

City of Edinburgh Council Application for an Asset Transfer

Stage 2 – Sustainable Business Case

APPLICATION FOR THE TRANSFER OF AN ASSET CURRENTLY OWNED BY THE CITY OF EDINBURGH COUNCIL

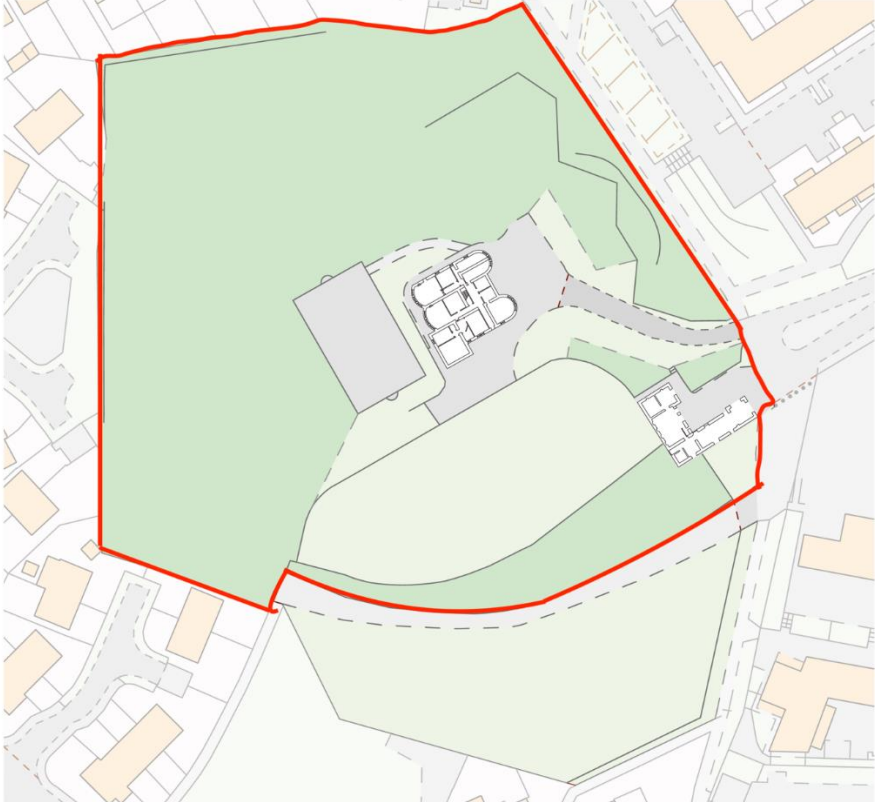
This CAT application is being submitted by Gracemount Mansion Development Trust (GMDT) and demonstrates the following:

- Strategic fit between the business objectives and charitable purposes of GMDT and the proposed use of the asset;
- GMDT will have sufficient current and future capacity and capability to take ownership of, develop and manage the asset sustainably for the long-term
- the knowledge, skills and experience of GMDT Board, Management and Advisory Groups, and the Contractor team will enable sound management and productive use of the asset;
- GMDT has established a strong and diverse series of partnerships to take on and make the asset a success, and has clearly identified the community benefits arising from the transfer of the asset;
- As GMDT's capacity grows, it will ensure there are strong and appropriate partnerships to enhance the prospects for medium and long-term success of the use of the asset;
- GMDT is developing a business growth plan and marketing plan in order to maximise the use and income generation prospects;
- GMDT has demonstrated why the asset is needed and its intended use - aligned to local and national policy, strategy and community needs; it has defined the economic, social and environmental benefits of the use of the asset and the advantages that this proposal will bring
- GMDT has demonstrated strong engagement with the wider community in order to ascertain usage and success of the proposal, via the Our Gracemount and Have Your Say programmes, and plans to carry out further community engagement and market research in 2023-24
- GMDT has a robust risk management plan and processes in place, accounting for unforeseen circumstances and avoiding putting at risk the core organisation/partners;
- GMDT is in the process of formalising partnerships to demonstrate the strength of commitments by interested parties;
- GMDT is developing a flexible delivery model to include phased capital development and use of 'meanwhile' projects, along with a resilient and adequately resourced governance structure to manage the asset during/post transfer.

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Request to the Council

	Is this application being made under Part 5 of the Community Empowerment (Scotland) Act 2015?		YES
1.	Are you requesting the transfer of a building that is owned or leased by the City of Edinburgh Council YES		
	Are you requesting the transfer of a piece of land that is owned or leased by the City of Edinburgh Council YES		
2	<p>Please identify the building and/or piece of land that is the subject of your request: NAME: Gracemount House, Stable Block and surrounding ground ADDRESS: 47 Gracemount House Drive POSTCODE: EH16 6FD MAP REFERENCE: See below</p> 		

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2a	Please state whether this is an application to purchase or to lease the property or if the request is for other rights to use the property: The application is for the purchase of property and land.	
2b	VALUE Have you sought an independent financial assessment of the value for the building/land? If so please identify the source and the estimated value (Note: because your request concerns a public asset, references to the source(s) and value(s) may be referenced in reports to council committee(s) in reference to your submission:	
	Source: DM Hall LLP (see Appendix 1)	Estimated value (£) 350,000
3	Please detail below the nature of the request to the Council (please complete one section only):	
3a	Total transfer by sale or lease of the building/land identified in Section 2 above: : YES	
3b	Gradual transfer by sale or lease of the building/land identified in Section 2 above: NO	
3c	A transfer of just a part of a larger building or part of a larger area of land: NO	
3d	If the request is for other property rights (ie not a sale or a lease) to make use of a property please specify the nature and extent of the rights sought:	
	N/A	
4	Please indicate below the purchase price, rental or other payment being offered for the asset (please complete one section only)	
4a	Where a purchase is being requested please state the price that you are prepared to pay for the building/land that you have identified in Section 2 above: £100 The above price reflects the current liabilities relating to the site as follows: The grounds: The site contains a number of areas to the west formed from made ground, presumed construction waste. There is the potential for abnormalities, contamination or geotechnical issues which present a high potential for remediation works at cost. The eastern part of the site is dominated by an area of woodland with some significant specimen trees subject to preservation orders, given the history of the	

