirectly.

1. Fulfilling the trust's objectives by supporting and promoting community wellbeing, supporting inclusive sustainable development, enable older people to remain independent and connected within their community. Delivering a flagship co-housing model advances these objectives in a tangible and measurable way.

2. Establishing a long-term community asset and securing ownership of the site ensures that this valuable community resource is protected and managed in perpetuity for public benefit.

7.11 Have you consulted the community? Detail results of community consultation exercises undertaken (including the methodology used, the results and the conclusions you are drawing from this) and plans for further consultation. Outline your knowledge of other similar existing community services and facilities in the area.

Community consultations took place in 2022 and 2023. Over 100 people were directly engaged across multiple events and surveys. In-person consultations occurred at Lenzie Union Parish Church Hall and Lenzie Golf Course Club House, and were supplemented by online surveys and individual outreach. In addition, an online petition hosted on Change.org gathered at least 150 signatures in support of the project. The petition remains live and may now exceed that number.

A combination of methods was used:

- In-person workshops and public events, including sessions facilitated by Imaginelf, a participatory community activity design agency.
- An online petition via Change.org with over 150 recorded signatures
- Email correspondence and newsletters
- Paper surveys distributed through local networks including LCDT members and during the various open days and information events that were held
- News items, updates, and links shared via our website and Facebook page

7.12 Please indicate which strategic objective(s) you will support and provide a brief statement detailing how you will achieve this:

✓ economic development

✓ regeneration

✓ public health

✓ social wellbeing or

Economic Development:

The Lenzie Co-Housing Project will contribute to local economic development by:

- Creating new construction and design jobs during the retrofit phase, with potential for local contractor engagement and supplier use.
- Increasing footfall and community activity in the Lenzie area, supporting nearby shops, cafés, and service providers.
- Attracting public and private investment through a unique, community-led development that demonstrates innovation in sustainable housing.
- Encouraging long-term financial sustainability through a mixed-tenure model, reducing pressure on public services by enabling residents to live independently for longer.
- Establishing a locally managed community hub, which may offer opportunities for social enterprise or microbusiness development within shared spaces (e.g. pop-up cafés, workshops, wellbeing activities).

The project will promote inclusive local growth by ensuring older residents can remain active, supported, and connected within their neighbourhood, helping to anchor both social and economic resilience in Lenzie.

Regeneration:

The Lenzie Co-Housing Project will directly contribute to the regeneration of a disused public building and its surrounding area by:

- Bringing a long-vacant and underused former school site back into productive use, transforming it into a vibrant residential community while preserving the structure of the existing building.

- Promoting social regeneration, through shared facilities and intentional community-building that foster connection, reduce loneliness, and provide opportunities for engagement within and beyond the site.

This approach to regeneration is holistic, addressing not just the physical environment but also the social fabric of Lenzie by strengthening intergenerational solidarity, reducing isolation, and encouraging community resilience.

Public Health:

The Lenzie Co-Housing Project will support public health objectives by:

- Reducing social isolation and loneliness among older people, two of the most significant public health challenges in Scotland, through a model that actively encourages social interaction, mutual support, and community belonging.
- Promoting active ageing by providing safe, walkable shared spaces, accessible gardens, and opportunities for meaningful activity within the co-housing community.
- Enhancing mental wellbeing through the creation of a supportive, familiar environment that fosters connection, purpose, and autonomy for residents.
- Improving physical health outcomes by reducing the likelihood of falls, hospital admissions, and premature institutionalisation, outcomes often linked to poor housing, isolation, and inadequate support.
- Easing pressure on health and social care services by enabling residents to live independently for longer in a peer-supported setting, with preventative benefits that reduce demand on overstretched public systems.

This approach aligns with Scotland's public health priorities, particularly in promoting mental health, reducing health inequalities, and supporting healthy ageing within communities.

Social Wellbeing:

The Lenzie Co-Housing Project will significantly advance social wellbeing by:

- Creating a supportive, inclusive living environment where older adults can live independently while benefiting from daily social contact and a strong sense of community belonging.
- Reducing loneliness and isolation, which are strongly associated with poor health, lower life satisfaction, and diminished quality of life, particularly among older people.
- Fostering a culture of mutual support, where residents look out for one another and share skills, responsibilities, and time, reinforcing informal care and enhancing resilience.
- Providing opportunities for purposeful engagement, such as shared meals, communal gardening, group activities, and intergenerational interactions with the wider community.
- Promoting dignity, autonomy, and inclusion by offering accessible, affordable housing in a non-institutional setting that respects the individual and values collective participation.

carbon heating systems, lowering emissions and reducing fuel poverty among residents.

- Encouraging active travel and car reduction, through walkable design, secure cycle storage, and proximity to public transport routes in Lenzie.
- Promoting shared living and resource efficiency, with communal spaces and facilities reducing individual energy and water usage.
- Enhancing green space and biodiversity, by retaining and improving gardens, planting native species, and providing access to outdoor space for wellbeing and nature engagement.
- Raising environmental awareness, by demonstrating the viability of community-led, low-impact housing solutions as a model for future local developments.

This project supports East Dunbartonshire’s climate and sustainability goals while offering a healthy and environmentally responsible lifestyle for residents.

Reducing Inequalities of Outcome from Socio-Economic Disadvantage

Yes, agreeing to this request would help reduce inequalities of outcome associated with socio- economic disadvantage, particularly among older adults.

The Lenzie Co-Housing Project adopts a mixed-tenure model that includes affordable rental and shared equity homes, ensuring that residents from a range of income backgrounds can access high- quality, age-appropriate housing. This directly addresses barriers to housing affordability and security, two key contributors to social and health inequalities in later life.

Additional factors that support equality of outcome include:

- Accessible design and layout, including wheelchair-adapted homes and step-free access throughout the development.
- Integrated communal spaces that promote connection, reduce isolation, and improve wellbeing regardless of financial status.

7.13 How will you fund the project and ensure its future sustainability? (This may include income generation through lettings, hire of facilities, charges, etc.).

The Lenzie Co-Housing Project will secure funding through a combination of:

Grants and Government Support: Applications to national and local funding bodies, aligned with priorities such as reducing loneliness and promoting sustainability.

Partnership Contributions: Collaboration with organisations like Co-Housing Scotland, Hanover Housing Scotland, and East Dunbartonshire Council to leverage financial and technical support.

Community Fundraising: Active fundraising initiatives to engage local stakeholders and demonstrate community

generated through the cafe and hire of facilities.

These funding streams will ensure the project's financial viability while maximising its social and environmental impact.

7.14 Please demonstrate how your organisation has the capacity and experience to manage the facility. If your community project includes staff then please submit job descriptions for these staff outlining the required qualifications, experience and competences alongside rate of pay and how this will be paid.

Proven Track Record: Lenzie Community Development Trust has a strong foundation of community led governance, project development experience, and strategic relationships that position it well to manage the proposed co-housing facility effectively. LCDT has successfully delivered community initiatives including green spaces, public realm enhancements, and leading public consultations. These projects demonstrate its ability to plan, coordinate and complete community led developments.

Governance and Leadership: The Trust is governed by an active board of volunteer directors with professional experience spanning housing, planning, health and social care, community development, and finance. This breadth of expertise underpins robust decision making and operational oversight

Strategic Working Relationships: LCDT is working closely with trusted professionals and organisations including Co-Housing Scotland - strategic advisors on community living models, Hanover Housing Scotland – potential partner for social rent allocation and housing management and Community Enterprise Scotland – training and capacity building. To ensure appropriate management of the co-housing community, LCDT will establish a subsidiary or linked governance body, and once the site is operational, the resident-led management body will oversee:- Day-to-day facilities management- Upkeep of communal areas and gardens- Sustainability measures and utilities monitoring- Conflict resolution and governance procedures



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Please check that you have enclosed all of the necessary documents. Failure to do so may cause delays with your application and result in your application not being processed.

We prefer if you email attachments electronically however we must have copies of the original signed application and original bank statement. Please email these to assettransfer@eastdunbarton.gov.uk or post to the address below.

8.1 Please ensure you include the following documents with your application.

<input checked="" type="checkbox"/> <input type="checkbox"/> A copy of your CTB's constitution (if you are a new community group we can provide support with this).	<input checked="" type="checkbox"/> <input type="checkbox"/> A copy of your most recent audited accounts.
<input checked="" type="checkbox"/> <input type="checkbox"/> Most recent original bank statement	<input checked="" type="checkbox"/> <input type="checkbox"/> Annual report of your CTB
<input checked="" type="checkbox"/> <input type="checkbox"/> Six recent minutes of your organisational management meeting including the minute of the agreement to the CAT request	<input checked="" type="checkbox"/> <input type="checkbox"/> Equality Impact Assessment (if applicable) <input checked="" type="checkbox"/> <input type="checkbox"/> Environmental Screening (if applicable)

If your CAT request involves annual financing of over £10,000 you must also submit a business plan which details a financing plan for your proposal. A template is provided and you may be eligible for Business Gateway support.

If your CAT request involves staff you must submit a job description for each post outlining the required qualifications, experience and competences alongside rate of pay and how this will be paid.

<input checked="" type="checkbox"/> <input type="checkbox"/> Business Plan	A job description for each post (this helps us ascertain required skills and experience)
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Section 9. Declaration

9.1 The following statement must be read and two signatures provided: Signatory 1 should be the person who has filled out this form. Signatory 2 should be the Chair, Vice-Chair, Treasurer or Secretary of your CTB. This signatory must be different from signatory 1.

I confirm that I am allowed to submit this application on behalf of my Community Transfer Body. I also confirm that this application has been filled out accurately.

Signatory 1	
Signatory 2	

Please send completed forms, attaching an additional information to: Community Asset Transfer team

East Dunbartonshire Council

Southbank House Southbank Business Park Kirkintilloch

G66 1XJ

Tel: 0300 123 4510



e-mail: AssetTransfer@eastdunbarton.gov.uk

Data Protection Act 1998

The information provided on this form will be processed by *East Dunbartonshire Council* in accordance with the Data Protection Act 1998. The data you provide will be used for improving the administration of the Community Asset Transfer Scheme; consult with you; help promote your CTB; advise you of training opportunities; and keep you up to date with other news that may affect your group.

Your information may be shared with our colleagues in the Council and the voluntary sector. If you do not wish your group's details to be shared please tick this box.

Other Formats & Translations

This document can be provided in large print, Braille or on CD and can be translated into other community languages. Please contact the Council's Corporate Communications Team at 12 Strathkelvin Place, Kirkintilloch, G66 1TJ, tel 0300 123 4510

本文件可按要求翻譯成中文，如有此需要，請電 0300 123 4510。

اس دستاویز کا درخواست کرنے پر (اردو) زبان میں ترجمہ کیا جاسکتا ہے۔ براہ مہربانی فون نمبر 0300 123 4510 پر رابطہ کریں۔

ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਮੰਗ ਕਰਨ ਤੇ ਪੰਜਾਬੀ ਵਿੱਚ ਅਨੁਵਾਦ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ 0300 123 4510 ਫੋਨ ਕਰੋ।

Gabhaidh an sgriobhainn seo cur gu Gàidhlig ma tha sin a dhìth oirbh. Cuiribh fòin gu 0300 123 4510

अनुरोध करने पर यह दस्तावेज़ हिन्दी में भाषांतरित किया जा सकता है। कृपया 0300 123 4510 पर फ़ोन कीजिए।

Business Plan

Lenzie CDT Co-Housing Business Plan Draft 3 Copy

(Layout as per EDC's Template Business Plan)

Executive Summary

The Lenzie Co-Housing Project is a pioneering initiative that will transform the former Campsie View Additional Support Needs (ASN) School into Scotland's first co-housing community designed specifically for older adults. This project adopts a retrofit approach, repurposing the existing school building into 18 high-quality, accessible homes alongside shared communal spaces that foster connection, mutual support, and sustainable living.

Lenzie Community Development Trust (LCDT) aims to meet the growing need for innovative, community-led housing that enables older people to age in place with dignity and independence. The retrofit model delivers both environmental and economic benefits by retaining the embodied carbon of the existing structure, significantly reducing construction waste and emissions compared to a demolition and rebuild.

The design incorporates a mix of general and wheelchair-accessible one- and two-bedroom flats, with 20% of units allocated for social rent. Residents will benefit from shared spaces including a communal kitchen and dining area, lounge, gardens, and the potential to host local services or social enterprises such as a walkers' café. These shared facilities will be designed to promote interdependence and daily interaction among residents, helping to address the growing issues of loneliness and social isolation.

The total cost of the retrofit has been estimated at £5 million (2023). A phased funding strategy will draw on a combination of grants, housing association partnerships, shared equity sales, and community-led fundraising. The project is designed to be financially sustainable in the long term, with income from rental and equity sales supporting maintenance and management of the community.

Located in the heart of Lenzie, the Campsie View site offers excellent proximity to public transport, local shops, health services, and green space. Its reuse as a co-housing development represents a bold and innovative step in sustainable placemaking, creating not only homes but a thriving intergenerational neighbourhood model that can be replicated across Scotland.

The Lenzie Co-Housing Project aligns with national and local priorities to reduce reliance on public services, improve health outcomes for older people, and accelerate Scotland's transition to net-zero. With the retrofit approach, LCDT sets a precedent for low-carbon, com-

munity-anchored housing that addresses the social, environmental, and demographic challenges of our time.

Based on research by the Centre for Social Justice, the project could generate potential public savings of approximately £162,000 per annum by reducing loneliness and its associated impact on health and social care services.

Background About Your Organisation

Lenzie Community Development Trust (LCDT), established in 2017, supports active citizenship, sustainable development, and the preservation of local culture and heritage in Lenzie. The Trust focuses on addressing community needs through environmental protection, housing provision, and promoting civic renewal.

Our Structure

As a fully constituted community-owned and led organisation, LCDT combines local action with an enterprising approach to create social, economic, and environmental benefits. The Trust is led by an elected board of Directors.

Funding

The Lenzie Co-Housing Project will secure funding through a combination of:

- 1. Grants and Government Support:** Applications to national and local funding bodies, aligned with priorities such as reducing loneliness and promoting sustainability.
- 2. Partnership Contributions:** Collaboration with organisations like Co-Housing Scotland, Hanover Housing Scotland, and East Dunbartonshire Council to leverage financial and technical support.
- 3. Community Fundraising:** Active fundraising initiatives to engage local stakeholders and demonstrate community commitment.
- 4. Rental and Shared-Equity Income:** Long-term sustainability through rental income and shared-equity sales from the 18 dwellings.

These funding streams will ensure the project's financial viability while maximising its social and environmental impact.

1. Our Project

1.1 What does your organisation do?

Lenzie Community Development Trust (LCDT) is a community-led organisation established in 2017. It focuses on sustainable community development, environmental protection, the provision of housing and services, and preserving local culture and heritage. LCDT's mission is to address local needs through innovative, community-driven initiatives that create social, economic, and environmental benefits.

1.2 What are the values and mission of your organisation?

LCDT is committed to:

Community: Strengthening social connections and empowering residents.

Sustainability: Developing eco-friendly solutions that benefit current and future generations.

Inclusivity: Addressing the needs of all community members, particularly older adults.

Innovation: Implementing forward-thinking approaches to address housing and social challenges.

The mission of LCDT is to promote active citizenship, civic renewal, and sustainable development to improve the quality of life for the Lenzie community.

1.3 What are the aims and objectives of your community project?

The Lenzie Co-Housing Project aims to:

1. Provide a pioneering co-housing community model for older adults in Scotland.
2. Retrofit the former Campsie View Primary School site into 18 eco-friendly dwellings with shared communal spaces.
3. Reduce loneliness and social isolation among older adults by fostering community engagement.
4. Promote sustainable living and ageing in place, reducing reliance on public health and social care services.
5. Create a replicable model for co-housing that can inspire other communities.

1.4 What benefits would you seek to deliver, and how would you measure these?

Social Benefits:

Reduced loneliness and improved mental well-being.

Measurement: Resident surveys and participation rates in community activities.

Economic Benefits:

Annual public savings of *£162,000 due to reduced health and social care reliance. (*Based on occupancy rate of project using data from Centre for Social Justice (2024) "Loneliness & Public Costs Report")

Measurement: Tracking public service usage and financial outcomes pre- and post-project implementation.

Environmental Benefits:

Energy-efficient housing aligned with Scotland's net-zero goals.

Carbon impact: Estimated lifetime CO₂e emissions of 1,900 tonnes over 60 years

Measurement - Annual audits of energy consumption and sustainability metrics.

Details of current facilities and if/how these would form a part of this proposal

The project will retrofit the former Campsie View Primary School building, which offers adequate Space for creating 18 wheelchair accessible dwellings and shared communal spaces such as a garden, kitchen, and activity areas.