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	<p>site this area is also highly likely to be host to protected species. This area is also within the listed curtilage and subject to restrictions as it constitutes a key part of the setting' of the listed building. The combination of these issues present maintenance liabilities but also significantly limit the development potential of the site and its value in this respect.</p> <p>The building:</p> <p>The 'B' listed building is an important heritage asset within the South of Edinburgh, and there are limitations regarding the development potential of the building and its potential use.</p> <p>The building itself has decayed since it was closed and as a result of security breaches has been subject to significant vandalism. This has resulted in comprehensive damage to the internal building services, roof, windows, the structure, timber elements and finishes within the building. The degradation which has resulted since the closure of the building in combination with the demands imposed by its listed status will result in high costs to make the building safe for occupation and use.</p> <p>It is important that action is taken promptly to occupy and safeguard the building to avoid any further degradation to the building structure.</p> <p>The Stable block is currently derelict, posing a liability to the site in terms of security and safety until its safe restoration, the structure itself is subject to listing restrictions and whilst it has aesthetic value, the site has limited economic value due to high redevelopment costs. The Stable block as well as the walled garden is currently under negotiation for a 40-year lease between CEC and TES. TES will therefore be responsible for raising funds and redeveloping the Stable block and walled garden.</p>
4b	<p>Where a lease is being requested please specify:</p> <ul style="list-style-type: none"> (i) The annual rent that you are prepared to pay: (ii) The duration of the lease requested: (iii) Any other special lease terms required: <p>N/A</p>
4c	<p>Where another form of occupancy (not a sale or lease) is being requested please state the price that you are prepared to offer for such rights to use the property:</p> <p>N/A</p>
5	<p>Please summarise below the reasons for making the Asset Transfer request, any special terms and conditions applicable to the request, how you intend to use the Council building/land and any related timescales:</p>

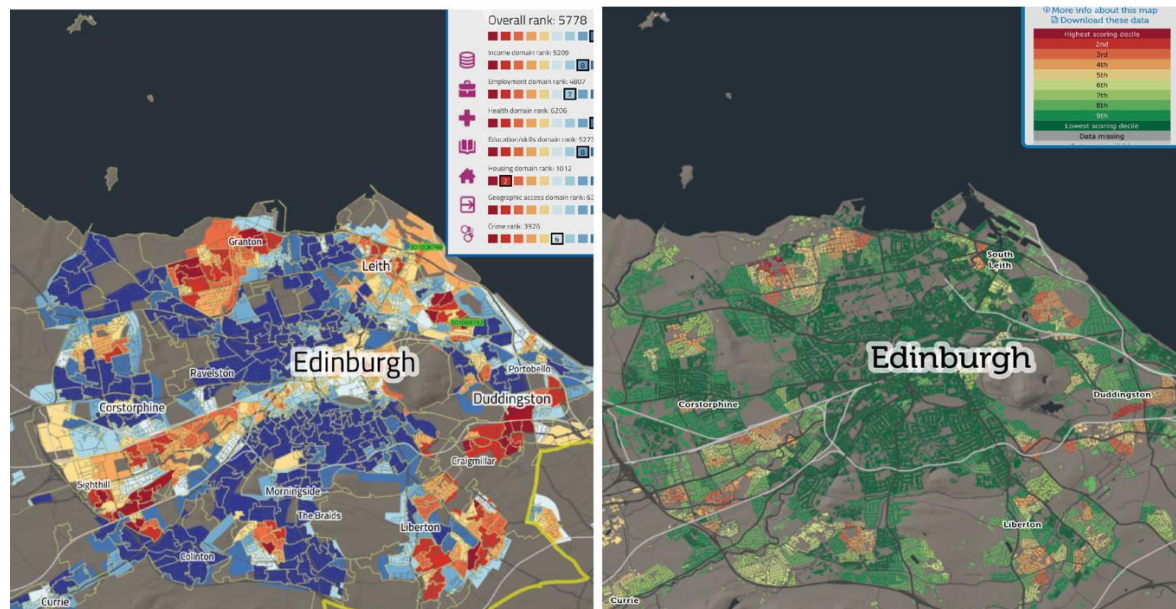
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Reasons for making the Asset Transfer request

The Mansion was closed for safety reasons in April 2018, resulting in the loss of essential activities and services for the local Gracemount community. The loss of activities and services, included the very popular and well attended Gracemount youth and community group, Gracemount community church and the various clubs that offered a wide range of beneficial activities for different groups in the community, for example 'Mondays at the Mansion,' Parent and toddler groups, after school homework clubs, art clubs and adult activity and exercise classes etc. The community meal project was also no longer able to operate with the loss of kitchen facilities. Staff and volunteers working in the garden and grounds, lost the use of essential toilet and cooking amenities. Furthermore, the five different organisations (ranging from third sector, charity and enterprises) that operated from The Mansion had to find other viable alternative bases.

The closure of the Mansion has left a social void within the local community and the loss of provision of these activities and services has reduced the support in health, wellbeing, education and training of the local community and a reduction in a sense of pride, evidenced by the increase in vandalism of the site and surrounding area. Gracemount Mansion lies within the Gracemount, Southouse and Burdiehouse district of Edinburgh, and is classed as being one of the greatest areas of deprivation in the city. The area around the Mansion is classified as a food desert and host to vulnerable groups as show below:



The SIMD highlights the area to be Decile 2, Quantile 1. Overall ranking 1166 for the whole of Scotland. The South East of Edinburgh has a long history of being underfunded, including services for children and young people. GMDT and TES have addressed this recently by involving Scran Academy in developing and

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delivering services at the site since 2021 in a limited way, but this does not address the level of support and need identified via our consultations.

As stated in the Edinburgh Partnership South East Locality Plan the following are key challenges with the Liberton / Gilmerton ward:

- South East Locality has the second highest rate of child poverty with rates of 31% in Liberton/Gilmerton

Liberton/Gilmerton is diverse and includes many areas where there needs to be focus on reducing inequality and disadvantage including, Southhouse, Burdiehouse, Moredun and Gracemount. Poor standards of health and low levels of professional and educational qualifications are amongst the greatest challenges in these areas. Our business plan (see Appendix 4) provides further detail on the data zones and poverty statistics of the area that Gracemount Mansion House is situated in and the population of Gracemount area that it will serve, as well as the alignment of intended use with local policy, strategy and community needs.

Gracemount Mansion Development Trust's aim is to develop The Mansion and its grounds to not only restore the services that were lost but go far beyond this by creating a transformative community asset that will generate a wide range of social, economic and environmental benefits to the whole area.

We will be developing a transformative community asset by redeveloping the surrounding buildings and green spaces into an exciting, financially sustainable community hub that offers a wider range of creative learning, volunteering, mental and physical health benefits, and social and environmental activities, in line with our charitable purposes (see Appendix 2).

The Mansion is adjacent to a number of schools, and in an area lacking in functional parkland, currently exists as an informal greenspace and activity area.

The project will fundamentally improve the health, wellbeing, education and skills of the community by offering the use of the site for activities and events that support improvements in these areas. In addition, with increased presence in the area due to the building and site being occupied this should reduce the vandalism on site, and impact positively on local crime figures

Providing a community hub in the heart of Gracemount as a 'place to go' should reduce the level of vandalism in the area: other local vacant properties have recently been subject to significant vandalism e.g Northfield House Hotel (see Appendix 3), which is located across the opening to Gracemount House Drive, where the Mansion is situated.

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The lack of community facilities or a 'place to go' for local youths has been a causal factor in the increase in vandalism of The Mansion, Northfield House Hotel and other properties

Over the last 10 years the Gracemount area has received some funding for regeneration works, but the Mansion site requires significant investment before it can be reopened.

We have very strong support from the local community and local dignitaries, as stated in B13. Quotes from Ian Murray, MP and Donald Anderson, (former leader of city of Edinburgh council) are below:

“the greater South Edinburgh area is growing at an incredible rate. Thousands of new homes are being built with little thought about community facilities and basic services. A reopened and renovated Gracemount Mansion would serve this new community, as well as acting as a focal point for new and existing residents in the area; promoting community cohesion, a sense of place and a facility that local people can use and be proud of.

The work Friends of Gracemount Mansion have done to get this project off the ground is incredible, and I am excited to continue to work with them to secure the long-term future of the Mansion and the walled garden.

I hope that you will also see the great potential the property and grounds has for the local area and ensure it is taken forward as quickly as the legislation allows. “

Ian Murray MP, Feb 2023. (previously Councillor for Liberton/Gilmerton)

“ I have every confidence that these latest proposals can finally complete the last piece of the jigsaw in the regeneration of Gracemount, and create a community facility that is both well used and well-integrated into the community that surrounds it. The work on engaging the community has been excellent and strong links to existing local facilities have been secured, as can be seen from the comments of the local primary school headteacher and the level of public engagement achieved.

The proposals for The Mansion are I believe the best prospect for rescuing a building and creating an asset where there is currently a liability. It can secure the long-term future for the building and grounds through community use. Other local projects nearby such as The Bothy run by the Friends of Burdiehouse Burn Valley Park, Bridgend Farm House and Inch Park Community Sports Club have been successful and sustainable. These projects have renewed and improved buildings and public spaces beyond recognition. I am confident that the proposals for The Mansion have the same potential to succeed as well.”

Donald Anderson (previous Councillor for Liberton/Gilmerton and Leader of City of Edinburgh Council) February 2023.

Since 2020, GMDT has been delivering activities in line with some of our charitable purposes, as stated in B1. The full reopening of the site will allow GMDT to further deliver on our charitable purposes and provide the much-needed services and activities that the local community has lost since closure The Mansion and site.

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Special terms and conditions applicable to the request

Due to the lack of ongoing maintenance and persistent vandalism to the roof, the building experienced repeated roof leaks. In addition to this a ground floor ceiling collapsed and following this a Health & Safety report indicated further potential issues, causing closure of The Mansion. Since closure in 2018, the Mansion was not secured and the internal building experienced further vandalism with windows being smashed and the copper boiler system and pipes ripped out. This resulted in a continued leak in the basement causing significant water damage with dry rot prevalent in some of the woodwork. GMDT with the help of the local police, finally got the building secured in the summer of 2022.

As there has been a significant lack of upkeep and maintenance and poor security of the property, further vandalism and deterioration has occurred. In line with our surveyor and architects advice we would request the council consider undertaking temporary works to ensure that ongoing decay to the roof windows and façade is arrested.

As part of the negotiation/transfer process, GMDT would propose that an agreed cost estimate is undertaken to bring the building into a wind/watertight, serviceable safe and habitable condition as it was prior to the point of closure and that this is integrated into the overall valuation for the property transfer.

However, we would suggest that the above restoration works are undertaken by GMDT as part of the main works rather than by the council (to avoid duplication)

Gracemount Community Park lies south of Gracemount House, and is part of the Mansion estate. We do not propose including Gracemount Community Park within the community asset transfer, although this can be negotiated, therefore it will remain as council asset but would request use of this by our community groups which may include putting up temporary gazebos or stalls from time to time.

How we intend to use the Council building/land and any related timescales:

GMDT's mission is to reopen the mansion, buildings and grounds as a community hub. In line with our business plan and funding strategy (see Appendix 4). We plan to reopen the grounds and Mansion in stages. This will allow us to deliver some key activities at the earliest opportunity, achieving benefits for the community and other interested groups promptly. This will be managed concurrently with the work

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required to repair and reopen the Mansion, per our high level project plan (see Appendix 5), The project plan will be refined and revisited prior to ownership, upon approval of funding, and as we move through each stage of our project and deliver on plans. We will adopt change management and project management principles in our overall managing of and delivery of our staged plan.

In summary,

- **Short term August 2023 to Autumn 2024** - we will continue working with community partners to offer activities on the grounds and greenspaces of The Mansion, for example, youth, education and training events, horticultural and forest school, fitness, health and wellbeing activities and heritage events. .
- **Medium term Autumn 2024 – Autumn 2026 - upon successful completion of the CAT**, we will be developing and delivering a programme of 'meantime' activities, onsite and potentially in designated areas of the buildings as we move through the development phase. Our phased approach will be focussing development plan and business plan will involve the reopening of the upper levels of the Mansion followed by the basement, although this may be earlier depending on funding.
- **Longer term 2027 and beyond** – development works will be considered on the grounds, and the Stable block will be redeveloped by our proposed tenants and partners TES.

Overall the Gracemount Community Hub project will deliver services and activities in both the short and long term to justify the value of this asset to the local community. The following is a summary of projected timescales of activities and project work:

Timescales for CAT

1. Stage 2 CAT application: Sustainable Business Case – July 2023
2. Finance and resource committee decision – November 2023 or January 2024
3. Anticipated possession – August 2024 or Winter 2024
4. Operational in stages as described - Autumn 2024 onwards

Timescales for development and delivery

- Years 1 - 2, Stage 1 (2024/2025) The site perimeter will be secured, the site made safe and we will develop our current activities within the surrounding

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	<p>grounds and greenspaces. This will involve working with our local partners to deliver activities in line with our charitable purposes. We will also deliver ‘meantime activities’ within the grounds in particular utilising the MUGA, the walled garden and the woodland area and, when possible, within specific parts of the Mansion, allowing some essential activities to commence.</p> <p>- Years 2 - 5 Stage 2 (2026/2027 onwards) – reopen The Mansion, to unlock further revenue streams, and generate longer term programme of community benefits and introduce all activities and services as per the attached plans.</p> <p>Refer to the attached project programme (see Appendix 5).</p>
6	Date of Submission to the Council: 31 July 2023