Strategic Location - Proximity to local services and amenities, making it ideal for older adults. The building will be repurposed entirely for this project, with no existing facilities forming part of the final design.

2. The Market

The community (whether a geographical one or community of interest) your project is seeking to serve

The Lenzie Co-Housing Project seeks to serve older adults (aged 55 and over) within the geographical community of Lenzie and the surrounding areas of East Dunbartonshire. It also serves a broader community of interest, including individuals and organisations advocating for sustainable housing solutions and innovative approaches to addressing loneliness and social isolation among older adults.

Who are the existing and target markets of your proposal?

The existing market includes older adults (aged 55 and over) in Lenzie and the surrounding areas who are actively seeking opportunities to downsize, access age-appropriate housing, and remain connected to their community. These individuals often face limited options for sustainable and affordable housing that also fosters social connection and independence.

The UK Seniors Housing market grew by *2.6% from 2019 to 2024 (JLL's UK Seniors Housing Report 2024), reflecting increased demand for age-appropriate housing. In Lenzie,

*59.7% of residents are aged 55 and over (statistics.gov.scot 2016), highlighting the need for suitable housing solutions. The target market extends to:

Local Residents - Older adults in East Dunbartonshire looking for housing solutions that allow them to age in place.

National Audience - Older adults across Scotland interested in pioneering co-housing communities.

Community of Interest - Organisations, housing associations, and policymakers seeking to address loneliness, social isolation, and sustainability through innovative housing models.

This market spans individuals seeking housing solutions and broader stakeholders aiming to replicate the co-housing model in other communities.

Results from any community consultation exercises you have undertaken (including the methodology used, the results and the conclusions you are drawing from this) and plans for further consultation.

The Lenzie Co-Housing Project has undertaken community consultations to gauge support and collect input. These consultations included:

Methodology - Public meetings and outreach to local residents.

Open feedback surveys and signature collection to measure interest and commitment. An online petition was raised on Change.Org and this remains live.

Results - Over 140 signatures were collected, demonstrating strong local support for the project.

Feedback highlighted the need for sustainable housing tailored to older adults, with a focus on reducing loneliness and social isolation.

Conclusions - The consultation confirms that the project aligns with community priorities for housing and sustainability.

Strong interest in shared communal spaces and governance structures was also noted.

Future Plans - Further consultations are planned during the development phase, including workshops and public exhibitions to refine designs and governance models.

Knowledge of other relevant existing community services and facilities - The Lenzie area has a range of existing community services and facilities that cater to the general population, but there are limited resources specifically tailored to older adults. Relevant services and facilities include:

- 1. Local Community Groups and Organisations** - Groups such as the Lenzie Community Development Trust (LCDT) offer opportunities for social engagement and civic involvement. However, these services are not specifically designed to address the unique housing and social needs of older adults.
- 2. Healthcare Services** - Local GP practices and healthcare centres provide essential medical services. However, there is increasing pressure on these resources due to the growing elderly population and associated health challenges.
- 3. Social and Recreational Facilities** - Existing community halls and activity centres provide some opportunities for social interaction, but they are not integrated into a co-housing model that fosters long-term community engagement and mutual support.
- 4. Housing Options** - While traditional housing and care homes are available, there are no co-housing communities in East Dunbartonshire that combine independent living with shared spaces and a supportive social structure for older adults.

Opportunities to work collaboratively and build partnerships - The Lenzie Co-Housing Project provides significant opportunities to collaborate and build partnerships with various organisations and stakeholders. Key opportunities include:

- 1. Local Authorities and Public Sector Organisations** - Working with East Dunbartonshire Council to secure planning permissions, leverage public funding, and align the project with local development priorities.

Collaborating with East Dunbartonshire Health and Social Care Forum to ensure the project supports local health and wellbeing objectives.

- 2. Housing and Development Specialists** - Partnerships with Hanover Housing Scotland and Co-Housing Scotland provide access to expertise in designing and managing age-appropriate housing solutions.

Collaborating with John Gilbert Architects and Fleming Build ensures the project meets high standards of sustainability, accessibility, and design.

- 3. Community Organisations and Networks** - Engaging with DTAS (Development Trusts Association Scotland) and the Community Ownership Support Service (COSS) to share best practices and secure guidance on governance and community ownership models.

Partnering with Community Enterprise Scotland to develop financial models that ensure the project's long-term sustainability.

- 4. Research and Knowledge Sharing** - Building connections with the UK Collaborative Centre for Housing Evidence at Glasgow University to evaluate the project's impact and contribute to national and international discussions on co-housing.

- 5. Volunteer and Resident Participation** - Involving local residents and future co-housing members in the planning, development, and operational phases, fostering a sense of ownership and collaboration.

3. Business Growth & Development - A Review of Your Organisation: SWOT Analysis

Strengths	Weaknesses
Strong community support with significant public interest and local buy-in	High initial funding requirements, posing financial challenges
Proven ability to collaborate with partners, such as EDC and Co-Housing Scotland	Limited experience managing large-scale housing projects, requiring external expertise
Aligned with national priorities on reducing loneliness and promoting sustainability	Dependence on securing external funding to execute the project
High levels of public interest in innovative co-housing solutions for older adults	Limited awareness of co-housing models among segments of the local population

Opportunities	Threats
Opportunity to pioneer Scotland’s first co- housing project, creating a replicable model	Regulatory hurdles or planning approval delays impacting project timelines
Addressing housing shortages by enabling older adults to downsize and release family homes	Rising retrofit costs due to inflation or supply chain disruptions
Growing demand for sustainable and socially connected housing solutions for older adults	Economic uncertainties impacting public and private funding availability
Building partnerships to expand organisational capacity and expertise	Potential misconceptions about co-housing requiring targeted awareness campaigns

Your Business Development Strategy (Sustainability Plan) Phase 1: Project Design Leading up to Transfer

This phase focuses on the planning and preparatory activities required to ensure a successful transfer of the Campsie View Primary School site. Key activities include:

Community Engagement and Consultation - Conduct detailed consultations to gather input from stakeholders and residents.

Host workshops and public meetings to finalise project designs and governance structures.

Partnership Building - Collaborate with East Dunbartonshire Council, Hanover Housing Scotland, and Co-Housing Scotland to secure technical and financial support.

Formalise partnerships with architects (e.g., John Gilbert Architects) and contractors (e.g., Fleming Build).

Funding and Grant Applications - Apply for local and national grants to support the project’s design and initial development.

Secure additional financial contributions from housing associations and community fundraising initiatives.

Legal and Administrative Preparations - Finalise land transfer agreements with East Dunbartonshire Council.

Establish the co-housing governance model (e.g., cooperative or CIC structure).

Phase 2: First Two to Three Years of Operation

This phase involves the initial establishment and operations of the co-housing community. Key activities include:

Construction and Site Development - Oversee the creation of 18 eco-friendly, wheelchair accessible dwellings and shared communal spaces.

Implement energy-efficient systems and ensure adherence to environmental standards.

Resident Onboarding - Facilitate the selection and onboarding of residents, ensuring diversity and alignment with the co-housing model.

Provide orientation programs to help residents understand their roles in the community.

Operational Setup - Establish management teams for day-to-day operations, including maintenance, utilities, and community activities.

Develop systems for financial tracking and reporting.

Community Building Activities - Organise events and activities to strengthen social bonds among residents.

Encourage resident-led initiatives to enhance community engagement and sustainability practices.

Phase 3: Ongoing Strategy for Maintaining the Asset/Service

This phase ensures the long-term sustainability and success of the co-housing project. Key activities include:

Governance and Resident Involvement - Transition to resident-led governance, with regular meetings to address community needs.

Conduct annual reviews to assess the effectiveness of policies and practices.

Financial Sustainability - Maintain diversified income streams, including rental income, shared-equity contributions, and community enterprise projects.

Regularly apply for grants to fund upgrades or expansions.

Maintenance and Upgrades - Implement a long-term maintenance plan to ensure the dwellings and communal spaces remain functional and environmentally sustainable.

Conduct periodic upgrades to meet evolving standards and resident needs.

Expanding the Model - Share insights and results with other communities through partnerships with the UK Collaborative Centre for Housing Evidence and other networks.

Explore opportunities to replicate the co-housing model in other areas of Scotland.

4. Management & Operations Your Management Committee and Governance Arrangements:

The Lenzie Co-Housing Project is managed by an elected board of directors under the umbrella of Lenzie Community Development Trust (LCDT). The board is responsible for strategic oversight, decision-making, and ensuring the project aligns with its goals of sustainability, social inclusion, and reducing loneliness.

The governance structure will transition to a cooperative model upon project completion, allowing residents to take an active role in decision-making.

Policies and procedures are implemented in accordance with our Constitution to ensure transparency, accountability, and compliance with regulatory requirements.

Staffing for the Asset/Service and the Role of Community Volunteers

Staffing - During the retrofit transformation phase, external contractors and project managers will oversee the development. Once operational, part-time staff will manage day-to-day administration, maintenance, and community events.

Community Volunteers - Volunteers will play a key role in organising activities, managing communal spaces, and supporting the upkeep of shared facilities.

A volunteer coordination team will ensure roles are clearly defined and adequately supported.

How You Would Develop Any Community Activities

Community activities will be integral to fostering a socially connected environment. Key initiatives include:

Social Programs: Regular events like coffee mornings, book clubs, and gardening groups to build relationships among residents.

Skill-Sharing Workshops - Residents will be encouraged to share their expertise, fostering collaboration and learning.

Intergenerational Engagement - Partnerships with local schools and youth organisations will create opportunities for intergenerational connections.

How You Would Operate the Asset and Service

Operational Model - The project will operate under a cooperative governance structure, with elected committees managing key aspects like finances, maintenance, and activities.

Regular resident meetings will ensure democratic decision-making.

Maintenance and Management - Routine maintenance will be scheduled to preserve the quality of dwellings and communal spaces.

Shared facilities, such as the community kitchen and garden, will be managed collectively with designated responsibilities.

Details of Relevant Policies and Procedures You Would Put in Place and What These Would Seek to Achieve

Health and Safety Policy: Ensures the well-being of residents and visitors, with clear procedures for emergencies.

Sustainability Guidelines: Promotes environmentally friendly practices, including energy conservation, waste reduction, and sustainable transport.

Volunteer Policy: Outlines the roles, responsibilities, and support mechanisms for community volunteers.

Code of Conduct - Encourages respectful interactions and a positive community culture. **Financial Management Policy** - Ensures transparency and accountability in handling operational funds.

How You Would Manage Day-to-Day Operations

Day-to-day operations will be overseen by a part-time administrator, supported by volunteers and residents. Key tasks include:

- Coordinating bookings for shared spaces.
- Managing utilities, waste collection, and maintenance schedules.
- Organising community events and facilitating resident-led initiatives.
- Monitoring financial performance and ensuring compliance with governance policies.

5. Marketing Plan

How you would seek to build and maintain the profile of your project/organisation and the asset/service(s) operated

Community Engagement - Host regular public meetings and open days to showcase the progress and benefits of the project.

Use the Lenzie Community Development Trust's (LCDT) established local presence and reputation to promote the project within the community.

Online Presence - Maintain a dedicated project webpage on the LCDT website, featuring updates, testimonials, and event announcements.

Actively use social media platforms (e.g., Facebook, Instagram, and Twitter) to engage with the community and reach potential stakeholders.

Collaborations and Partnerships - Leverage partnerships with organisations such as Co- Housing Scotland, East Dunbartonshire Council, and Hanover Housing Scotland to amplify the project’s profile through their networks.

Media and Publicity - Work with local newspapers, radio stations, and newsletters to share milestones, success stories, and events. Create press releases to highlight the project’s in- novative approach to housing and sustainability.

How you would promote the availability of the service/asset

Targeted Advertising - Advertise the co-housing community through local and regional pub- lications, housing forums, and senior living expos. Distribute flyers and brochures in libraries, GP surgeries, community centres, and local businesses.

Word of Mouth - Encourage residents and supporters to share information about the project with their networks, leveraging community connections.

Events and Open Houses - Host open house events and guided tours of the completed de- velopment to attract potential residents and supporters. Organise workshops and seminars on the co-housing model to educate and inspire interest.

Community and Stakeholder Networks - Collaborate with local organisations and stake- holders to promote the project directly to their audiences.

6. Financial Plan

Three-Year Income and Expenditure Cash Flow Projection

Below is a summary of the three-year income and expenditure cash flow projection. Details and assumptions supporting these forecasts are provided after the table.

Phase 1 Phase 2 Phase 3					
Note:	Income	Current	Yr 1	Yr 2	Yr 3
1	Start-up funding	100,000	0	0	0
2	Grants	50,000	100,000	50,000	25,000

Phase 1 Phase 2 Phase 3					
3	Rental income (social rent	0	24,000	24,000	24,000
4	Sales Income (14 dwellings)	0	1,750,000	1,750,000	0
5	Shared Equity (25% retained)	0	531,250	0	0
6	Fundraising (Community ventures	5,000	10,000	15,000	15,000
	Total	155,000	2,415,250	1,839,000	64,000
	Expenditure	Current	Yr 1	Yr 2	Yr 3
7	Salaries including on-costs of National Insurance & pensions Management Staff	0	20,000	30,000	35,000
8	Volunteer time in kind Training & development	2,000	5,000	3,000	2,000
9	Caretaking/cleaning costs Cleaning materials Refuse collection	0	4,000	5,000	5,000
10	Utilities Water Electricity, gas	0	6,000	6,500	7,000
11	Business rates	0	3,000	3,000	3,000
12	Repairs & maintenance	0	10,000	10,000	15,000
13	Transport & travel	0	2,000	3,000	3,500
14	Centre Supplies Furniture, IT, clothing, equipment	3,000	7,000	3,000	2,000
15	Telephone & Internet	2,000	3,000	2,000	1,000
16	Promotion & Publicity	5000	7,500	5,000	5,000
17	Insurances & Professional Fees Property insurance Public liability insurance Performing rights society fees Accountancy & legal fees Architects fees	1000	2,500	3,000	3,000

Phase 1 Phase 2 Phase 3					
18	Other	2000	5,000	7,000	7,500

	Total Expenditure	15000	75,000	80,500	87,000
	Surplus or (Deficit)	140,000	2,246,500	2,139,500	(17,000)
	Accumulated Reserves	140,000	2,480,250	4,619,750	4,602,750

Here is a detailed explanation of the assumptions underpinning the Cashflow Forecast for the Lenzie Co-Housing Project:

Income Assumptions:

1. Start-Up Funding:

£100,000 secured as initial funding for project design and preparation. This could include funding from public grants, charitable contributions, or other seed funding sources. This is assumed as a one-time contribution in the current year.

2. Grants:

A total of £150,000 in grants is projected:

£100,000 in Year 1, likely from development and sustainability-focused funds.

£50,000 in Year 2 to cover operational and transitional costs as the project scales.

£25,000 in Year 3 for continued sustainability and minor project extensions.

These figures are based on common grant availability for housing and community projects in Scotland.

3. Rental Income:

5 socially rented dwellings generate £500 per month per unit. Annual income of £24,000 is assumed, beginning in Year 1.

Rent prices reflect social housing affordability standards in East Dunbartonshire.

4. Sales Income:

14 dwellings sold at an average value of £250,000 each, generating £3,500,000:

Split evenly across Year 1 (£1,750,000) and Year 2 (£1,750,000) to account for a phased sales timeline.

Assumes steady demand for homes in a co-housing community and alignment with local market values.

5. Shared Equity Retention:

25% of the value is retained in 8.5 properties, contributing £531,250 to long-term assets. Shared-equity housing provides affordability to buyers and creates retained equity for the co-housing trust to reinvest or use as collateral for future projects.

6. Other Income (Community Ventures):

Community enterprises such as a café, shared workshop, or room hire generate:

£5,000 in the current year, as the project begins.

Growth to £15,000 per year by Year 3, reflecting increased activity and community involvement.

Expenditure Assumptions

1. Salaries and On-Costs:

Staff salaries begin at £20,000 in Year 1, increasing to £35,000 by Year 3 to accommodate inflation and potential hiring of additional part-time staff for managing operations.

Includes a project manager, part-time caretakers, and administrative staff.

2. Training and Development:

Training costs are £5,000 in Year 1, reducing to £2,000 by Year 3 as the staff and volunteers become more established and training needs decline.

3. Cleaning and Caretaking:

Estimated at £4,000 in Year 1, increasing incrementally to £5,000 in later years to cover communal space upkeep as activities grow.