PART A – About your organisation

A1. 1	Organisation Name, Location and geographic areas of current operation:			
	Gracemount Mansion Development Trust			
A1. 2	Organisation postal address:			
	47 Gracemount House Drive, Edinburgh, EH16 6ED. C/o Lindsay Aitken, 32 Little Road, Edinburgh, EH16 6SQ			
A1. 3	Organisation Contact details for this request:			
	Name	Lindsay Aitken		
	E-mail	friendsofthemansiongracemount@gmail.com	Tel. Number	██████████
A1. 4	Organisational Governance – State the type of organisation you are, for example a registered charity or a registered company. If your agency is not a registered charity or company, please state if you have a Constitution / Statement of Aims / Memorandum and Articles (relevant documents must be supplied on request)			
	Two tier SCIO			
A1. 5	OSCR Registration Number (if your organisation is a charity registered in the UK and/or Scotland):			
	SC052155			
A1. 6	Companies House Registration Number if applicable			
	N/A			

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PART B – Your proposal for use of the asset

In summary, please answer the following questions relating to your proposal (please ensure that you attach your full Business Plans as this will provide further detail)

NOTE: the term ‘the asset or asset’ means the Council-owned asset which is the focus of your submission

	Assessment of the operational and market environment
B1	<p>Please summarise below any history that your organisation has for; (i) delivering good quality services, (ii) meeting the needs of your community and (ii) enabling sustainable growth of your organisation?</p> <p>Answer:</p> <p style="text-align: center;">(i) Delivering good quality services</p> <p>Gracemount Mansion Development Trust was incorporated in November 2022, although developed its vision, mission and constitution during 2021, with an established core steering group in place to drive proposals for the community asset transfer since 2020.</p> <p>Prior to the establishment of GMDT, during 2020 a community group, ‘Friends of the Mansion’ (FoM) was set up born from ‘Save the Mansion’ idea and facebook presence. FoM community group was established to gauge community appetite and support for a community asset transfer of the Mansion and grounds.</p> <p>The founder of FoM, now Chair of GMDT, engaged with other parties who had an interest in the mansion (local boxer, community church, Gracemount youth and community group, playgroups, Transition Edinburgh South (who manage the onsite walled garden), local primary and High schools), and liaised with the council, independent consultants and advisors, DTAS, to agree plan and approach to take forward proposals.</p> <p>An initial steering group was established and activities planned, however, due to the Covid 19 lockdown, face to face meetings and planned events were cancelled. The FoM founder decided to take engagement online and set up a public facebook page and zoom meetings. The zoom meetings extended to beyond the original group of interested parties and attendees peaked at around 30, which during a period of challenge was very positive. These online meetings extended into 2021 with a further three public meetings held during February, March and April 2021, which generated a lot of ideas regarding how the building and grounds could be used, sources of income/funding, skills we need and offers of voluntary help. The output of these meetings were included and contribution to our first community consultation, the Our Gracemount project (see Appendix 6)</p>

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Since early 2020, Friends of the Mansion / GMDT has been active in organising community consultations and campaigning for development and community asset transfer of the Mansion building and surrounding site .

GMDT has worked closely with our partners, Transition Edinburgh South (who managed the onsite walled garden), local schools, Dunedin Canmore Youth Project (part of Wheatley Group), Scran Academy, and a range of other community/statutory organisations to achieve this.

This continued interaction and marketing of plans, with the wider FoM public group, either through online meetings or via social media, has meant that when activities could be delivered again, post lockdown, there was a group of interested and enthusiastic people to attend and volunteers to help out.

The following public face to face events have been held since 2020, of which some were ran in collaboration with community partners or undertaken by GMDT as part of our community consultation and engagement program to gather views and opinions from the community of the plans for development of The Mansion site:

- **October 2020**, Transition Edinburgh South (TES), a Charity partner group, who operate within the walled garden of the Mansion site, supported FoM/GMDT, and applied for funding from the University of Edinburgh Community Grants programme to run the 'Our Gracemount' community action research and volunteering project. The application was successful - two paid and three volunteer Community Action Research workers were recruited for this project, who worked closely with the team behind FoM and TES. The purpose of the programme was to undertake a community consultation and engagement project to get local views as to the future use of the Mansion and grounds. The community project's aim was to: "*Engage a wide range of local residents and organisations to offer volunteering opportunities and develop proposals for new activities for the greenspaces and buildings based around the Gracemount Community Garden and Gracemount Youth and Community Centre, known locally as the Mansion.*" The output of the 'Our Gracemount' report is in Appendix 6
- **July 2021** – Open event hosted with City of Edinburgh Council South East Lifelong Learning Team, carrying out community consultation with local people on what improvements they would like to see at the Mansion site, both buildings and greenspaces.
- **September 2021:** – Open art exhibition hosted with City of Edinburgh Council South East Lifelong Learning Team , featuring art exhibits made by local young people as part of their summer programme, with slogans re climate change, developing the Mansion, Stable Block, walled garden and surrounding greenspaces; presentations from Friends of the Mansion and Transition Edinburgh South

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- Between **December 2021 and September 2022**, the following garden events were ran, with attendance varying from between 50 to over 100 at each event:
 - **December 2021** – Winter Warmer
 - **January 2022** – Burns Celebration
 - **February 2022** – Tattie event – attended by Ash Regan MSP
 - **March 2022** – Spring Fling
 - **May 2022** – May at the Mansion
 - **September 2022** – Awesome Autumn

These Garden events were ran in collaboration with the following community partners:

- **Scran Academy**, who provided food for the events,
- **Edinburgh University / Edinburgh College of Art** who provided children’s activities and an Oral History programme – Tell Your Own Story, with local people giving audio recorded oral testimony, and activities provided by GMDT,
- **Trees and Seas Outdoor Adventures**,
- **Dunedin Canmore Youth Projects (part of The Wheately Group)**,
- **Gracemount and St Catherines Primary Schools** - staff, students, parents/carers
- **November 2022** - GMDT attended the local primary school Winter Fayre, with the Mansion Project roadshow, which was frequented by over 30 families, a suggestion box was on display and many input suggestions and verbally shared feedback of their memories of The Mansion
- **December 2022** – Winter Warmer garden event (in collaboration with community partners) was held, although due to the freezing temperatures this was not as well attended as the other garden events. Both Ian Murray MP and Lezley Marion Cameron, Councillor attended this event.
- **December 2022** - GMDT presented the Mansion project plans, at three High school assemblies to a cohort of c500 pupils. We also held sessions with the pupil council and volunteering groups where we undertook interactive sessions with the Mansion model, gained views and feedback, and the pupil council adapted the consultation survey to make it more student appropriate of which 74 pupils completed (these results fed into Gracemount Mansion project proposals).
 - As part of our work with the High School, GMDT has been engaging with the teachers to identify ways that Gracemount Mansion, can be part of the curriculum / portfolio / project work. For example, ‘mine a mansion in Minecraft’ build a model in CDT, design a logo in Art, and research The Mansion history.
- **December 2022** – **GMDT undertook a series of Mansion project roadshows / community consultation** events at **Gracemount Leisure Centre** over four days. The roadshow was advertised on various social media feeds (not only the FoM facebook page but by our community partners, local schools, Ian Murray MP, and Liberton and District Council). The roadshow was very successful and was visited by local people, people

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frequenting the leisure centre, community partners, members from the Liberton and District Council, and classes from Gracemount Primary, Gilmerton Primary, St Catherine's Primary and Liberton Primary, who enjoyed the display and interactive architectural model of the site, engaging to give their views, feedback and have a bit fun. The roadshows were visited by Councillors, Lesley McInnes and Martha Mattos Coelho.

- **January 2023**, GMDT volunteers, organised litter picks around the grounds of the Mansion.
- **January 2023 – Gracie Garden Gathering (garden event)**
- **March 2023 – Big Tattie Plant Out (garden event)**
- **March 2023** – GMDT undertook a roadshow at Cameron Toll shopping centre which was well attended by shoppers and 'friends of the mansion' and those who happened to be shopping at Cameron Toll but had links with The Mansion from years gone by. Due to this event GMDT were invited to apply for a grant from Cameron Toll Helping Hand Fund.
- **June 2023 – Gracemount Goes Wild**, in coordination with other charity partners, community groups and local schools, on of GMDT's Trustees collaborated with community partners to organise a health and wellbeing event, which was held onsite at the Mansion grounds. This was well attended by over 200 people. GMDT received sponsorship from Cameron Toll lending hand fund, which we applied to as a result of our previous community consultation work in Cameron Toll. Community groups involved were:
 - Scran Academy
 - Treas and Seas
 - Gracemount community church
 - The Very Inclusive play group
 - Wildside Nature
 - Edinburgh Community Yoga
 - Bridgend Farmhouse – Jam
 - Buggy Walks
 - Out and About
 - Bee Lady
 - Lifelong learning team
 - Lapidary Society
 - Gracemount and Frogston Primary schools

Up until November 2022, prior to GMDT becoming incorporated, GMDT worked in partnership with TES to obtain funding and to plan and deliver activities and community engagement to support improved community engagement and consultation of future use of The Mansion. The following funding was granted to TES for the joint programme of community engagement and consultation events and activities:

1. **University of Edinburgh Community Grants programme**, awarded to TES in October 2020 (£4,975), led to running of 'Our Gracemount'

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- community engagement and volunteering programme delivered Jan-Dec 2021 and Our Gracemount report (see Appendix 6)
2. **Corra Foundation Enabling Neighbourhoods and Communities Fund** (£1K) applied for by TES but awarded specifically towards GMDT to undertake further consultation and events over the period July 21 to May 22.
3. Grant secured from **Scottish Land Fund Stage 1** July 2022 (£12K), to support GMDT with undertaking technical assessments, feasibility study, high level business plan, funding strategy and community consultation engagement
4. Grant secured from **Edinburgh Health and Social Care Partnership** to support engagement by Scran Academy, Transition Edinburgh South and Dunedin Canmore Youth Projects (Wheatley Group) with young people in the buildings and greenspaces at the Mansion Summer 2022 – March 2024
5. **SCVO Community Capacity and Resilience Fund to run October 2022 to September 2024**; to engage children, young people and families, and partner organisations and to consult and involve them in developing their ideas and suggestions for what services and programmes they would like to see delivered in the buildings and greenspaces that are part of the community asset transfer application.

TES and GMDT received funding from **Investing in Communities Fund**. Part of this funding is for a part time development worker role for GMDT, from April 2023 to March 2026. TES have also recruited 3 staff who will deliver a range of services that will contribute to increased engagement of local residents and community organisations on site.

GMDT became incorporated on 29 November 2022 as a SCIO and have now been able to apply for funds under our own name. See our funding strategy (appendix 4) for details of short, medium and long term capital and revenue funds. NB: our funding strategy is not a definitive list and may be subject to change. Due to the nature of funding and the funding horizon scanning we will be undertaking new funds may become available that we do not yet know of.

GMDT has received grants and sponsorships from the following funders since incorporation in November 2022:

- Architectural Heritage Fund (to progress project work)
- National Lottery Awards4all (to support the delivery of community engagement work)
- Cameron Toll helping hand fund (fund Gracemount goes wild community event)

GMDT has also applied to the following funders and are awaiting decisions:

- Heritage lottery (small grant to undertake a program of Heritage activities that will then support our larger capital grant application)
- CEC Community Grants Fund
- Bupa Greenspace Fund
- We have also applied to the Co-op shopping schemes

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In the near future, GMDT will be applying for the following:

- Architectural Heritage Fund for additional funds to cover contractor costs
- Scottish Land Fund 2
- Funding for revenue costs, including Robertson Trust, National Lottery Community Led Fund Funding for capital costs, including Heritage Fund, Historic Environment Scotland, and we are in discussion with City of Edinburgh Council staff regarding the Regeneration Capital Grant Fund

This funding will support our project development work and allow GMDT to continue delivering good quality services, in collaboration with our community partners. With the support of our newly appointed Development Worker, and working in partnership with community organisations, including TES, volunteers and members, we are planning to deliver a program of events and series of activities, to name a few:

- Health and wellbeing activities to run into 2024
- Program of heritage activities and events
- Partaking in doors open day (living heritage)
- A GMDT members' and volunteers events (to share plans, progress and gather views)
- Gracemount Games
- Volunteer engagement and program of activities, for example: improve the landscape by planting flowers, shrubs; build a woodland walkway around the site; build bat, bird and bee boxes

We are also working on a plan as to how best to engage minority groups and people with additional support needs within the community who may not know about or may not feel they can access the resources we have to offer on site.

Some of the capital projects we have in the immediate pipeline (pre-asset transfer) are to:

- redevelop the onsite MUGA in collaboration with Sports Scotland
- provide a woodland walkway around the perimeter
- clean the graffiti from stone work
- plant flowers to make landscape more appealing
- provide seating and places for rest

(ii) Meeting the needs of our community

The Gracemount Mansion project has been set up for the community, by the community and it is this ethos that is at the forefront of everything that we do and stand for. As such, community and stakeholder engagement, socialising plans and marketing have been key to identify the needs of the community and stakeholders, and how best to meet these needs.