4. Utilities:

Covers shared utilities (e.g., electricity, water, heating) for communal spaces and facilities:

£6,000 in Year 1, rising to £7,000 by Year 3 due to inflation.

5. Repairs and Maintenance:

Begins at £10,000 annually, increasing to £15,000 by Year 3 as wear and tear on buildings and shared spaces accumulates.

6. Promotion and Publicity:

Allocated £7,500 in Year 1, reducing to **£5,000 in subsequent years as initial marketing efforts taper off and the community gains recognition.

7. Miscellaneous Expenses:

Covers unforeseen costs, community events, and minor projects: Starting at £5,000, rising to £7,500 by Year 3.

8. Furniture, Equipment & IT:

£10,000 in Year 1 for equipping communal spaces (e.g., furniture, IT infrastructure), with reduced spending in subsequent years as initial investments are made.

General Assumptions

1. Inflation:

Assumed annual increase of 2%-3% for costs such as salaries, utilities, and maintenance.

2. Occupancy Rates:

Rental income assumes full occupancy of the 4 socially rented dwellings starting in Year 1. Sales income assumes timely sales of the 14 private dwellings over Years 1 and 2.

3. Grant Reliance:

Grant funding is concentrated in Years 1 and 2 to support project setup and scaling, with limited reliance thereafter.

4. Community Involvement:

Volunteer contributions and community ventures (e.g., workshops, café, shared initiatives) grow over time, boosting “Other Income.”

7. Risk Assessment and Mitigation

The Lenzie Co-Housing Project has been developed with careful attention to potential risks. While all major capital projects involve some uncertainty, this retrofit approach includes appropriate controls, phased development, and strong governance to mitigate risk.

This table will be kept under review and updated as the project progresses.

Risk	Impact	Likelihood	Mitigation Strategy	Residual Risk
Delays in securing funding	High	Medium	Pursue a mixed funding model (grants, private finance, community shares); apply in phases; maintain flexible timelines.	Medium
Cost overruns during retrofit	High	Medium	Include 10–15% contingency; retain architect and QS oversight; detailed surveys prior to contract.	Medium
Planning or regulatory obstacles	Medium	Low	Maintain early and ongoing dialogue with planning officers and EDC; align with LDP and community benefit.	Low
Unforeseen building conditions	High	Medium	Commission condition and structural surveys early; include allowances in budget.	Medium
Volunteer or governance fatigue	Medium	Medium	Rotate duties, onboard new trustees, engage DTAS and partners for support.	Medium
Community disengagement	Medium	Medium	Transparent communication, open events, and community inclusion at every stage.	Low
Inadequate long-term revenue	High	Medium	Mixed tenure model; service charges for communal upkeep; accurate forecasting.	Medium
Delay in achieving full occupancy	Medium	Low	Maintain waiting list; partner with housing providers (e.g. Hanover); phased move-ins.	Low
Skills/resource gaps in delivery	Medium	Medium	Commission specialists; include professional fees in budget.	Medium

Changes in policy or grant availability	Medium	Medium	Align with Net Zero and ageing-in- place agendas; flexible financial plan- ning.	Medium
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Climate disruption / severe weather	Medium	Low	Schedule retrofit phases around known seasonal risks; insure against delays.	Low
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Bibliography:

1. Centre for Social Justice, 2024. Lonely Nation Report and Loneliness and Public Costs Report. Available at: www.centreforsocialjustice.org.uk
2. JLL, 2024. UK Seniors Housing Report. Available at: www.housinglin.org.uk
3. Office for National Statistics, 2024. Mid-Year Population Estimates for East Dunbartonshire. Available at: www.ons.gov.uk
4. Scottish Government, 2024. National Planning Framework: Addressing Loneliness Through Community Living. Available at: www.gov.scot
5. Statistics.gov.scot, 2024. Settlements and Localities Population Data for Lenzie. Available at: www.statistics.gov.scot

	<p>Scale Bar</p> <p>0m 5m 10m 20m 30m 40m 50m</p>
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Notes | Key

Health & Safety Notes

RevID	Description	Date	Drawn	Checked
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Project Status
Concept

Do not scale from this drawing. All existing dimensions to be checked on site prior to commencement of works or manufacturing of components. Any discrepancies to be brought to the attention of the architect - if in doubt, ask.

This drawing is the copyright of John Gilbert Architects Ltd. No copying or distribution of this drawing or any part thereof is permitted without prior written permission.

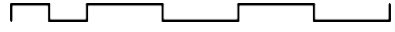
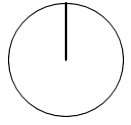
125 Candleriggs, Glasgow, G1 1NP
Tel: 0141 551 8383
Web: www.johngilbert.co.uk

Client
Lenzie Co-Housing

Project Name
Campsie View

Drawing Title
Location Plan

Drawn By HT	Scale at A3 1:1000	Project No. #PIn	Drawing Number_Rev [LP]01_
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10 LOCATION 1:1000

Project Summary

Location	Campsie View School, Lenzie
Project Number	04684
Client	Lenzie Cohousing Group
Brief	Older people cohousing feasibility.

Option Summary

Dwellings	18
Parking	139%
Site Area (m2)	8,020
GIFA (m2)	1,960



Retrofit Option

Lenzie Cohousing

13 November 2023



Description

This option considers the retrofit of the existing Campsie View school and repurposes to smaller, accessible, housing with opportunity for a variety of communal spaces. Potential communal spaces include a kitchen / dining room, lounge space and potential to offer a day activities or enterprise such as walkers cafe.

Carbon Budget

With a total 1,960m² the upfront carbon for the development could be around 250kgCO₂e/m² giving a budget of 490,000 kgCO₂e/m² for redevelopment.

A typical retrofit operational carbon emission for similar, good quality retrofit, is around 12kgCO₂e/m²/year giving an annual carbon emissions of 23,520 kgCO₂e/year.

Over the 60 year life of the project, this gives a simplified lifetime carbon emission of 1,900 tons CO₂e.

House	0 0%
Flat	18 100%

Type Std Bedrooms Apartments				Bedspaces	Number	Percent	GIFA
28%				39	18		1960
A - 1 Bed General	Grd Flat	W/C Adapt	1 2	2	13	72%	67
B - 2 Bed Wheelchair	Grd W/C Flat	W/C	2 3	3	3	17%	105
C - 1 bed Wheelchair	Grd W/C Flat	W/C	1 2	2	2	11%	84
D -							
E -							
F -							
Common spaces					1		272
Circulation					1		334

General needs = GS / HfVN Amenity = HfVN Ambulant

W/C Adapt = Glasgow Standard W/C = HfVN Wheelchair / GS Wheelchair

Resident Parking	18	100%
Visitor Parking	5	28%
Wheelchair	2	11%
Car Club	0	0%

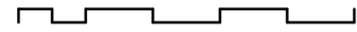
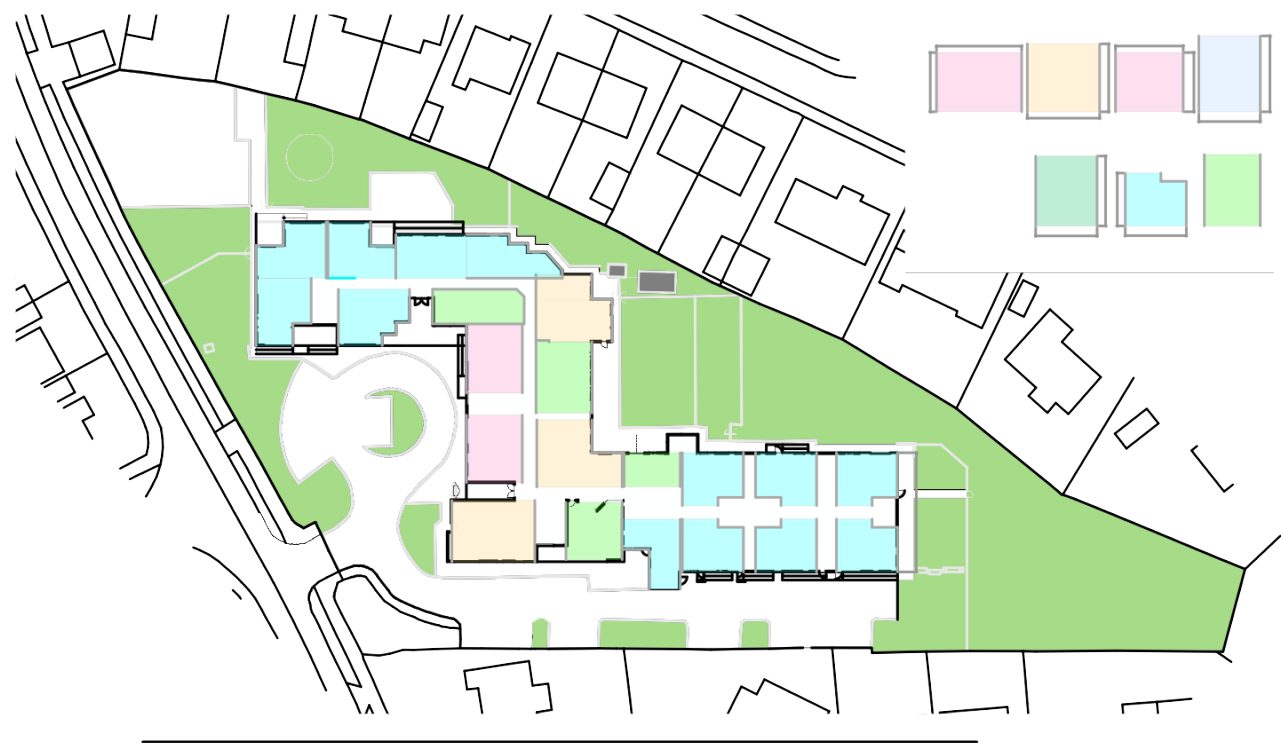
Build Standard

PAS 2030

AECB Retrofit Standard Building Regulations Housing for Varying Needs Secured by Design

Build Strategy Foundations - As existing Frame - As existing

Cladding - Insulated over cladding



200P WC LAGA
103.507 m²

200P WC
109.000 m²

10.119

11.313

12.681 10.081

200P WC
111.927 m²

100P WC
88.580 m²

8.827

8.827

10.772

9.149

Comment

Area

9.149 m²

9.425

7.888

1B2P (JGA)

67.103 m²

Covered Area

Covered Area

9.149

9.099

1B2P (JGA) 1B2P (JGA)

73.312 m2 71.419 m2

1B2P WC

68.976 m2

1B2P (JGA)

72.799 m2

11 REF. HOUSE TYPES 1:500

1B2P (JGA)

69.856 m2

2B3P WC

2

73.644 m2

1B2P (JGA)

78.978 m2

102.786 m

Covered Area

Covered Area

1B2P WC

83.945 m2

88.666 m2

1B2P WC

83.945 m2

Covered Area

105.362 m2

42.397 m2

67.103 m2

67.103 m2

67.103 m2

Main Entrance

1,960.053 m2

1B2P (JGA)

1B2P (JGA)

1B2P (JGA)

2B3P WC (JGA)

71.724 m2

1B2P (JGA)

1B2P (JGA)

67.103 m2

1B2P (JGA)

67.103 m2

1B2P (JGA)

67.103 m2

6.200 m2

Main Building Ground Floor

11 RETROFIT OPTION (18 UNITS OVER 1 STOREY) 1:500



0m 5m 10m 20m 30m 40m 50m



GROUP VIC (10/24)
103,500 m²

GROUP VIC
103,500 m²

10.119
11.313

12.681 10.081

2B4P WC

113.527 m²

1B2P WC

88.986 m²

8.827

8.827

10.772

9.149

Common

Water

2B4P JGA

95.381 m²

10.425

7.888

1B2P (JGA)

67.103 m²

Covered Area

Covered Area

9.149

9.099

1B2P (JGA) 1B2P (JGA)

73.312 m2 71.419 m2

1B2P WC

68.976 m

1B2P (JGA)

72.799 m2

11 REF. HOUSE TYPES 1:500

1B2P (JGA)

73.644 m2

1B2P (JGA)

78.978 m2

69.856 m2

2B3P WC

102.786 m2

Covered Area

Covered Area

0.0000

83.945 m²

88.666 m²

0.0000

0.0000

Covered Area

83.945 m²

105.362 m²

42.397 m²

67.103 m²

67.103 m²

67.103 m²

Main Entrance

1B2P (JGA)

1B2P (JGA)

1B2P (JGA)

1B2P (JGA)

71.724 m²

1B2P (JGA)

1B2P (JGA)

1B2P (JGA)

67.103 m²

67.103 m²

67.103 m²

66.200 m²

Main Building Ground Floor

11 RETROFIT OPTION (18 UNITS OVER 1 STOREY) 1:500



0m 5m 10m 20m 30m 40m 50m

THE COMPANIES ACT 2006

Company limited by guarantee and not having a share capital

ARTICLES of ASSOCIATION

of

Lenzie Community Development Trust



THE COMPANIES ACT 2006

Company limited by guarantee and not having a share capital

ARTICLES of ASSOCIATION

of

Lenzie Community Development Trust

	NAME
1	The name of the company is “Lenzie Community Development Trust ” (“the
	REGISTERED OFFICE
2	Dean House, 65 Kirkintilloch Road, Lenzie G66 4LD

3	<p>In these Articles of Association, the following definitions apply throughout: “Act” means the Companies Act 2006 and every statutory modification and re- enactment thereof for the time being in force.</p> <p>“AGM” means an Annual General Meeting.</p> <p>“Article(s)” means any Article or these Articles of Association. “Board” means the Board of Directors.</p> <p>“Charities Act” means the Charities and Trustee Investment (Scotland) Act 2005 and every statutory modification or re-enactment thereof for the time being in force.</p> <p>“charity” means a body entered in the Scottish Charity Register as defined under section 106 of Charities and Trustee Investment (Scotland) Act 2005.</p> <p>“Charitable Organisation” means a body entered in the Scottish Charity Register as defined under section 106 of the Charities and Trustee Investment (Scotland) Act 2005.</p> <p>“Clear days” means a period excluding the day when notice is given and the day of the meeting.</p> <p>“Community” means the community area described in Article 4. “Director(s)” means the director(s) for the time being of the Company. “GM” means an General Meeting.</p> <p>“Land Reform Act” means the Land Reform (Scotland) Act 2003 and every statutory modification or re-enactment thereof for the time being in force.</p>
3.1	Words importing the singular number only shall include the plural number, and <i>vice versa</i> :

1

3.2	These Articles supersede any model Articles and any regulations pertaining thereto. Subject as aforesaid, any words or expressions defined in the Companies Act shall, if not inconsistent with the subject or context, bear the same meanings in the Articles.
3.3	The two Schedules to these Articles are deemed to form an integral part of these Articles.
	DEFINITION OF COMMUNITY AND PURPOSES
4	The Company has been formed to benefit the community of Lenzie as defined by the Lenzie Community Council post code area established by the East Dunbartonshire Council and shown on the East Dunbartonshire Council website and described in the Lenzie Community Council Constitution. This is referred to as “the Lenzie Community ” with the Purposes listed in the sub-clauses hereto (“the Purposes ”), to be exercised following the principles of sustainable development (where sustainable development means development which meets the needs of the present without compromising the
	PURPOSES
4.1	The advancement of citizenship or community development, including rural or urban regeneration.
4.2	The organisation’s main purpose is consistent with furthering the achievement of any form of sustainable development of public benefit as indicated following. The organisations purposes are:
4.3	To advance the provisions for educational opportunities in the community relating to environment, culture, heritage and/or history

4.4	To advance environmental protection or improvement including preservation, sustainable development and conservation of the natural environment, the maintenance, improvement or provision of environmental amenities for the Community and/or the preservation of buildings or sites of architectural, historic or other importance to the Community; A particular purpose of the Trust is to advance the
	A particular purpose of the Trust is to advance the provision of housing, environment and services in Lenzie
	POWERS
5	The Company shall have powers, but only in furtherance of its Purposes, as expressed in Schedule 1 annexed to these Articles.
	GENERAL STRUCTURE OF THE COMPANY
6	The structure of the Company comprises:
6.1	Members - comprising Ordinary Members (who have the right to attend the AGM and any EGM and have important powers under these Articles and the Act, who elect people to serve as Directors and take decisions in relation to any changes to these
6.2	Directors - who hold regular meetings between each AGM, set the strategy and policy of the Company, generally control and supervise the activities of the Company and, in particular, are responsible for monitoring its financial position and, where there are no employees or managers appointed, are responsible also for the day-to-day
	MEMBERSHIP