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Extensive community engagement has been undertaken since 2019. Firstly, by CEC 'My Gracemount' and as summarised in B1(i) by GMDT by way of 'Our Gracemount' report (see Appendix 6), and 'Gracemount Mansion – Have your say' report (see Appendix 7)

Over 100 people completed the 'Our Gracemount' questionnaire / survey, and a further 145 completed 'Gracemount Mansion - have your say' surveys; others contributed through feedback in suggestion boxes, social media and using the model as a tool to gather ideas of future use of the mansion and grounds.

The output of the extensive consultations has driven the plans for the Mansion project and the services and activities that have been held on site to date and will be in the future, as detailed in the business plan (see Appendix 4).

GMDT's core objectives and charitable purposes, are aligned with meeting the needs of the community. The following are our five core charitable purposes with a summary of how we plan to achieve these and meet the needs of the community:

1. *To advance education and training, by delivering learning and training programmes delivered at Gracemount House, Stable Blocks and surrounding green space 'The Mansion Community hub' and local venues in Liberton/Gilmerton council ward.*

GMDT will provide facilities via both the buildings and greenspaces for learning and training programmes to take place. These will be delivered directly by GMDT staff and volunteers, as well as organisations based on site or hiring the space to run programmes.

2. *To advance health by providing facilities and running activities that support physical and mental health, contribute to the prevention of ill health, tackle health inequalities and reduce social isolation*

GMDT will work with partner organisations to develop and manage a range of building-based facilities and outdoor greenspaces that will provide activities that increase physical and mental health, such as horticulture, harvesting/cooking and eating food grown on site, outdoor games, arts activities, yoga, pilates, learning programmes and workshops that increase confidence, skills and reduce stress, anxiety and loneliness. These activities will be delivered directly via GMDT itself, and/or by the voluntary organisations and other services that will be based on site and/or lease/book rooms or outdoor spaces to deliver activities themselves.

Organisations that have played a key role in supporting GMDT to date include Transition Edinburgh South (TES), Dunedin Canmore Youth Projects (Wheatley Group), Scran Academy and Trees and Seas Outdoor

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Adventures. The services that are currently being delivered on site and will be in the future are focused on improving physical/mental health of those they work with, reducing social isolation and health inequalities. Most activities are offered free of charge, with the opportunity for participants to make donations. This includes running events which provide healthy nutritious food that is available by donation or free for those that cannot afford it, with places on some programmes where a charge is made being subsidised for those on low incomes.

3. *To advance community development through community-led planning, ownership and development of the buildings and greenspaces at the Mansion Community hub, helping regenerate the local community through creation of employment, training and volunteering opportunities, and provide accommodation/outdoor venues for community organisations, businesses, local services and events.*

The planning, development and ownership of the buildings and greenspaces will be community led. Gracemount Mansion Development Trust will manage community engagement through a variety of means, including:

- the recommendations of the three consultations CEC 'My Gracemount, 'Our Gracemount' (see Appendix 6) and Gracemount Have Your Say consultations (see Appendix 7)
- Extending community engagement across a wider demographic of the local community. To help with this we have secured funding from the Scottish Land Fund
- Regular engagement of GMDT members and recruitment drive to get more of the community involved in membership
- Continue engaging with local schools, community groups and other interested parties through networking events and holding regular 'Friends of the Mansion' (FoM) meetings. FoM was established during 2020 and we have held a number of online meetings with a regular cohort of local people (who are potential GMDT members). We also have a FoM Facebook group with over 1000 connections.
- Continue raising awareness and involving local people through our events, meetings, and links we have with local community groups, including services such as Libertus Independent Living, organisations working with children and young people, such as Dunedin Canmore Youth Projects, Trees and Seas Outdoor Adventures, HomeLink Family Support, Edinburgh and Lothians Greenspace Trust, Bridgend Farmhouse, schools, health and social care services and local community centres.

We will support the regeneration of the local community by providing employment, training and volunteering opportunities, helping to reduce anti-

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social behaviour, and tackling poverty and deprivation within the local community, through:

- Offering employment, training and volunteering opportunities through GMDT, and via the community organisations and services that will be given facilities for bookings either in the buildings or surrounding greenspaces.
 - Providing employment, training and volunteering opportunities as part of the initial re-development, re-generation and ongoing maintenance of the Mansion, stable blocks and surrounding greenspaces.
 - Providing employment, training and volunteering opportunities with the management and administration activities required to support GMDT as a charitable organisation.
4. *To develop and provide recreational facilities at the Mansion building, Stable Block, Walled Garden, and surrounding greenspaces, and organise recreational activities that will improve the conditions of life for people living, working, volunteering in or visiting Liberton/Gilmerton.*

GMDT will develop and provide recreational facilities in the form of multipurpose venues within the building and meeting places for local young people and community organisations. These are facilities where significant demand was identified within the South of Edinburgh.

In addition to the main building this will include future plans to redevelop the stable block by TES and an active and more established community garden in the Walled Garden, and the development of attractive greenspaces that local people and visitors will wish to use informally for walks, play and relaxation, as well as taking part in a number of outdoor public events, workshops and learning programmes.

Provision of these recreational facilities will ensure that local people have access to facilities that are easily accessible, affordable, clearly identified needs as expressed via the Our Gracemount Report but are not currently available locally.

GMDT will continue to offer the greenspaces (and in the future building space, as appropriate), to organisations, such as:

- TES – who promote regenerative gardening, and provide environmental, health and wellbeing activities to the local community, local children and young people, including organised sessions with the local primary and secondary schools located in the vicinity.
- Dunedin Canmore Youth Projects (Wheatley Group) – who work with local youths on various projects
- Scran Academy – who provide a team of talented, professional chefs offering a range of freshly made grub from the Van and other events,

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providing opportunities for young people to gain meaningful work experience, gain skills and have fun. Their programmes support young people to transition beyond the classroom to take control of their development.

- Trees and Seas Outdoor Adventures – are a community interest company, trading as a social enterprise not for profit organisation. They provide forest school activities to local children, special needs groups, and training in essential outdoor life skills. Trees and Seas Outdoor Adventure believe that children learn best through hands-on learning and thrive through free play and exploration with guidance and nurture from supporting adults. They have a strong commitment to the United Nation's Convention on the Rights of the Child, environmental sustainability and to build on the Nature Connection philosophy.

Further ideas proposed, as part of 'Our Gracemount' community consultation survey report (see Appendix 6) and Gracemount 'have your say' (see Appendix 7) include offering the venue for weddings and other celebrations, business meetings and lectures, artists spaces, as well as themed community events that have been piloted in the community garden over the past year, and have been well attended by local residents, schools and community groups.