2

7	The members of the Company shall consist of the Subscribers (being those Ordinary Members who sign the original Memorandum of Association) and such other persons and organisations as are admitted to membership in terms of these Articles.
8	Membership of the Company is open to:
8.1	Ordinary Members: those individuals aged 16 and over who: are ordinarily resident in the Community; and are entitled to vote at a local government election in a polling district that includes the Community or part of it; and who support the Purposes;
8.2	Associate Members: those individuals who are not ordinarily resident in the Community and those organisations wherever located that support the Purposes. Each member which is an organisation shall appoint one named Authorised Representative to represent and act for such member at all General Meetings. Any change in the appointment of an Authorised Representative may be made at any time by the appointing member, but only by written notice to the Company. Such notice will take effect upon its receipt by the Company.
8.3	Junior Members: those individuals who are aged between 12 and 15 who support the Purposes. Junior Members are neither eligible to stand for election to the Board nor to vote at any General Meeting.
	CONDITIONS OF MEMBERSHIP
9	The following conditions apply to membership:
9.1	The Company shall have not fewer than twenty members at any time; and

9.2	That at least three quarters of the members of the Company are members of the community; and
9.3	In the event that the number of members falls below twenty or that at least three quarters of the members of the Company do not consist of members of the community, the Board may not conduct any business other than to ensure the admission of sufficient
10	The Board shall promptly consider written applications for membership, made in such form as it shall prescribe from time to time, determining if the terms of Article 8 apply and into which category of membership each applicant shall belong, and immediately thereafter shall approve any valid application provided the applicant is not excluded by virtue of Article 9 or has previously been a member of the Company and continues to be
11	The Board shall maintain a Register of Members, setting out the name and postal address of each member, the relative category of membership and the date of the member's appointment and cessation.
MEMBERSHIP SUBSCRIPTIONS	

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12	The Ordinary Members may (if applicable) at any or each AGM fix the annual subscriptions (and, if relevant, different rates thereof for different categories).
13	Members shall be required to pay the appropriate annual membership subscription, where fixed. Only those members who have paid their current subscription, where fixed, are entitled to take part in and vote at any General Meeting.
14	An individual who, or organisation which, ceases to be a member (for whatever reason) shall not be entitled to any refund of membership subscription.
CESSATION OF MEMBERSHIP	
15	A member shall cease to be a member if:
15.1	he, she or it sends written notice of resignation to the Company; or
15.2	being an individual, he or she becomes insolvent or apparently insolvent or makes any arrangement with his or her creditors; or
15.3	being an organisation, it goes into receivership, goes into liquidation, dissolves or otherwise ceases to exist (the right of membership not being transmissible assignment); or
15.4	the annual subscription due remains outstanding for more than six calendar months (and provided that the member in question has been given at least one written reminder) and if the Board chooses to expel that member from membership; or
15.5	a resolution that a member be expelled is passed by a majority of at least 75% of the members present (including proxy) and voting at a General Meeting, of which not less than 21 days' previous notice specifying the intention to propose such resolution and the grounds on which it is proposed shall have been sent to all Directors, all members and the Company Secretary and also to the member whose removal is in question, such
15.6	being an individual, he or she dies (the right of membership not being transmissible assignment).
GENERAL MEETINGS (Meetings of Members)	
16	The Board shall convene an AGM in each year, at such time as it may determine, although the first AGM need not be held in the first year provided that it be held within 18 months after the date of incorporation of the Company. Thereafter, not more than
17	The business of each AGM shall include:
17.1	the report by the Chairman on the activities of the Company;
17.2	the election of Directors;
17.3	fixing of annual subscriptions;
17.4	the report of the auditor (if applicable);

17.5	consideration of the accounts of the Company; and
17.6	the appointment of the auditor (if applicable).
	THE PROVISIONS WITH REGARD TO GENERAL MEETINGS
18.	all General Meetings, other than AGMs, shall be called General Meetings (GM);
18.1	the Board may convene an GM whenever it thinks fit; and
18.2	the Board must convene an GM within 28 days of a valid requisition. To be valid, such requisition must be signed by not less than 10% of the Ordinary Members, must clearly state the purposes of the meeting and must be delivered to the Registered Office. The requisition may consist of several documents in like form each signed by one or more

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19	Subject to the terms of Articles 70, 71 and 72, the provisions regarding notice of a <u>General Meeting</u> are as follows:
19.1	14 Clear days' notice at the least shall be given of every General Meeting to each <u>member, Director, the Company Secretary and the auditor</u> ;
19.2	the notice shall specify the place, the day and the hour of the General Meeting, the general nature of any business and the full text of any Special Resolutions proposed in <u>terms of Article 25</u> ;
19.3	the accidental omission to give notice of a General Meeting to, or the non-receipt of such notice by, any member, person or organisation entitled to receive notice thereof <u>shall not invalidate any resolution passed at or proceedings of any General Meeting</u> ;
	CHAIRMAN OF GENERAL MEETINGS
20	The Chairman of the Company, whom failing the Vice-Chairman of the Company (if any), shall act as chairman of each General Meeting. If neither the Chairman nor the Vice-Chairman is present or willing to act as chairman of the meeting within 15 minutes after the time at which the General Meeting in question was due to commence, the Directors present shall elect from among themselves one of the Elected Directors who will act as
	QUORUM AT GENERAL MEETINGS
21	The quorum for a General Meeting shall be the greater of (a) 10 Ordinary Members or (b) 7% of the Ordinary Members, in either event being present in person or by proxy. No
22	If a quorum is not present within 15 minutes after the time at which the General Meeting was due to commence - or if, during a General Meeting, a quorum ceases to be present - the General Meeting shall stand adjourned to such time, date and place as
	VOTING AT GENERAL MEETINGS
23	The chairman of the meeting shall endeavour to achieve consensus wherever possible <u>but, if necessary, questions arising shall be decided by being put to the vote.</u>
24	The provisions regarding voting are as follows:
24.1	<ol style="list-style-type: none"> 1. a) each Ordinary Member shall have one vote, to be exercised in person or by proxy, by a show of hands 2. b) Unless a secret ballot is demanded by the chairman of the meeting, or by at least two Ordinary Members present at the meeting and entitled to vote, this may be demanded only before any show of hands takes place and shall be taken immediately at the same meeting. 3. c) This shall be conducted in such a manner as the chairman of the meeting may direct and the result of which shall be declared at the same meeting at which

24.2	Associate and Junior Members shall have no vote;
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24.3	Whilst actual attendance by Ordinary Members is to be encouraged at General Meetings, any Ordinary Member shall be entitled to complete one form of proxy to appoint a proxy to attend a General Meeting on his or her behalf, in respect of which
24.3.1	a proxy need not be a member;
24.3.2	a proxy appointed to attend and vote at any meeting instead of an Ordinary Member shall have the same right as the Ordinary Member who appointed him or her to speak at the meeting and to vote thereat; and
24.3.3	the form appointing the Proxy shall be in terms of Schedule 2 annexed to these Articles;
24.3.4	the form appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a certified copy thereof, shall be lodged at the Registered Office not less than 48 hours before the time of the meeting at which the proxy is to
24.3.5	no form of proxy shall be valid more than 12 months from the date it was granted;
24.4	in the event of an equal number of votes for and against any resolution, the chairman of the meeting shall have a vote in his/her capacity as a member of the company
25	At any General Meeting a resolution put to the vote of the meeting shall be voted upon by a simple majority of the Ordinary Members who are present and voting thereon, except for decisions relating to any of the following Special Resolutions, which shall require to be decided upon by not less than 75% of the Ordinary Members present and voting thereon (no account therefore being taken of members who
25.1	to alter the name of the Company; or
25.2	to amend the Purposes; or
25.3	to amend these Articles (subject to Article 74); or
25.4	to wind up of the Company in terms of Article 75 to 78; or
25.5	all other Special Resolutions.
26	Ordinary and Special Resolutions may be passed in writing, rather than at a General Meeting, provided that the terms of this Article are followed.
26.1	An ordinary resolution in writing signed by or on behalf of a simple majority of all the Ordinary Members shall be as valid and effective as if the same had been passed at a General Meeting of the Company duly convened and held, provided that the terms of
26.2	A Special Resolution in writing signed by or on behalf of not less than 75% of all the Ordinary Members shall be as valid and effective as if the same had been passed at a General Meeting of the Company duly convened and held, provided that the terms of
26.3	Written resolutions may not be used either for the removal of a Director prior to the expiration of his or her term of office, or for the removal of an independent financial examiner or auditor prior to the expiration of his or her term of office.
26.4	Any written resolution must be issued in hard copy (by hand or by post) or in electronic form (by fax or e-mail), or by means of a website at the same time, to all Ordinary Members on the Circulation Date (that is, the date on which copies of the

26.5	Where such a written resolution is proposed by the Board, it must include the following express statements: (a) an explanation to the eligible members how to signify their agreement to the resolution; 2. (b) how it can be sent back by them, and whether in hard copy (by hand or by post) and/or in electronic form (by fax or by e-mail); 3. (c) clarification that a failure to mark will be deemed to be a vote against the resolution.
26.6	Where such a written resolution is proposed by members, the following shall apply: 1. (a) the resolution must be requested by not less than 5% of the ordinary members (“the members request”); 2. (b) the members’ request may be made in hard copy (by hand or by post) or in electronic form (by fax or by e-mail); 3. (c) the members’ request must identify the resolution to be put to members and the Board The Board may reject this if it is, in its opinion, either frivolous, vexatious, defamatory of any person or would be ineffective (whether by reason of inconsistency with any enactment or these Articles or otherwise);
26.7	Any such written resolution may consist of several documents in the same form, each signed by or on behalf of one or more Ordinary Members.
26.8	Once an Ordinary Member has signed and returned a written resolution in agreement thereto, his or her agreement is irrevocable.
	MEETING ADJOURNMENT
27	The chairman of the General Meeting may, with the consent of a majority of the Ordinary Members present and voting thereat, adjourn the General Meeting to such time, date and place as he or she may determine.
	COMPANY MANAGEMENT
28	The affairs, property and funds of the Company shall be directed and managed by a Board of Directors. The Board may exercise all such powers of the Company, and may on behalf of the Company do all acts as may be exercised and done by the Company, other than those required to be exercised or done by the Ordinary Members in a
	APPOINTMENT OF DIRECTORS
29	The number of member Directors shall be not less than three. Unless otherwise determined by special resolution at a General Meeting (but not retrospectively) the number of Directors shall not be more than ten.
	Interim Board
30	Upon incorporation of the Company, the following applies with regard to the Interim Board of Directors:

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30.1	The Subscribers (majority of whom must be Ordinary Members), and any one or more individual persons whom they choose to co-opt as Co-opted Directors in terms of Article 25, shall comprise the Interim Board.
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30.2	The Interim Board shall remain in office until the first General Meeting of the Company, to be held as soon as practicable after incorporation, at which time each Director on the Interim Board shall retire, but shall if each wishes remain eligible for election thereat (without the period of office between the date of incorporation and the first General
31	Employees of the Company may not be nominated as or become Directors.
	Composition of the Board of Directors
32	From and after the first General Meeting of the Company, the Board shall comprise the following individual persons (a majority of whom shall always be Elected Directors), namely:
32.1	up to eight individual persons elected as Directors by the Ordinary Members in terms of Article 33 ("the Elected Directors"), who must themselves be Ordinary Members; and
32.2	up to one individual persons appointed by Lenzie Community Council in terms of Article 34 ("the Appointed Directors"); and
32.3	up to one individual persons co-opted in terms of Article 35 ("the Co-opted Directors"), so as to ensure a spread of skills and experience within the Board;
32.4	who shall meet as often as necessary to despatch all business of the Company as specified in the Articles and particularly with reference to the restrictions in the quorum for Board meetings specified in Articles 44 and 45.
	Elected Directors
33	At the first General Meeting held in terms of Articles 30.2 and 32, the Ordinary Members shall elect up to six Elected Directors, in respect of which the following shall
33.1	provided that the first General Meeting in terms of Article 30.2 is held before the first AGM, there shall be no change in or election of Directors at the first AGM (except to the extent of filling any vacancies in the Board left over after the first General Meeting or
33.2	at the second and each subsequent AGM, one-third of the Elected Directors (or the nearest number upwards) shall retire from office:
33.3	a retiring Elected Director shall retain office until the close or adjournment of the
33.4	a retiring Director shall be eligible for re-election after one term of office, but no Director can serve more than two consecutive terms of office, without at least one year out of office before being eligible again;
33.5	if no other Director has or Directors have decided or agreed to retire, the Elected Directors to retire at each AGM shall be those who have been longest in office since their last election but, as between persons who were elected or last re-elected Directors on the same day, the one or ones to retire shall (unless they otherwise agree amongst
33.6	nomination of any Elected Director, who shall himself or herself be (or be eligible to become) an Ordinary Member, shall be in writing by not less than any two Ordinary Members delivered to the Registered Office not less than 7 days prior to the date of the AGM in question and wherein the nominee shall confirm his or her willingness to act as
33.7	election of any Elected Director shall be by vote of the Ordinary Members, each Ordinary Member having one vote for each vacancy in the Elected Directors on the
	REGISTER OF DIRECTORS

	Appointed Directors
34	Subject to Article 32.2, up to one individual may be appointed by Lenzie Community Council or its successors, in respect of which the following shall apply:
34.1	on receipt of the Notice for each AGM of the Company, including the first General Meeting held after incorporation, the said Lenzie Community Council (or its successors) shall intimate the Directors being appointed by it at the AGM, by written notice delivered to the Registered Office not less than 2 days before the start of the meeting,
34.2	Lenzie Community Council (or its successors) may appoint or remove its appointed Director at any time, by written notice to that effect delivered to the Registered Office not less than 2 days before the change is to take effect.
	Co-opted Directors
35	Subject to Article 32, up to one individuals may be co-opted from time to time by the Board of Director itself, as follows:
35.1	subject to Article 35.3, a Co-opted Director shall serve until the next AGM after his or her co-option;
35.2	a Co-opted Director can be re-co-opted at such next AGM;
35.3	a Co-opted Director can be removed from office at any time by a simple majority of the Board: and
35.4	for the avoidance of doubt, a Co-opted Director may participate fully in and vote at all Board meetings which he or she attends.
	VACANCY
36.	The Board may from time to time fill any casual vacancy arising as a result of the retiral (or deemed retiral for any reason) of any Elected Director from or after the date of such retiral or deemed retiral until the next AGM.
36.1	Annually after each AGM, the Board will co-opt a Co-opted Director, who is aged between 16 and 25 years, with the specific role of representing the interests of young people in the Community.
	REGISTER OF DIRECTORS

37	The Board shall ensure that a Register of Directors is maintained, which sets out the full details of each Director as required for all registration purposes, including the date and type of appointment and the date of retiral.
	RETIRAL OF DIRECTORS

38	A Director shall retire or be deemed to retire if:
38.1	being an Elected Director, he or she ceases to be an Ordinary Member in terms of either Articles 8.1 or 15:
38.2	he or she becomes prohibited from being either (i) a charity trustee by virtue of section 69(2) of the Charities Act or (ii) a director of a limited company by reason of any order made under the Company Directors Disqualification Act 1986, and every
38.3	in terms of section 66(5) of the Charities Act, he or she is considered by the Board to have been in serious or persistent breach of either or both of the duties listed in sections 66(1) and 66(2) of the Charities Act; or
38.4	he or she is employed by or holds any office of profit under the Company (except where the provisions of Article 40.4.2 apply): or
38.5	he or she is absent (without permission of the Board) from more than three consecutive meetings of the Board, and the Board resolves to remove him or her from office; or
38.6	by written notice to the Registered Office, he or she resigns as a Director.
	CHAIRMAN AND VICE-CHAIRMAN
39	The Board shall meet as soon as practicable immediately after each AGM (or after a resignation of the Chairman or Vice-Chairman) meet to appoint a Chairman, and if desired a Vice-Chairman, from the Directors (both of whom must be Ordinary
	CONSTRAINTS ON PAYMENTS/BENEFITS TO MEMBERS AND DIRECTORS
40.1	The income and property of the Company shall be applied solely towards promoting the Purposes and do not belong to the members. Any surplus income or assets of the Company are to be applied for the benefit of the Community.
40.2	No part of the income or property of the Company shall be paid or transferred (directly or indirectly) to the members of the Company, or to any other individual, whether by way of dividend, bonus or otherwise, except in the circumstances
40.3	No Director shall be appointed as a paid employee of the Company.
40.4	No benefit (whether in money or in kind) shall be given by the Company to any member or Director except the possibility of:
40.4.1	repayment of out-of-pocket expenses to Directors (subject to prior agreement by the Board of Directors): or
40.4.2	reasonable remuneration to any member or Director in return for specific services actually rendered to the Company (not being of a management nature normally carried out by a director of a company): or
40.4.3	payment of interest at a rate not exceeding the commercial rate on money lent to the Company by any member or Director: or
40.4.4	payment of rent at a rate not exceeding the open market rent for property let to the Company by any member or Director: or
40.4.5	the purchase of property from any member or Director provided that such purchase is at or below market value or the sale of property to any member or Director provided that such sale is at or above market value: or
40.4.6	payment by way of any indemnity, where appropriate; and in any such event the terms of Articles 41 to 43 shall specifically apply.