5. *To advance and protect the environment at the Mansion Community hub site, by sustaining and improving bio-diversity, the mature trees and plants at the site, promoting climate-friendly practices and regenerative horticulture.*

GMDT will work with partner organisations to ensure that bio-diversity is sustained and improved, where reasonable, in the greenspaces. Within the Walled Garden, over the past 9 years TES has been using regenerative horticulture practices to increase soil fertility, pollinators and bird populations. GMDT aims to support TES and other organisations that are committed to building bio-diversity and developing regenerative horticulture, outdoor arts, craft and play activities, e.g., Trees and Seas Outdoor Adventures who currently deliver programmes for children on site.

There are a number of mature trees that the Trust aims to preserve, including a Jeffreys Pine, one of only two in Scotland, as well as Cedar of Lebanon, Oak, Monkey Puzzle, Beech etc. GMDT will use the results of the contracts funded by Scottish Land Fund that will include assessing the natural capital of the site, in order to achieve this goal. This process will also contribute to sustainable building design to ensure buildings are climate friendly. The learning programmes offered will include raising participants awareness of the value of the greenspaces for bio-diversity and learning skills to tackle climate change, such as developing soil fertility, regenerative horticulture, flood mitigation etc.

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Who will benefit from these activities?

- Local people living, working, volunteering in and visiting Liberton/Gilmerton council ward
- People affected by physical and mental health issues, and/or who are socially isolated, and/or affected by health inequalities
- People wishing to access learning, volunteering, recreational, training, further education or employment opportunities in Liberton/Gilmerton council ward
- People wishing to contribute towards regenerating the local community in terms of improved and expanded local services, employment opportunities, facilities for people to meet socially and receive support e.g., regarding health, poverty issues etc.
- People wishing to contribute towards environmental improvement of the community hub site and local community
- Local community organisations, and enterprises that wish to deliver services from an easily accessible community hub
- Organisations working towards the regeneration of the local community in Liberton/Gilmerton council ward e.g., Liberton/Gilmerton neighbourhood networks i.e. local statutory services including City of Edinburgh Council South East Lifelong Learning Team (that includes community planning, adult learning and youth work); Edinburgh Health and Social Care Partnership South East locality team, NHS Lothian, Liberton/Gilmerton neighbourhood network supported by Edinburgh Voluntary Organisations Council

(iii)Enabling sustainable growth of GMDT

The core aim of GMDT is to take ownership of Gracemount House and surrounding grounds by way of a community asset transfer and reopen the site as a community hub for all, in line with our charitable purposes. The successful transfer of the asset will allow the project work to continue, with the rebuild and redevelopment of The Mansion and surrounding grounds, and in turn this will enable the future sustainable growth of GMDT.

The experience and calibre of our Board of Trustees, staff and contractors involved with the project, ranging from experienced business planners, funders, architects, project planners, and our team of volunteers with a wide range of skills sets will ensure the sustainable growth of GMDT. The Board is embedding strong governance and compliance processes as well as operational process and procedures and risk management frameworks. See B4 below for details of the skills and experience of our Trustees, Staff, Contractor Team and Volunteers.

As GMDT is a two tier SCIO with a detailed constitution, this will be under scrutiny by the Board, Members and Charitable ombudsman.

We will develop a succession plan for key roles and reach out to market / buy in expertise, if required.

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	<p>GMDT / FoM now has an online presence of over 1,100 followers and over 180 on the separate mailing list. In addition, we have built a base of over 30 volunteers and over 45 members of the charity.</p> <p>GMDT has an established base of local volunteers and we are working with them to plan a program of activities and initiatives to support our aims of providing sustainable activities as well as being a viable going concern (as stated above) We have also elected and appointed Trustees with the necessary skill set and business acumen to support GMDT with delivering our strategic aims and managing our various project teams, not only to deliver the requirements of the CAT but to support sustainable growth of GMDT in the short, medium and long term, in line with our Strategy.</p> <p>Our community consultations, business plan and financial projections illustrate GMDT’s long term viability.</p>
B2	<p>Is there a strong business-fit between the core objectives of your organisation and the proposed use of the asset?</p>
	<p>Answer:</p> <p>Yes there is a strong business-fit between the core objectives of GMDT and the proposed use of the asset and its position and historic status within the local community. GMDT has been constituted with the purpose of bringing the asset back into public use. Extensive due diligence has been undertaken to ensure there is a strong business fit between GMDT’s vision, mission, charitable purposes and the sustainable use of the asset and going concern of the operation of GMDT, as detailed in section 5 and B1.</p> <p>GMDT’s core objective is to further the achievement of sustainable development. We are achieving this through community-led planning, and the planned ownership and development of the buildings and greenspaces at the Mansion Community hub. This will improve the sense of ownership and pride by the community and bringing much needed facilities and activities to the local area. Reopening the Mansion site as a community hub will provide facilities and activities that:</p> <ul style="list-style-type: none"> • deliver learning and training programmes to increase the skill set and education development of the local community with the aim of reducing poverty within the area • deliver an ongoing programme focussed on the health and wellbeing of the community to reduce ill health, improve physical and mental health, tackle health inequalities and reduce social isolation • create employment, training and volunteering opportunities, and provide indoor/outdoor venues for community organisations, businesses, local services and events that will help regenerate the local community.

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	<ul style="list-style-type: none"> • Provide recreational activities that will improve the conditions of life for people living, working and volunteering in the area • Promote climate-friendly practices and regenerative horticulture to sustain and improve the bio-diversity, mature trees and plants at the site, and to advance and protect the overall environment at the Mansion Community hub site and surrounding greenspaces.
B3	<p>How will your organisation’s current operational capacity and financial turnover be affected by taking forward your proposals for the asset?</p>
	<p>Answer:</p> <p>GMDT was established to secure ownership of Gracemount House, Stable Block, and surrounding greenspaces for the long-term benefit of the community. Led by the community, for the community, we aim to restore and develop Gracemount House, known locally as The Mansion, surrounding buildings and greenspace. We will establish the site as a financially viable and sustainable community hub.</p> <p>Both our operational capacity and financial turnover is directly related to securing ownership, development and management of the site. GMDT will need to raise revenue and capital funding to achieve our objectives, scale up the capacity of GMDT, develop and deliver on our strategic objectives, which will also increase the resilience and sustainability of GMDT. To help achieve this we have:</p> <ul style="list-style-type: none"> • A strong board of Trustees who have a wide set of skills ranging from Financial Services, compliance to working with vulnerable, disadvantaged and underrepresented groups (see section B4). • Working with experienced contractors as part of the overall project. For example, independent consultant to advise on process and funding, Architects and surveyors who have previous experience of managing CAT process (as detailed in B4). • Proposals to establish various project teams in line with our business plan and organisational strategy to deliver the required elements of each stage of our project and programme of activities. • Developed a funding strategy in line with our capital development and project costs and ongoing business development plan. GMDT’s financial requirements will directly correlate with needs of the project and business plan; financial turnover is directly affected by proposed use of the asset (see section B2) • Raised funds (and will continue raising funds) to employ staff from July 2023, to cover a range of roles, supporting the work of the project teams and management groups, that we are setting up. These employed roles will cover the following: <ul style="list-style-type: none"> ○ Fundraising, income generation and business development ○ Volunteer/staff recruitment training and support ○ Event organisation and communications ○ Project build and programme management