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	PERSONAL INTERESTS & CONFLICTS OF INTEREST
41	Any Director who has a personal interest in any prospective or actual contract or other arrangement with the Company must declare that interest either generally to the Board or specifically at any relevant meetings. A personal interest includes not only the interest of the Director or employee in question, but also his or her partner, close relative or business associate, or any firm of which he is a partner or employee, or any limited company of which he is a director, employee or shareholder of more than 5% of

42	Additionally, the Board may resolve at any time to require all Directors to deliver a Notice of Relevant Interests to the Registered Office, as they arise and at least annually. In that event, the Board shall determine from time to time what interests shall be relevant interests and shall ensure that a Register of Notices of Relevant Interests is maintained, which shall be open for inspection by both the Board and members of the Company and with the express prior written approval of the Director or employee
43	Whenever a Director finds that there is a personal interest, as defined in Article 41, he or she has a duty to declare this to the Board meeting in question. It will be up to the chairman of the meeting in question to determine:
43.1	whether the potential or real conflict simply be noted in the Minutes of any relevant meeting, or
43.2	whether the Director in question, whilst being permitted to remain in the meeting in question, must not partake in discussions or decisions relating to such matter, or
43.3	whether the Director in question should be required to be absent during that particular element of the meeting and, in terms of Article 45, where a Director leaves, or is required to leave, the meeting he or she no longer forms part of the quorum thereof
	QUORUM AT BOARD MEETINGS
44	The quorum for Board meetings shall be not less than three Directors, provided that the Elected Directors are always in the majority at any Board meeting. No business shall be dealt with at a Board meeting unless such a quorum is present
45	A Director shall not be counted in the quorum at a meeting (or at least the relevant part thereof) in relation to a resolution on which, whether because of personal interest or otherwise, he or she is not entitled to vote
	MEETINGS OF THE BOARD OF DIRECTORS
46	Meetings of the Board may take place in person or by telephone conference call, video conference call or by any other collective electronic means approved from time to time by the Board
47	7 clear days' notice in writing shall be given of any meeting of the Board at which a decision in relation to any of the matters referred to in Article 25 is to be made, which notice shall be accompanied by an agenda and any papers relevant to the matter to be discussed
47.1	All other Board meetings shall require not less than 7 days' prior notice, unless all Directors agree unanimously in writing to dispense with such notice on any specific occasion
48	A Director may, and on the request of a Director the Company Secretary shall summon a meeting of the Board by notice served upon all Directors, to take place at a reasonably convenient time and date

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49	The Chairman, whom failing the Vice-Chairman (if any), shall be entitled to preside as chairman of all Board meetings at which he or she is present. If at any meeting neither the Chairman nor the Vice-Chairman is present and willing to act as chairman of the meeting within 15 minutes after the time appointed for holding the meeting, the remaining Directors may appoint one of the Elected Directors to be chairman of the Board meeting, which failing the meeting shall be adjourned until a time and date when
50	The chairman of the Board meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote, each Director present having one vote. In the event of an equal number of votes for and against any resolution at a Board meeting, the chairman of the meeting shall have a

51	The Board may delegate any of its powers to sub-committees, each consisting of not less than one Director and such other person or persons as it thinks fit or which it delegates to the committee to appoint. Any sub-committee so formed shall, in the exercise of the powers so delegated, conform to any remit and regulations imposed on it by the Board. The meetings and proceedings of any such sub-committee shall be governed by the provisions of these Articles for regulating the meetings and proceedings of the Board so far as applicable and so far as the same shall not be superseded by any regulations made by the Board. Such sub-committee shall regularly
52	The Board shall cause minutes to be made of all appointments of officers made by it and of the proceedings of all General Meetings and of all Board meetings and of sub-committees, including the names of those present, and all business transacted at such meetings and any such minutes of any meeting, if purporting to be signed after approval, either by the chairman of such meeting, or by the chairman of the next
52.1	Subject to Article 52, the company, upon request of any person for a copy of any minutes must if the request is reasonable give the person within 28 days a copy of the requested minutes.
52.2	Where such a request is received under Article 52.1 the company may: withhold information contained in the minutes and
53	No alteration of the Articles and no direction given by Special Resolution shall invalidate any prior act of the Board which would have been valid if that alteration had not been made or that direction had not been given.
54	A resolution in writing (whether one single document signed by all or a sufficient majority of the Directors, or all or a sufficient majority of the members of any sub-committee), whether in one or several documents in the same form each signed by one or more Directors or members of any relative sub-committee as appropriate, shall be as valid and effectual as if it had been passed at a meeting of the Board or of such sub-
55	The Board may act notwithstanding any vacancy in it, but where the number of Directors falls below the minimum number specified in Article 29, it may not conduct any business other than to appoint sufficient Directors to match or exceed that
56	The Board may invite or allow any person to attend and speak, but not to vote, at any meeting of the Board or of its sub-committees.
57	The Board may from time to time promulgate, review and amend any Ancillary Regulations, Guidelines and/or Policies, subordinate at all times to these Articles, as it deems necessary and appropriate to provide additional explanation, guidance and

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	COMPANY SECRETARY, MINUTE SECRETARY, TREASURER and PRINCIPAL OFFICER
58	The Board shall appoint a Company Secretary for such term and upon such conditions as it may think fit. The Company Secretary may be removed by the Board at any time.
59	The Board may appoint a Minute Secretary, for the purposes of Article 52, for such term, at such remuneration (if any), and upon such conditions as it may think fit. The Minute Secretary may be removed by the Board at any time.
60	The Board may appoint a Treasurer for such term and upon such conditions as it may think fit. The Treasurer may be removed by the Board at any time. Whilst in post, the Treasurer may be required to attend (but shall have no vote at (if not an elected Director) Board meetings during his or her tenure as Treasurer, except any part or parts thereof dealing with his or her employment or remuneration, or any other matter which the

61	The Board may appoint a Principal Officer of the Company on such terms (including a decision on the most appropriate job title) and conditions as it may think fit, who shall attend Board and Sub-Committee meetings as appropriate or required, but without any
	HONORARY PATRON(S)
62	Currently there are no Honorary Patrons
	FINANCES
63	The banking account or accounts of the Company shall be kept in such bank or building society and/or banks or building societies as the Board shall from time to time by resolution determine
64	All cheques and other negotiable instruments, and all receipts for monies paid to the Company, shall be signed, drawn, accepted, endorsed or otherwise executed, as the case may be, in such manner as the Board shall from time to time by resolution determine
65	The Board shall manage all funds and assets of the Company and are applied towards achieving the Purposes.
	ACCOUNTS
66	The Board shall cause accounting records to be kept for the company in accordance with the requirements of the Act and other relevant regulations.
67	The accounting records shall be maintained by the Treasurer (if there is one) and overseen by the Principal Officer (if there is one), or otherwise by, or as determined by, the Board. Such records shall be kept at such place or places as the Board thinks fit and
68	The Board shall ensure that an audit of the accounts is carried out by an auditor, an audit (within the meaning of the Act) shall not be required in a case where the Company is exempt (under the Act)

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69	At each AGM, the Board shall provide the members with a copy of the accounts for the period since the last preceding accounting reference date (or, in the case of the first account, since the incorporation of the Company). The accounts shall be accompanied by proper reports of the Board. Copies of such accounts shall, not less than 21 clear days before the date of the General Meeting, be delivered or sent to all members, Directors, the Company Secretary and the auditor, or otherwise be available for inspection on the website of the Company (with all members, Directors, the Company
	NOTICES
70	A notice may be served by the Company upon any member, either personally or by sending it by post, fax, e-mail or other appropriate electronic means, addressed to such member at his or her or its address as appearing in the Register of Members
71	Any notice, whether served by post or otherwise, shall be deemed to have been served on the day following that on which the letter containing the same is put into the post or is otherwise despatched
72	The business of the Company and all its correspondence with and notification to or from members may be conducted equally validly and effectively if transmitted by fax, e-mail or other appropriate electronic means (except where a member specifically requests all such correspondence and notification by post) or otherwise if publicised on the website of the Company (where the Company has advised each member of this and has taken due steps to notify by other reasonable means all other members who state
	INDEMNITY

73	Subject to the terms of the Companies Act and without prejudice to any other indemnity, the Directors, or member of any sub-committee, the Company Secretary, Treasurer and all employees of the Company shall be indemnified out of the funds of the Company against any loss or liability (including the costs of defending successfully any court proceedings) which he, she or they may respectively incur or sustain, in connection with or on behalf of the Company and each of them shall be chargeable only for so much money as he or she may actually receive and they shall not be answerable
	ALTERATION TO THE ARTICLES
74	Any alteration to these Articles should comply with the following conditions:
74.1	upon the decision of not less than 75% of the Ordinary Members present and voting at a General Meeting called specifically (but not necessarily exclusively) for the purpose in terms of Article 25.
74.2	any changes to the purposes are subject to written consent being obtained from the Office of the Scottish Charity Regulator (and its successors) in terms of section 16 of The Charities and Trustee Investment (Scotland) Act 2005
74.3	Notify the Office of the Scottish Charity Regulator (and its successors) of any other changes to the Articles not covered under Article 74.2 (i.e. not related to purposes) in terms of section 17 of The Charities and Trustee Investment (Scotland) Act 2005
74.4	notify the Scottish Ministers, through the Scottish Government Rural Directorate (or its successors under Section 35(1) of the Land Reform Act

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	DISSOLUTION
75	The winding-up of the Company may take place only on the decision of not less than 75% of its Ordinary Members who are present and voting at a General Meeting called specifically (but not necessarily exclusively) for the purpose
76	If, on the winding-up of the Company, any property remains, after satisfaction of all its debts and liabilities, such property (including any land acquired by it in terms of the Land Reform Act) shall be given or transferred to such other community body or bodies or or crofting community body or bodies or Part 3A community body or bodies as may be: (a) determined by not less than 75% of the Ordinary Members of the Company who are present and voting at a General Meeting called specifically (but not necessarily exclusively) for the purpose; and approved by the Office of the Scottish Charity Regulator (and its successors); (b) (c)
77	Or If no such community body or bodies or Part 3A Community body or bodies or crofting community body or bodies is determined by the Ordinary Members in terms of Article 76, such property referred to in Article 76 shall, and not being transferred from a charity organisations, be transferred to the Scottish Ministers or, if it's a charitable organisations
78	In Article 75, 76, 77 and 78, "community body" and "crofting community body" have the meanings ascribed to them respectively in Sections 34 and 71 of the Land Reform Act and "charity" has the meaning ascribed to it in Section 34(8) of the Land Reform Act. and "Part 3A Community Body" have the meanings ascribed to them respectively in Section 74 of
	LIMIT OF LIABILITY

79	The liability of all members of the Company is limited.
80	Every member of the Company undertakes to contribute such amount as may be required (not exceeding £1) to the property of the Company if it should be wound up whilst he, she or it is a member or within one year after he, she or it ceases to be a member (for whatever reason), for payment of its debts and liabilities contracted before he, she or it

15

Schedule 1	
1	Further to Article 5, the Company shall have the following powers, but only in furtherance of the Purposes (and wherein reference to "property" means any property, assets or rights, heritable or moveable, wherever situated) and declaring that the order in which these Powers are listed or the terms of the sub-headings are of no significance
	General
2.1	To encourage and develop a spirit of voluntary or other commitment by, or co-operation with, individuals, unincorporated associations, societies, federations, partnerships, corporate bodies, agencies, undertakings, local authorities, unions, co-operatives, trusts and others and any groups or groupings thereof willing to assist the Company to achieve
2.2	To promote and carry out research, surveys and investigations and to promote, develop and manage initiatives, projects and programmes.
2.3	To provide advice, consultancy, training, tuition, expertise and assistance.
2.4	To prepare, organise, promote and implement training courses, exhibitions, lectures, seminars, conferences, events and workshops, to collect, collate, disseminate and exchange information and to prepare, produce, edit, publish, exhibit and distribute articles, pamphlets, books and other publications, tapes, motion and still pictures, music
	Property
3.1	To register an interest in land and to exercise the right to buy under Part 2 or Part 3A of the Land Reform (Scotland) Act 2003 including any statutory amendment or re- enactment thereof for the time being in force ("the Land Reform Act")
3.2	To purchase, take on lease, hire, or otherwise acquire any property suitable for the Company
3.3	to construct, convert, improve, develop, conserve, maintain, alter and demolish any buildings or erections whether of a permanent or temporary nature, and manage and operate or arrange for the professional or other appropriate management and operation
3.4	To sell, let, hire, license, give in exchange and otherwise dispose of all or any part of the property of the Company.
3.5	To establish and administer a building fund or funds or guarantee fund or funds or endowment fund or funds.
	Employment
4.1	To employ, contract with, train and pay such staff (whether employed or self-employed) as are considered appropriate for the proper conduct of the activities of the Company.
	Funding and Financial
5.1	To take such steps as may be deemed appropriate for the purpose of raising funds for the activities of the Company.
5.2	To accept subscriptions, grants, donations, gifts, legacies and endowments of all kinds, either absolutely or conditionally or in trust.
5.3	To borrow or raise money for the Purposes and to give security in support of any such borrowings by the Company and/or in support of any obligations undertaken by the Company.
5.4	To set aside funds not immediately required as a reserve or for specific purposes.

5.5	To invest any funds which are not immediately required for the activities of the Company in such investments as may be considered appropriate, which may be held in the name of a nominee Company under the instructions of the Board of Directors, and to dispose of,
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16

5.6	To make grants or loans of money and to give guarantees.
	Development
6.1	To establish, manage and/or support any other charitable organisation, and to make donations for any charitable purpose falling within the Purposes.
6.2	To establish, operate and administer and/or otherwise acquire any separate trading company or association, whether charitable or not.
6.3	To enter into any arrangement with any organisation, government or authority which may be advantageous for the purposes of the activities of the Company and to enter into any arrangement for co-operation, mutual assistance, or sharing profit with any
6.4	To enter into contracts to provide services to or on behalf of others.
	Insurance and Protection
7.1	To effect insurance of all kinds (which may include indemnity insurance in respect of Directors and employees).
7.2	To oppose, or object to, any application or proceedings which may prejudice the interests of the Company.
	Ancillary
8.1	To pay the costs of forming the Company and its subsequent development.
8.2	To carry out the Purposes as principal, agent, contractor, trustee or in any other capacity.
8.3	To do anything which may be incidental or conducive to the Purposes so long as these are charitable.

17

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Schedule 2 Form of Proxy

The form appointing the Proxy in terms of Article 24.3 shall be in the following terms, adapted as appropriate:

Lenzie Community Development Trust

I.....,

of....., being an Ordinary Member

of the above Company hereby

appoint.....,

of

and, failing him or her,

of.....,

as my proxy to vote for me on my behalf at the (Annual/General) meeting of the Company to be held on..... and at any adjournment thereof.

This form is to be used in favour of/against the resolution.

Signed.....day of

Signature of member appointing proxy

Lenzie Community Development Trust

Accounts

for the Year ended 31 October 2023

Lenzie Community Development Trust Company Limited by Guarantee

Company Information Year to 31 October 2023

Directors:

Registered Office:

Company Registration Number:

██████████

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2 Regent Square Lenzie

East Dunbartonshire G66 SAE

SC579236 (Scotland)

2

Retired 19 June 2023

Retired 19 June 2023

Retired 19 June 2023

Retired 19 June 2023

Appointed 30 June 2023

Donations Other

Total Receipts

20 170

**Lenzie Community Development Trust
Year to 31 October 2023
Receipts and Payments Account**

	Year to	Year to
	31.10.2023	31.10.2022
	£	£
RECEIPTS		
Grants	2,017	3,700
<u>2,070 4,241</u>		
PAYMENTS		
Insurance	202	202
Subscriptions	179	119
Legal & Professional	1,164	13
Garden Development costs	1,158	0
Garden Maintenance	320	457
Voluntary Services	0	490
Administration / Other	407	144
Total Payments	<u>3,430</u>	<u>1,425</u>
NET (DEFICIT) SURPLUS	<u>(1,360)</u>	<u>2,816</u>

**Lenzie Community Development Trust Year to 31 October
2023**

	As at	As at
Balance Sheet - Company Limited by Guarantee		
	31.10.2023	31.10.2022
Current Assets	£	£
Cash at Bank and in Hand	2,833	4,193
TOTAL ASSETS	<u>2,833</u>	<u>4,193</u>
-----	-----	-----

The Accounts were approved by the Directors on and have been signed on their behalf by:

..... **Director**

1 Balance Sheet

For the year ending 31 October 2023 the company was entitled to exemption under Section 477 of the Companies Act 2006 relating to micro-entity companies. The company is regarded as Dormant for the purposes of Corporation Tax.

The members have not required the company to obtain an audit in accordance with Section 476 of the Companies Act 2006

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

These accounts have been prepared and delivered in accordance with the provision of the small companies regime applicable to micro-entities

2 Trading

The company did not trade during the year.

The directors do not receive any remuneration for their services.

The notes form part of these financial statements

5

Lenzie Community Development Trust Year to 31 October 2023

Ancillary information to accounts

INTERNAL ONLY

Grants

Re Co-Housing

General

EDC

Scottish Community Alliance Volunteering Matters (re S/box*)

Total

£1,000

827

190

2,017

Legal & Professional Fees

Re Co-Housing

Garden Development Costs

All Myrtle Ave (Project2201)

S Tolson Consulting Imagine IF - workshop fee

CHOISS Co-Housing Scotland Total

Myrtle Gate + Fitting Storage Box* Standpipe

Raised Bed Mature Trees

Total

6

400

521

243

1,164

633

190

79

150

106

1,158

██████
██████



**Royal Bank
of Scotland**

Account Name Account No Sort Code Page No LENZIE COMMUNITY DEVELOPMENT TRUST 1 of 2 BUSINESS
CURRENT ACCOUNT



Summary	
Statement Date	30 MAY 2025
Period Covered	02 MAY 2025 to 30 MAY 2025
Previous Balance	£22,609.50
Paid In	£0.00
Withdrawn	£379.88
New Balance	£22,229.62
BIC	
IBAN	

Business Current Account

2 REGENT SQUARE LENZIE

GLASGOW G66 5AE

[REDACTED]

[REDACTED]

Welcome to your Royal Bank of Scotland statement

Why file and store your statements when we can do it for you? Manage your statements online at www.rbs.co.uk If you have changed your address or telephone number please let us know.

Date	Description	Paid In(£)	Withdrawn(£)	Balance(£)
02 MAY 2025	BROUGHT FORWARD	22,609.50		
07 MAY	[REDACTED]			
12 MAY	[REDACTED]			
21 MAY	[REDACTED]			

Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

██████

- V125 10/03/25

██████

██████



Account Name Account No Sort Code Page No LENZIE COMMUNITY DEVELOPMENT TRUST 2 of 2 BUSINESS CURRENT ACCOUNT

<p>Take control of your finances</p> <p>Stay on top of your finances with our digital banking services.</p> <p>To apply, visit www.rbs.co.uk/mobile or to register for Digital Banking, visit</p>	<p>Switching to paperless statements By switching to paperless statements if applicable, you could cut down on the clutter and reduce paper waste.</p> <p>For more information, visit</p>
<p>If you currently receive your statement less frequently than monthly (e.g. quarterly) we'd like to remind you that you can change this so that you receive statements more frequently. If you wish to change how</p>	
<p>Need help with your finances Whether you want to set up a savings goal to fund your dreams or make a financial plan for the future, we're here to help with our free financial health check.</p>	
<p>Statement Abbreviations</p> <p>N-S TRN FEE = Non Sterling Transaction Fee VRATE = Variable Payment Scheme Exchange Rate OD =</p>	

How to contact us

Message Us via the mobile app Ask Cora, our digital assistant at: www.rbs.co.uk 24hr
Lost/Stolen Cards: **0370 600 0459**

If you're a Business Customer:

24/7 Business banking support in the UK - 0345 600 2230 (Outside the UK - +44 345 600 2230) Find useful contact information visit on our 'contact us' page: <https://www.rbs.co.uk/business/support/contact-numbers.html>

Important information about compensation arrangements

Your deposit is eligible for protection under the Financial Services Compensation Scheme (FSCS).

Your eligible deposits with The Royal Bank of Scotland plc are protected by the Financial Services Compensation Scheme. This means that all deposits with one or more of The Royal Bank of Scotland, Drummonds, Child & Co, Holt's and The One Account are covered under the same FSCS limit.

~~If you receive paper statements a FSCS Information Sheet and list of exclusions will be provided to you on~~

Dispute

Resolution If you have a problem with your agreement, please try to resolve it with us in the first instance. If you are not happy with the way in which we handled your complaint or the result, you may be able to complain to the Financial Ombudsman Service. If you do not take up your problem with us first you will not be entitled to complain to the Ombudsman. We can provide details of how to contact the Ombudsman.

For a Braille, large print or audio versions of your statement call 03457 242 424 or contact your local branch

(to use Relay UK add 18001 in front of the number).

Minute of Lenzie Community Development Trust AGM held on Monday, 22 July 2024 at 7.30pm via Zoom

Present:

[REDACTED]

[REDACTED]

as Chairperson welcomed everyone to the AGM.

1 Apologies for absence

No apologies had been received.

2. Minute of previous AGM

[REDACTED]

[REDACTED]

The Minutes of the AGM held on 14 June 2023 were circulated to the membership and no objections had been received. therefore moved their approval, seconded by

3. Chair's report

[REDACTED]

[REDACTED]

reported that the Trust has had a very busy year and had pressed ahead with the cohousing project, thanks to efforts. Work in the two gardens continued and it is hoped residents enjoy sitting in them. A big thank you to the volunteers who have come and have toiled in variable weather conditions! As ever, more volunteers are needed.

The Remembering Together project installed a Covid Memorial in Myrtle Gardens in the form of a covered seat. Its opening was marked by an event with teas and coffees and a plant sale. Vegetables have been planted in Myrtle Avenue for residents to help themselves. There are also several raised beds and it is hoped to attract gardeners who may not be able to bend, or who are wheelchair users. On Thursday 26 July a nursery group are coming to see the garden and do a little weeding. Lenzie Academy thought pupils could volunteer in the garden as part of their Duke of Edinburgh Award but noone has come forward so far.

We look forward to welcoming everybody to engage in all our activities,

remembering that they are for the Community. All suggestions and comments and drop-ins for a cup of tea and a chat, will be warmly receive

4. Secretary's report

[REDACTED]

expressed concern about the small number attending the AGM and suggested that in the future we might arrange an event with a speaker to attract people to attend.

She pointed out that the Trust does not have a Company Secretary but because she is Trust Secretary, Company House assume she is Company Secretary although that is not officially the case.

[REDACTED]

then presented her Report:

It has been another busy year for us. Since August last year, we have been reaching out and networking with other organisations to share information about our work and explore areas of shared interest, and continued the work set out in the November Newsletter.

We are pleased that we have been able to work with the Community Council on hosting a Democracy Matters community consultation on 9th March with funds provided by the Scottish Government. Thanks are due to the folks who came along and contributed their opinions. The results submitted to the government make clear that Lenzie residents are concerned over safeguarding our green spaces and the continuing closure of the Public Hall as well as planning issues. The clear wish was expressed for the community to have a more direct power in more areas in line with the Bute House Agreement between COSLA and the Scottish Government, and less party politics in local democracy.

A specific need was expressed for a regular programme of community meetings by representatives of local groups like Residents' Associations to progress issues of community concern. As a start we hosted The Community Information Day on Saturday, 22nd June which was well attended and appreciated by everyone who came along. It was a full day event, and people were still arriving as we were closing up at 5pm. We hope this event is 'to be continued', finance permitting (more of that later).

Another successful event was held to further develop our vision for Cohousing retirement homes at Campsie View School. A Workshop provided by the creative architectural cooperative, IMAGINE IF, on Monday evening, 29th May which was attended by John Gilberts Architects and Fleming Builders. It gave those attending a chance to learn more about the values underpinning cohousing and play the IMAGINE IF game materials to consider more personally what it might be like to live in a neighbourhood and share some facilities. An animation of the game has been developed to the prototype stage and will be available in the coming months. John Gilberts architects are offering us the opportunity to visit an existing cohousing project and we hope that will be possible soon. The report from the workshop has been produced and circulated.

As a result of our meetings with East Dunbartonshire Council's Health and Social Care Partnership on the health and wellbeing benefits of Senior Cohousing, we have been invited to be part of their Advisory Group.

The idea of Cohousing as one common sense solution to housing problems is gaining ground and Derdriu Campbell from Milngavie is starting an East Dunbartonshire Cohousing Group. As members of the Board of Trustees of CoHousing Scotland we continue to work to influence decision makers at national level, and we have been invited to host an event at the Scottish Parliament on 21st January, 2025. We continue to hope that the Housing Minister and our local MSP will be able to accept our invitation to visit us in Lenzie in the near future.

[REDACTED]

Closer to home, we are sadly having to say goodbye to who has been such a stalwart of the LCDT Board, unstinting with his time and business expertise. He continues his dedication to people with visual impairments now at a UK level with the National Federation of the Blind.

We will miss his sense of humour and wisdom immensely, but our loss is the NFB's gain and we wish him fulfilment in his work with them.

[REDACTED]

[REDACTED]

We were able to welcome onto the LCDT Board.

[REDACTED]

will occupy the Directorship as an appointee of Lenzie Community Council. is a member of the LCC Committee and we hope that the work of

[REDACTED]

each organisation will benefit from good communication and more joint working wherever possible. We have got to know over the past months through his passion for all issues relating the Environment, Climate Change and Sustainability which we share through our work in the community gardens. Through his voluntary work with the British Red Cross Cross Care at Home scheme helping people settle back home on discharge from hospital, he is keenly aware of the impact that loneliness has on health. He is also keen to see Lenzie have a Men's Shed, something LCDT strongly supports.

There are still Director spaces on our Board, and I would encourage anyone who shares our values and aims to think about coming on board.

As we go forward, LCDT will continue to progress out projects, however we will be unable to make progress while finance is an issue that needs to be addressed. Our funds have almost halved since our last accounts; we have applied and failed for two Community Grants from the council and a large submission to the Sir Hugh Fraser Foundation also failed. We have another Community Grant in the pipeline and are working on an application to the Scottish Land Fund.

It has been suggested that we introduce a membership fee, but that would go against our Purposes to be open to every resident living within Lenzie (Ward 6 of EDC). So, we are proposing asking members to consider making a regular donation to allow us to develop our initiatives. We suggest a

donation of between £10 and £50 which would make a big difference to our future financial situation. We hope you can approve this proposal

5. Financial report

[REDACTED]

presented the Accounts.

Accounts to end of October 2023 have been circulated. Donations of £20 were received and grants of £2070 (including £1000 from EDC). The largest cost, £1164, was legal and professional payments for the cohousing development, largely covered by the grants. The grant for Myrtle Avenue from the previous year was spent on the gate, raised beds, trees, and a storage box. Some of this grant remains. The cost of our public liability insurance was £200.

Since October 2023 we have received more money in grants and a £500 donation from a local resident. At the moment there is c£3000 in the account, enough for our current needs.

[REDACTED]

[REDACTED]

proposed, and seconded the approval of the accounts.

6. AOCB

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

raised the issue of the Trust's constitution which needs to be reviewed to ensure it is fit for the future. agreed that this was necessary particularly for the appointment of Directors and their retirements. felt a minimum 3 year term for directors would be good. suggested that she, and should form a sub group to discuss this. This was agreed.

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

suggested the Trust have more events to raise its profile and create interest in the gardens. suggested a produce event in the autumn; people could give their surplus produce – apples/plums/pears - from their gardens and others come and help themselves. Any produce left over could go to the Lodging House Mission. suggested a gentle keep fit event. will find out when the apples are likely to be ready. Events could be in either or both gardens.

7. Election of Directors

[REDACTED]
[REDACTED]
[REDACTED]

reported that no one had come forward. had made an overture to Inspire Scotland who provide people to help voluntary organisations. Perhaps they could provide someone for communications, fund raising and someone to write a business plan. suggested DTAS might come up with a template you could adapt to different situations.

MW suggested leaving the discussion about Directors to a Board meeting after the meeting of the sub group regarding the Constitution has been held.

The Chairperson thanked everyone for their attendance.

[REDACTED]

220723

LCDT Draft Minute of Board Meeting held on Monday 27 June 2022 in Lenzie Golf Club

Present: [REDACTED]
[REDACTED]

[REDACTED]

Apologies:

1. Minute of Last Meeting, 14 March 2022

[REDACTED]
[REDACTED]

moved and seconded the approval of the Minutes.

Matters Arising:

[REDACTED]

Money for the gate in Myrtle Avenue Garden is in the bank. A grant of £3700 was received from East Dunbartonshire Council. The Council needs to be able to get its grass cutting machine into the Gardens so the gate will be $\frac{3}{4}$ and a $\frac{1}{4}$ width.

[REDACTED]

[REDACTED]

[REDACTED]

confirmed that the search for funding for the railings, which will cost c£30 000, is on-going. is checking about applying to the Lottery Fund but it is not straightforward. She is also contacting

2. Governance: Ratification of Office Bearers

Under the Constitution the positions of Office Bearers need to be ratified by the Board. Accordingly,

[REDACTED]

was ratified as Treasurer.

was unanimously re-elected as Chairperson.

[REDACTED]

was ratified as Secretary. She suggested it would help if would agree to being copied into emails from HMRC etc re governance so

that this knowledge was not confined to one person.

[REDACTED]

and are ratified as Fund Raisers and will work together with assistance.

[REDACTED]

[REDACTED]

It was suggested that we should not accept commercial donations lest it jeopardise our independence. will speak to at DTAS to find out what he recommends, and we will formulate a policy at our next meeting.

[REDACTED]

[REDACTED]

[REDACTED]

pointed out the need to future proof the organisation by getting members to stand as Vice to each of the Office Bearers. pointed out that although we have 60 members, very few participate in our activities. And the small number who do attend public meetings or work in the gardens are not keen to be part of the Board. suggested that informal meetings in Billingtons, to allow people to drop in and discuss what would benefit the community, might result in more people being willing to take part.

██████████

suggested sending out an email to current members asking if they are still interested in the Trust, and then asking those who respond to assist.

██████████

For discussion: paper

██████████

expressed concern about the future of Myrtle Gardens. Very few attend the sessions, not enough to do the work required.

██████████

suggested turfing over some of the beds, but unfortunately the Council mower can't access these areas so this would not help.

██████████

██████████

suggested the local residents should be targeted via a mailshot and asked for their help. If no one responds from those with most to gain, we will know where we stand. will design a leaflet explaining

- what the garden is,
- what help is required at Myrtle Avenue, and
- requesting feedback as we want to benefit the community.

It was suggested that the Coop and the Kirky supermarkets would display a posters.

It was also mentioned that the Post Office charge £200 to post 8000 leaflets.

The school has sadly never responded to requests for their participation. Chris will try contacting Beechgrove Gardens TV programme.

An article and picture in the Kirky Herald might also help.

In the meantime Chris will try to locate a gardener and the Trust will pay for them to put the Garden into order.

The Board and anyone available will go along on Wednesday 6 July 2-4pm to work in Myrtle Avenue.

Another Gala event may help promote the Garden in the future.

3. Correspondence: CoHousing Roadshow

The Roadshow had a modest turnout and there was a good panel discussion. In the afternoon the U3A, Ceartas, and the Flower Society had tables. One person attending, who lives near Campsie View School, has become a member of the Trust.

██████████

One attendee criticised using the Golf Club as a venue as it was 'too far away'. pointed out that if the Public Hall was open it would be the Hub for all

meetings and events.

██████████

said that, while CoHousing was a major issue 25 years ago, possibly this is no longer the case. She suggested that the subject could be discussed if we held informal meetings in Billingtons. Hopefully we could find out people's interest and concerns by this method and also by leafleting people around the Campsie View site.

[REDACTED]

*** We have put in a note of interest for a Community Asset Transfer Request to the Council for Campsie View school site and this has been acknowledged.*** The Convenor of the Planning committee is our own Councillor, .

[REDACTED]

It was agreed that we contact Councillor and also the Council via its customer services email address, regarding the future of the Public Hall.

4. Finance:

[REDACTED]

reported that in the Bank we have £4014, and in cash £43.90.

[REDACTED]

[REDACTED]

[REDACTED]

A grant of £3700 came in on 21 October 2021 from EDC. will check whether this is ring fenced for the gate in Myrtle Avenue Garden for child safety and wheelchair accessibility.

as the new Treasurer, will meet separately for a handover.

[REDACTED]

Currently , and are signatories. will stand down and will take her place.

requested that no payments be made by the other signatories without his authorisation.

The Trust originally banked with the Credit Union who subsequently folded and a firm of administrators dispersed the funds. However, the Development Trust money, amounting to c£168, has never been regained. The recovery of this money is being pursued.

5. AOCB:

Nothing was raised.

6. Date & Time of Next Meeting:

To be arranged.

RD 270622

Lenzie Community Development Trust

[REDACTED]
[REDACTED]
[REDACTED]

Minutes of Board Meeting held in on Monday 17 February 2025 at 2.30pm

		Actions
1.0	Attendance	
1.1	[REDACTED]	
2.0	Apologies	
2.1	[REDACTED]	
3.0	Minute of previous meeting, 18 November 2024	
3.1	The Minutes were approved.	
4.0	Matters Arising	
4.1	Meeting with DTAS Adviser The Board met with [REDACTED] in January and some advice was given re the Constitution which [REDACTED] was to follow up. John Main suggested some options for funding the Business Plan might be the Community Land Fund and Acorns to Trees. (The CLF have issued a Stage1 Application Form.)	[REDACTED]

4.2	<p>Community Asset Transfer Business Plan</p> <p>An individual has made a donation which may be of help with the Business Plan. Further details will be available once the Chairperson and Treasurer have met with the donor.</p> <p>It was decided that a subgroup of i be formed:</p> <ul style="list-style-type: none"> • to contact housing expert, with the current Business Plan to see if he might assist for a fee. (His name would give credibility to the BP.) • to contact (Manager, Community Planning and Partnership, EDC) who has offered the help of Council officials with our BP. • Prepare a draft of CAT application and a dossier of supporting material to send to a series of people, (the Housing, Health and Care Forum, the 3 Lenzie Councillors, and every Councillor) with a request for funding to complete our business plan and vary the legislation to include co- housing as a mainstream housing option for East Dunbartonshire. <p>to contact Hanover Housing Association to find out whether they have received an invitation from EDC, to view the Campsieview site.</p>	<p>█</p> <p>█</p> <p>█</p> <p>█</p> <p>█</p> <p>█</p> <p>█</p> <p>█</p> <p>█</p> <p>█</p>
5.0	<p>Reports</p>	
5.1	<p>Gardens</p> <p>reported that Victoria Road gardening will begin on Saturday 1 and Myrtle Avenue on Wednesday 5 March.</p> <p>The Rotarians crocus pots will be lifted in March to allow the planting of vegetables in the raised beds at Myrtle Avenue.</p> <p>hopes to encourage wheelchair users to come to Myrtle Avenue.</p> <p>The Myrtle Avenue garden is leased by the Trust from the Council and the area includes two carparking places located off the lane leading to the old house. to</p>	<p>█</p>
5.2	<p>Finance</p> <p>has reported that a donation has been deposited in the Trust's bank account and that he and , Chairperson, will meet with the donor to discuss how it is to be used.</p>	
6.0	<p>Directors</p>	
	<p>& to reconcile their lists of members.</p>	<p>█</p>
7.0	<p>AOB</p>	

█

█

█

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

	LCC will meet on 7pm on Wednesday 19 February. CR will attend.	CR
8.0	Date of next meeting	
	Monday 17 March at 2.30 in	

Lenzie Community Development Trust

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

Minutes of Board Meeting held in on Monday 17 March 2025 at 2.30pm

		Actions
1.0	Attendance	
1.1	[REDACTED]	
2.0	Apologies	
2.1	[REDACTED]	
3.0	Minute of the previous meeting 17 February 2025	
3.1	Minutes were approved; proposed by , seconded by	
4.0	Matters Arising	
4.1	The Articles have been re-drafted but there is more work to be done.	

4.2	<p>CAT Business plan</p> <p>This was submitted to the Council on 7 March; they have acknowledged receipt.</p> <p>The Assessors' record will show our CAT submission for the site.</p> <p>It was agreed to send an update to those who have expressed an interest in cohousing at the Campsie View site.</p> <p>LOIP Version 2 includes a decision on the Public Hall. The Campsie View site will be included in Version 3.</p> <p>It had been agreed that the CAT application and a dossier of supporting</p>	<p>[REDACTED]</p> <p>[REDACTED]</p>
4.3	Issue of parking at Myrtle Avenue is outstanding	
4.4	and met; work is ongoing.	[REDACTED]
4.5	attended the LCC on 19 February. Nothing to report.	
5.0	Reports	
5.1	Gardens	
	<p>ED Voluntary Action (EDVA) have kindly given a Caulders voucher of £100.</p> <p>pointed out that having for the 3 green bin permits means we now have a</p>	
5.2	Finance	
	<p>circulated a record of funds.</p> <p>A donation of £20K has been received to assist with the Trust's co- housing work. This is much appreciated.</p> <p>A grant of £500 has been received from the Mushroom Trust.</p>	

5.3	Directors/AGM	
	<p>More people are required. There are a good number who attend Victoria Road. to see if any are interested in joining the Trust.</p> <p>part of a bee keeping group came to Victoria Road and was very interested in our work and passionate about his hobby.</p> <p>It was agreed to have an open meeting at the AGM on Monday 19 May and invite or his group to give a talk. The AGM will be held in the church hall or Dean House</p>	[REDACTED]
7.0	AOB	
7.1	Local Placement Plan	
	<p>i and are working on this. commented that Lenzie young people have lost play areas – Andrew Avenue, Whitegates Park and the Lenzie Public Hall – and no one is advocating for them.</p>	
7.2	Lenzie Public Hall	
	<p>The LCC meets on Wednesday 19 March. will attend; the Hall is likely to be discussed and MW will report back.</p>	
8.0	Date of next meeting	
	Monday 28 April at 2.30pm,	[REDACTED]





[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

Lenzie Community Development Trust

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
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 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

Minutes of Board Meeting held in on Monday 28th April 2025 at 2.30pm

		Actions
1.0	Attendance	
1.1	[REDACTED]	
1.2	Visitor	
	[REDACTED]	
2.0	Apologies	
2.1	[REDACTED]	
	All present expressed and extended their deepest sympathies to [REDACTED] and for their sad loss. [REDACTED] has sent a card of condolence, and everyone's [REDACTED] thoughts and prayers with them.	[REDACTED]
3.0	Minute of the previous meeting 17 March 2025	
3.1	Minutes were approved; proposed by [REDACTED], seconded by [REDACTED]	
4.0	Matters Arising	
4.1	The Articles have been re-drafted and will soon be completed. Update at the next meeting from [REDACTED]	[REDACTED]

4.2	<p>Co-Housing Campsie View, CAT Business plan ~ Completed.</p> <p>Co-Housing Environmental Screening Assessment – Completed. Co-Housing Equality Impact Assessment will be completed shortly.</p> <p>The three completed documents above will be made up into a pack and submitted together to EDC.</p>	 
4.3	Issue of parking at Myrtle Avenue is outstanding and there will be an update from at next meeting.	
4.4	and met; work is ongoing. There will be an update at the next meeting.	
5.0	Reports	
5.1	<p>Gardens</p> <p>Gardens report will be available at the next meeting.</p>	

5.2	<p>Finance</p> <p>reported there had been no change in finances since the last meeting with the donation placed in the general funds where it can be allocated to other areas as required. A sum of £1,000 will be transferred to Co-housing to cover the small deficit and provide some funds for future expenditure in Co-Housing.</p> <p>The current balance of funds is £22,609.</p> <p>Annual insurance premium of £202 will be due on 06/05/25.</p>	
5.3	<p>Directors/AGM</p> <p>An update on progress will be available at the next meeting.</p>	CR/MR

5.4

Lenzie Public Hall

discussed her concern that the Lenzie Public Hall has lain empty for an extended period of time and the building is deteriorating. She frequently walks round the building with her granddaughter, and they have a vision where it is refurbished and serving the community. Particularly as Lenzie will soon lose a church and the associated meeting space.

has discussed the public hall with an MSP and they suggested it is suitable for a Community Asset Transfer (CAT) which was confirmed by information from East Dunbartonshire Council (EDC).

The proposal to initiate a CAT was discussed and the refurbishment costs are likely to be within 4 to 6 million pounds depending on the level of refurbishment.

passed over some information on applying for a CAT to Clare for her perusal. LCDT have a previous business case for the Public Hall which could be updated if appropriate.

Summary of the Subsequent Discussion Questions

Does Kirkintilloch town hall have spare capacity to be used for Lenzie resident's activities?

Which organisation is managing Kirkintilloch town hall?

Who would be the lead for organising a CAT for Lenzie public hall?

identifying if there is still the level of community support indicated on Lenziechat on 5th March and a commitment to create a CAT. There is a need to check back with the community groups who registered their support to the original LCDT bid in 2020. that they are still supportive.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

5.5	<p>Community Energy Plan</p> <p>described how within the Labour Party policy paper, Great British Energy there is a section on local power plans. The UK Government has committed to an ambitious Local Power Plan (LPP), which puts “local authorities and communities at the heart of restructuring the UK’s energy economy” (UK Gov). Its goal is to develop up to 8 GW of cheaper, cleaner, locally owned power, through the provision of grants and finance, as well as wider capacity and capability building. In Denmark and Germany 50% of all energy is generated locally. The proposal was for LCDT to support a subgroup exploring the feasibility of Lenzie creating a local power plan.</p> <p><u>Summary of the Subsequent Discussion Questions</u></p> <p>Are there residents interested in helping explore a local power plan?</p> <p>Why isn’t the UK government taking responsibility for providing all the country’s energy needs?</p> <p>What would be the physical boundaries of a Lenzie power plan?</p> <p><u>Identifying if there is sufficient community support and commitment to create a community energy plan</u></p> <p><u>Initial Actions</u></p> <p>Take a table at the Lenzie Information Day on 10/05/25 to advertise the proposal and recruit volunteers.</p> <p>Advertise the proposal and recruit volunteers via Lenzie Chat, LCC and LCDT websites, LCC Facebook and posters in shops.</p>	
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██████████

██████████

6.0	AOB	
6.1	<p>Lenzie Public Hall</p> <p>The LCC met on Wednesday 19 March and are very supportive of refurbishing Lenzie public hall but due to the small number of LCC members and their current workload, they do not have capacity to become involved in</p>	
7.0	Date of next meeting	
7.1	Monday 19th May at 2.30pm,	

Lenzie Community Development Trust

████████████████████

Minutes of Board Meeting held in ██████████ on Monday 19th

██████

██████

[Redacted]
 [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]

May 2025 at 2.30pm

		Actions
1.0	Attendance	
1.1	[Redacted]	
1.2	Visitor	
	[Redacted]	
2.0	Apologies	
2.1		
3.0	Minute of the previous meeting 28th April 2025	
3.1	Minutes were approved; proposed by seconded unanimously.	
4.0	Matters Arising	
4.1	The Articles have been re-drafted and will soon be completed. Update at the next meeting from	[Redacted]
4.2	<p>Senior Co-Housing</p> <p>The completed Campsie View CAT Business plan, Environmental Screening Assessment and Equality Impact Assessment were compiled into a pack and submitted to EDC on 15/04/25. To date has not yet received an acknowledgement from EDC.</p> <p>is visiting the New Ground project at High Barnet and will report back at the next meeting.</p>	[Redacted]
4.3	<p>Parking at Myrtle Avenue Garden</p> <p>will arrange a formal meeting with Val (with a note of the meeting taken) to discuss and clarify if there are any parking spaces available for the community gardeners in the access road around the community garden.</p>	[Redacted]
4.4	<p>Membership List</p> <p>and met; work is ongoing. There will be an update at the next meeting.</p>	[Redacted]
5.0	Reports	

<p>5.1</p>	<p>Gardens</p> <p>Currently, reasonable water volumes can be accessed at both gardens but if dry spells become a regular feature of climate change this may have to be revisited.</p> <p>A strimmer has been donated, and this will require access to an electrical supply. Also, a Rowan tree has been donated.</p> <p>Road signs to help people find the gardens may increase the number of people volunteering. John will contact Steven Egan from EDC requesting road signs to be installed and disabled access for Whitegates Park which was previously requested.</p> <p>Chris will apply for a grant which if successful will help fund chairs and a table with a special place for a wheelchair user</p>	<p>█</p> <p>█</p> <p>█</p>
<p>5.2</p>	<p>Finance</p> <p>reported there had been no change in finances since the last meeting.</p> <p>He circulated copies of the LCDT record of funds as at 19/05/25 for information. He encouraged members to seek and apply for any available</p>	<p>All</p>
<p>5.3</p>	<p>Directors/AGM</p> <p>was invited to come forward as a director with her special interest being the public hall. Which accepted</p>	<p>CR</p>



<p>5.4</p>	<p>Lenzie Public Hall</p> <p>updated the group on developments/discussions regarding the public hall. Prior to the Lenzie information day on 10/05/25 was in discussion with from Love Lenzie. In summary, Love Lenzie have people with many of the skills required to progress a CAT for the public hall and then progress a building condition survey and grants for remediation works. The only skill missing is a quantity surveyor.</p> <p>Many of the Love Lenzie Group will take the public hall project forward but under another group title. They are seeking to operate under the umbrella of LCDT as a subgroup.</p> <p>suggested when the subgroup starts operating, they should immediately seek advice from Accelerate, Community Enterprise Scotland and Development Trusts Association Scotland (DTAS) and COS for advice and support regarding creating an action plan for the CAT and associated steps to refurbishing the hall.</p> <p>There are large capital and revenue costs involved with the CAT transfer and remediation work and care must be taken to ensure LCDT and its members are not exposed to risk or commitment.</p>	<p>LCDT Public Hall Subgroup</p> <p>LCDT</p> <p>Public Hall Subgroup</p>
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	p
<p><u>Questions/Actions</u></p> <p>Does Kirkintilloch town hall have spare capacity to be used for Lenzie</p>	

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

5.5	<p>Community Energy Plan</p> <p>updated the group: -</p> <p>On 28/04/25 LCDT agreed to support a subgroup exploring the feasibility of ? Lenzie creating a local power plan. This group would apply for a grant to fund a feasibility study to assess if Lenzie is suitable for any of the types of local energy generation. These would include, wind turbines, solar panels, house batteries heat pumps from old, flooded mines in Lenzie.</p> <p>On 02/05/25 Milngavie and Twechar were emailed asking for them to share details of their Local Power Plan.</p> <p>On 09/05/25 Milngavie replied (saying they had commissioned a feasibility survey, but a Local Power plan was not possible in Milngavie. They promised to send details of the organisations who gave them a grant for the survey and the consulting engineers who carried out the survey. To date this has not been received.</p>	MWi
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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

6.0	AOCB	
7.0	Date of next meeting	
7.1	Monday 16th June at 2.30pm,	

Lenzie Community Development Trust

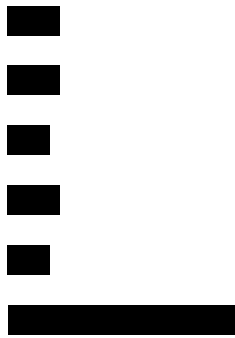
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Minutes of Board Meeting held in on Monday 21 October at 2.30pm

		Actions
1.0	Attendance	
1.1	[Redacted]	
2.0	Apologies	
2.1	[Redacted]	
3.0	Minute of previous meeting, 6 September 2024	
3.1	The Minutes were approved.	
4.0	Matters Arising	
4.1	and met to review the constitution. circulated the proposed changes to the 80 articles. The changes were agreed and the sub-group were thanked for their efforts. It must now be circulated to the General Membership by email, with a request to let the Board know if there are any issues.	[Redacted]
4.2	The Zoom subscription has been cancelled.	
4.3	reported on the Chartered Institute of Housing event at Stirling University where CoHousing Scotland had a table. was able to raise CoHousing with the Housing Minister. A number of attendees expressed interest in CoHousing. is going to submit a Community Right to Buy application to the Scottish Government for the Campsie View site.	[Redacted]
5.4	The Produce Exchange was successful. The Kirkintilloch Horticultural Society were very supportive. Families attended and all produce was taken. Donations came to £149.26. suggested having a monthly market at Whitegates Park for the exchange of produce. However the site is not ideal: Myrtle Avenue might be a better option. It	All
6.0	Report: Finance	
	To be continued.	

The person who had promised to provide another raised bed has been unable to do so. It's possible to get a build-your-own version on-line for c£500.

████████

will look for cheaper option.

██████

Money (£104.32) has been used for 2 pruners, a fork, Weedol, fertilizer, and ericaceous fertilizer. Compost is also required. Also tree stumps for seating under the tree. suggested setting up a sub-committee to finalise the spending.

██████

wondered about installing a permanent locked box for donations but concerns were raised about security.

██████

is looking into companies who may provide volunteers for the gardens.

██████

has heard nothing further re the Covid Memorial for Myrtle Avenue.

3 **Communication - e-Newsletter/ Register of Support**

████████

██████

has designed a newsletter, which everyone endorsed. It will now be sent out to the membership by email. Some hard copies will be printed by

████████████████

for those not technically able and placed in shops such as Billingtons or the Library. Copies will be put on the Trust noticeboards. will distribute some at the coffee morning held at Lenzie Union on a Friday morning.

The Register of Support for Cohousing stands at 129 + 74 written signatures and 135 online signatures.

████████

████████

raised the important issue of Communications under the Equalities legislation. It was acknowledged that this had been overlooked due to pressure of business. After discussion it was decided we need to gather information and research any available technical solutions to put together a formal note as a basis of applying for any relevant grant funds. and

██████████

would take this forward.

4 Lenzie Senior Cohousing Project

[REDACTED]

[REDACTED]

and met with a Council Officer from EDC Estates Department on 7th September (unfortunately no telephone facility was provided which caused a barrier to free communication). The Council

Officer indicated the Council is in favour of placing social housing on the Campsie View site.

However, our submission – the feasibility study and our vision - will go to the full Council Planning Meeting at the same time as the Council’s own plan for the site. Formally, therefore, the door is not closed and we continue to work with DTAS and Community Enterprise for support towards our feasibility study.

It was agreed that, while we should not raise people’s expectations unduly, we need to persevere and work towards getting further community support.

Government money is short and at the moment is ringfenced to support areas of deprivation. After discussion it was decided to withdraw our expression of interest in supporting the Supporting Communities Programme which DTAS administers on behalf of the Scottish Government.

[REDACTED]

[REDACTED]

It is important that we meet with and from DTAS.

[REDACTED]

[REDACTED]

an architect with John Gilberts Architects, is willing to visit the Campsie View site on 11 October, followed by a debrief meeting. His 2 hour visit will not incur any costs. This meeting should give us an idea of what the Lenzie Cohousing project might look like.

The Council describe the site as ‘the former Campsie View’. If our bid is successful, the project may be known as Lenzie Clachan.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

had written a letter to the Scottish Government Housing Minister, asking for the Government’s views on cohousing in general. The letter in response from the Minister’s Private Secretary was basically a copy of the response to ’s previous letter which had asked about the Campsie View site. It therefore

didn't at all address the question in her second letter. It was agreed should write again pointing out that she was asking general question about the Minister's view on cohousing, not about a specific site.

5 Finance

[REDACTED]

Treasurer, had previously provided a table showing our financial situation. There is c£700 in the General Account and c£2500 in the projects account.

[REDACTED]

asked how much is charged for the hire of Dean House; it's c£60.

[REDACTED]

felt a Zoom account, costing £143.88 pa, was more cost effective. (He has paid the fee for this year.) It was pointed out that it is good to meet up face to face occasionally rather than using Zoom all the time but that we should request money from the Council, under the Equalities Act, to cover the annual cost of Zoom.

[REDACTED]

suggested getting local companies like the Co-op to sponsor us; in return they could advertise on our raised beds.

[REDACTED]

has charity boxes which could be re-purposed for the Trust and placed in shops.

-
-
-
-
-

APPENDIX 5

Community Asset Transfer Scheme Environmental Screening



Section 1. Asset Environmental Designations

1.1 Does the identified asset/s have any of the following Built and/or Natural Environmental designations located within or in close proximity to its boundaries?

YES	NO
-----	----

If yes, please tick the relevant boxes (below) and provide additional information within 1.2.

Conservation Areas / Townscape Protection Areas	<input checked="" type="checkbox"/> Listed Buildings X
Antonine Wall UNESCO World Heritage Site / Buffer Zone	<input checked="" type="checkbox"/> Scheduled Monuments X
Sites of Special Scientific Interest	<input checked="" type="checkbox"/> Local Nature Conservation Sites (Biodiversity or Geodiversity) X
Local Nature Reserve	<input checked="" type="checkbox"/> Protected Species (identified on site) X
Air Quality Management Area	<input checked="" type="checkbox"/> Flood Risk Area X
Local Landscape Area	<input checked="" type="checkbox"/> Watercourses X
<input checked="" type="checkbox"/> Open Space / Green Network Opportunities ✓	<input checked="" type="checkbox"/> Tree Preservation Orders X
Core Paths	<input checked="" type="checkbox"/> Parkland / Play park infrastructure X

1.2 Additional detailed information regarding relevant Built and Natural Environment assets or constraints

Site is brownfield, previously a special needs school. No heritage, protected species or flood risk constraints.

Enhances open space opportunities through communal green

1.3 If you require advice when preparing your environmental screening form, please contact:

Section 2. Wider Sustainability Considerations

Have you considered other ways to conserve natural resources? There are many opportunities which may offer benefits to your group and to the wider community, including:

- Installing insulation to save energy and money

1

APPENDIX 5

promote biodiversity and help to protect against flooding.

- Promoting biodiversity in other ways e.g. installing bird and bat boxes, and planting native species.
- Growing food on-site e.g. herb pots, raised beds and vegetable patches.

YES ✓

NO

If yes, please contact the Sustainability Policy Team (Sustainability@eastdunbarton.gov.uk) for further information, advice and guidance.

Wider Sustainability and Waste Arisings Minimisation: Reusing materials during construction where possible, recycling construction waste via certified facilities, applying circular economy principles in procurement and site management, providing on-site recycling and composting for residents.

Passive solar design and high insulation standards.

Low carbon construction materials and energy efficient systems.

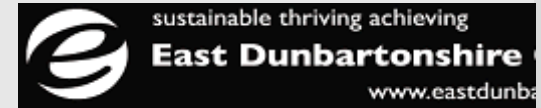
Blue infrastructure: SUDS for managing surface water naturally, helping to prevent flooding and reduce pollution. Roof water collection system for use in communal gardens.

Rain gardens: Shallow planted areas designed to collect and absorb rainwater runoff from roofs and paths.

Green infrastructure: Communal gardens and greenspace providing opportunities for food growing and habitat for pollinators, enhancing biodiversity, and improving wellbeing - Native planting schemes, using locally appropriate plants to support wildlife and build resilience against climate change - Habitat features such as bird and bat boxes, and insect hotels to strengthen local nature networks.

Questions marked with (*) are mandatory

Community Asset Transfer Scheme Equality Impact Assessment



1. Information			
		<p>1.1 What are the demographics of the people who use the asset currently or when it was last operational (including staff)?</p> <p>Only complete the rows which are relevant and proportionate to the asset.</p>	<p>*1.2 What are the demographics of the local area where the asset is situated?</p> <p>Only complete the rows which are relevant and proportionate to the asset.</p>
A	Age		<p><i>Lenzie has an ageing population, with over 22% of residents aged 65 or older — higher than the national average. East Dunbartonshire has one of the highest life expectancies in Scotland and a significant proportion of single- person and pensioner households.</i></p>
B	Disability / long term health condition		<p><i>Around 20% of local residents report living with a long-term condition or disability, with prevalence increasing</i></p>
C	Ethnicity		<p><i>The area is predominantly White Scottish (over 95%), with</i></p>

APPENDIX 6

			<i>number of residents from minority ethnic backgrounds.</i>
D	Gender		<i>Gender distribution is broadly balanced across the general population, though women slightly outnumber men in</i>
E	LGBT+		<i>No speci" data-bbox="593 374 901 458">c data is available at the local level, but national evidence suggests that older LGBT+ individuals are more likely to live alone and experience exclusion from</i>
F	People living in rural areas		<i>Lenzie is a semi-urban area with relatively good transport links, though some households on the periphery may face</i>
G	Pregnant women or those who've recently given birth		<i>There is no speci" data-bbox="593 598 893 666">c data for this group in Lenzie, but East Dunbartonshire has a slightly lower-than-average birth rate compared to the national average.</i>
H	Religion / belief		<i>The majority of residents identify as Christian, though a growing number report no religious af" data-bbox="593 716 904 778">filiation. Other faiths are represented in small numbers</i>
I	Unpaid carers		<i>Approximately 10% of the local population provide unpaid care, with many supporting ageing parents or spouses.</i>
J	Other (please specify any relevant groups of people who are not		<i>Loneliness and social isolation are signi" data-bbox="593 911 881 931">cant concerns,</i>

APPENDIX 6

	represented by the categories above)		<i>alone in mainstream housing. The area currently lacks alternative housing options such as co-housing to support ageing in place.</i>
1.3 Please describe the feedback from any community consultation you have done, which relates specifically to the views of people identifying with any of the characteristics above.			



1. The date, place and how many attended the consultation?

Consultations took place in 2022 and 2023. Over 100 people were directly engaged across multiple events and surveys. In-person consultations occurred at Lenzie Union Parish Church Hall and other local venues, and were supplemented by online surveys and individual outreach. In addition, an online petition hosted on Change.org gathered at least 150 signatures in support of the project. The petition remains live and may now exceed that number.

2. How were the consultations carried out – in person, online, paper copy etc?

A combination of methods was used:

- In-person workshops and public events, including sessions facilitated by Imaginelf, a participatory community activity design agency
- An online petition via Change.org with over 150 recorded signatures
- Email correspondence and newsletters
- Paper surveys distributed through local networks including LCDT members and during the various open days and information events that were held
- News items, updates, and links shared via our website and Facebook page

3. Where did you visit to carry out the consultations?

Consultations were carried out in various locations including Lenzie Union Parish Church Hall, Dean House, and the Clubhouse at Lenzie Golf Course, as well as local public meetings, and through visits to partner organisations. The project team also attended external events to reach a broader audience, including people from underrepresented or marginalised backgrounds.

4. How did you promote it to ensure full inclusivity?

Promotion included:

- Distribution of flyers through local community groups and care organisations
- Email campaigns through LCDT and others
- Direct outreach to older residents, carers, and local housing providers (Hanover Housing)
- Use of accessible venues and digital surveys to accommodate different needs
- Emphasis on welcoming input from disabled people, carers, and those experiencing isolation

5. How will you make the housing inclusive for disabled people who took part in the consultation and advised of this?

4

APPENDIX 6



The proposed co-housing development will adopt inclusive design principles from the outset. All homes will be designed for lifetime occupancy with level access, wide doorways, and adaptable interiors. The layout will include accessible communal areas and external spaces. Feedback from people with lived experience of disability was used to inform the design brief. The community governance model will also ensure ongoing responsiveness to residents' access needs.

6. Adaptations to the housing – loop systems, ramps, lifts etc, and events in the housing complex to combat loneliness?

Adaptations will include:

- Step-free access and gently sloped paths throughout
- Accessible bathrooms and kitchens
- Provision for future installation of stairlifts or platform lifts if needed
- Hearing loop systems and visual aids will be considered during detailed design

To address loneliness, the scheme centres on community living with:

- A shared “common house” for meals, workshops, and social events
- Regular community meetings and shared activities
- Opportunities for informal support, companionship, and mutual assistance

This directly responds to local concerns about isolation and supports wellbeing through social connection.

If you require advice when preparing your equality impact assessment form, please contact: equality@eastdunbarton.gov.uk

2. Impact			
		*2.1 In relation to your answers at questions 1 - 3 and thinking about your proposals for the asset, what are the possible positive, adverse or neutral impacts on groups of people in relation to the characteristics below.	
		Possible positive impact / benefits	Neutral impact
		Possible adverse impact / risks	

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APPENDIX 6

				(?)
A	Age	The project directly benefits older people by providing accessible, community-oriented housing that combats isolation and supports ageing in place (BP, p.5–7).	Without clear governance and facilitation, intergenerational understanding may take time to build.	Yes

B	Disability / long term health condition	<i>All homes and communal spaces will meet or exceed accessibility standards, promoting inclusion for people with physical or sensory impairments (BP, p.6)</i>	<i>If not all types of disability are considered (e.g. neurodivergence), design or social factors could exclude some users</i>	Yes
C	Ethnicity	<i>Open to all ethnic backgrounds; potential to improve representation and visibility in community-led housing.</i>	<i>Low local diversity means targeted outreach will be important to avoid underrepresentation</i>	Yes
D	Gender	<i>Gender equality will be embedded in participation, governance and occupancy structures.</i>	<i>As in many volunteer-led groups, there is a risk of unbalanced representation in leadership unless proactively addressed</i>	Yes
E	LGBT+	<i>The inclusive, participatory ethos offers a safe and affirming alternative to mainstream older adult housing.</i>	<i>LGBT+ individuals may hesitate to engage if explicit inclusivity is not communicated clearly.</i>	Yes
F	People living in rural areas	<i>The project is located in a semi-urban setting with good public transport; it may attract older adults relocating from rural</i>	<i>The model does not directly address rural isolation unless replicated elsewhere.</i>	Yes

6

APPENDIX 6

		<i>communities.</i>		
G	Pregnant women or those who've recently given birth	<i>Not a direct target group; some benefits through intergenerational visiting or local partnerships.</i>	<i>Lack of family housing options may limit relevance.</i>	Yes

H	Religion / belief	<i>The community will operate on inclusive, secular principles respectful of all faiths and none.</i>	<i>Shared space use may require sensitivity around religious practices or observance.</i>	Yes
I	Unpaid carers	<i>Shared living and mutual support could reduce pressure on unpaid carers supporting older adults (BP, p.7–8).</i>	<i>Risk that caring responsibilities become unevenly distributed unless proactively managed.</i>	Yes
J	Other (please specify any relevant groups of people who are not represented by the categories above)	<i>Strong impact on reducing loneliness and social isolation through a built-in support network and purposeful engagement (BP, p.5).</i>	<i>If community dynamics are not nurtured, some residents could still experience disconnection.</i>	Yes
K	Cross Cutting	The project supports environmental sustainability, inclusive governance, community empowerment, and healthier ageing (BP, p.3, 7, 9).	<i>Requires sustained effort and leadership to maintain inclusive and equitable culture.</i>	Yes
2.2. How will this asset transfer affect relations within and across communities? (add more rows as necessary)				
Possible positive impact / benefits			Possible adverse impact / risks	

<p>The cohousing model promotes collaboration, participation, and interdependence across a diverse group of older adults. It has the potential to become a community hub, strengthening ties with local residents and services.</p>	<p>Initial scepticism or misunderstanding about cohousing from neighbours may create resistance, which requires clear communication and active relationship-building.</p>
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3. Actions			
	<p>Thinking about all the possible impacts you have identified in this form, please list any actions you will take to:</p> <p>i) avoid possible adverse impact; and</p> <p>ii) encourage and promote possible positive impact</p>		
	What	Who	When
A	<p>Develop inclusive design guidance to reflect feedback from disabled people, including those with sensory, mobility and cognitive impairments</p>	<p>LCDT working group with architects and accessibility advisors</p>	<p>During design and planning stages</p>
B	<p>Ensure hearing loop systems, step-free access, and other inclusive adaptations are incorporated into the design specification</p>	<p>Project team and architectural consultants</p>	<p>Prior to finalising planning application</p>
C	<p>Provide equality and diversity awareness training for future residents and facilitators, covering LGBT+, faith, age, gender, and disability inclusion</p>	<p>LCDT in partnership with Imaginelf or local training provider</p>	<p>Before community occupancy phase</p>

D	Establish a resident-led governance structure with mechanisms to ensure balanced participation and representation	LCDT Board and resident steering group	During mobilisation and move-in period

*4. Completion	
Name	(Chairperson)
Date	14th May 2025



Other Formats & Translations

本文件可按要求翻譯成中文，如有此需要，請電 0300 123 4510 。

اس دستاویز کا درخواست کرنے پر (اردو) زبان میں ترجمہ کیا جاسکتا ہے۔ براہ مہربانی فون نمبر 0300 123 4510 پر رابطہ کریں۔

ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਮੰਗ ਕਰਨ ਤੇ ਪੰਜਾਬੀ ਵਿੱਚ ਅਨੁਵਾਦ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ 0300 123 4510 ਫੋਨ ਕਰੋ।

Gabhaidh an sgriobhainn seo cur gu Gàidhlig ma tha sin a dhith oirbh. Cuiribh fòin gu 0300 123 4510

अनुरोध करने पर यह दस्तावेज़ हिन्दी में भाषांतरित किया जा सकता है। कृपया 0300 123 4510 पर फ़ोन कीजिए।

This document can be provided in large print, Braille or on CD and can be translated into other community languages. Please contact the Council's Corporate Communications Team at 12 Strathkelvin Place, Kirkintilloch, G66 1TJ, tel 0300 123 4510

APPENDIX 6