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B4	<p>Please evidence below, the strength of leadership and skills of the Board and staff of your organisation to maximise the prospects of the asset? If the skills are not currently in place, please describe how you intend to address this.</p> <p>We have a strong set of skills and leadership capabilities within the current Trustee Board and project team as detailed below and per organisational chart in B8. We will maintain a skills assessment matrix and will regularly review this at key stages throughout the project. Where we identify a skills gap we will look to address this through either our Trustee or employee recruitment processes, engaging contractors, working with charity partners or volunteers as appropriate depending on the gap.</p> <p>GMDT’s current Trustee Board is as follows:</p> <p>Lindsay Aitken, GMDT Trustee and Chair: Lindsay has been a resident of Gracemount since November 2005, with three children who have been through the local primary and secondary schools. Lindsay has been an active member of the school community and is currently Chair of the primary and secondary Parent Councils. This role has meant that Lindsay has had to act on behalf of the wider parental forum across both schools, gauging views from parents and acting on behalf of them to discuss matters directly with the schools and liaising with CEC to take action to introduce improvements and needed repair work to the buildings and outdoor spaces. Professionally, Lindsay is a qualified accountant (ACCA), chartered internal auditor (ICA), and qualified in Prince 2 change project management and lean workout principles. Lindsay has worked predominately in financial services for over 25 years and has a strong background in managing and leading teams to deliver efficient internal audit projects to time and budget and provide executive stakeholders with reports on how well risks are being managed and controlled. Working both offshore and onshore Lindsay has audited the accounts of local councils, trust companies, investment funds, a large multi-national property developer, and large multi-national banks that included auditing all core processes and products across the various business areas. Lindsay worked c11 years for Royal Bank of Scotland (RBS). In 2007, as part of the program of delivery, following the purchase of ABN Amro by Royal Bank of Scotland, for £49billion, one of the biggest deals in financial history, Lindsay managed the program of integrating audit systems, training programs and methodologies for over 600 audit staff, globally. A few years later, following the financial crash, Lindsay took voluntary redundancy and became founder and director of Aitken Business Consultancy Ltd. This allowed Lindsay to take on a number of various consultancy positions within large global financial institutions and for small to medium size enterprises and charities. During this time, she also took on a significant contract with Sainsbury’s bank, following its separation from Lloyds Bank, where she managed the establishment of a new audit team and the processes and systems that come with that. Lindsay is nearing completion of Leadership in Governance qualification with Napier University, to support her role as Chair of GMDT.</p> <p>John Boyle, GMDT Trustee and Vice Chair. John is currently a Trustee and Treasurer of The Gilmerton Community Centre SCIO. Previously he was a Director</p>
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and Fund raiser for Scots Music Group charity SC032702 for seven years. Overall, John has held various positions for c40 years, within Finance Companies and Banks, managing teams of up to 58 persons. 15 years was as a Legal and Compliance consultant employed by Bank of Ireland, Scottish Widows Bank, Lloyds Group, Barclays Bank. Laterally, John founded and was Chief Executive of Sloop JB Compliance Ltd for four years.

Christine Fitton, GMDT Trustee and Treasurer, Christine Fitton, Trustee and Treasurer of GMDT. Christine has had an extensive career within the public and voluntary sectors. She is now a freelance consultant and is Vice Chair of Trustee Scottish European Educational Trust (SEET) and a member of the Finance Committee. Christine is also a member of the Goodison Group in Scotland which brings together experienced people from the worlds of Business, Government and Education to focus on particular themes to do with learning, skills employment and productivity.

Prior to these roles, Christine was Director Scotland LLUK (Lifelong Learning UK) from Aug 2005 - Apr 2011. This role involved providing authoritative workforce intelligence and information in Scotland and qualification frameworks across the sector. The role also involved developing partnerships with policy makers across different governmental departments and agencies, and with the funding and regulatory bodies in Scotland. Initial funding received amounted to £58k for developing training materials, delivering the Scottish Government's CLD Upskilling Grant £950,000 (Phase 1) with final funding growing to £2.2m from a nil base.

Feb 2003 to August 2005, Christine was Manager of Edinburgh's Lifelong Learning Partnership Feb 2003 - Aug 2005. This role involved managing a team of over 21 staff and encouraging, supporting and fostering joint strategies and projects to increase learning opportunities and social inclusion across the City of Edinburgh. The role also identified, secured and managed funding from external sources eg Transnational article 6 funded project euro 464,047; European Commission R3L programme budget euro 306,000; project developing alternative vocational curricula for disengaged young people budget £2,086,618 for 1 year; drawing up research specification for Careers Scotland Positive Gender Choices programme budget £250, 000. In addition, the role required developing income generating projects for the Partners and delivering international programmes which create materials for use in the work place; acquisition of languages in the work environment; and the integration of young people and long term unemployed older people into the work place.

Christine has also held posts as a School teacher for two years; College lecturer for six years; TVEI pilot coordinator for one year; and Local Government Education Department (International) for 13 years. In addition to holding a Durham University Bachelor of Education (BEd) 1965 – 1969, Open University BA First class honours, an Open University Doctor of Philosophy (PhD), 20th century British

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women poets , Christine is also qualified in Prince2 into Practice and Media management.

Jill Purves, GMDT Trustee. Jill Purves is a local resident and is founder and director of Trees and Seas Outdoor Adventures a CIC that offers outdoor learning and play programmes for children at Gracemount Mansion hub, Bridgend Farmhouse and other venues. Training and Qualifications, include - Forest and Beach School Leader Level 3

- Childcare, Learning and Development SVQ3 (Early Years Practitioner)
- Business Management SVQ3
- Therapeutic Forest Practitioner - supporting children with Additional Support Needs
- Outdoor First Aid Certificate
- Outdoor campfire cooking and food safety certificate
- Sign-a-long trained (sign language support system)

Jill has successfully raised substantial funding over the past few years.

Jill is also a Trustee and Director of Transition Edinburgh South, who manage the walled garden at the Mansion site.

Chantel Davis, GMDT Trustee, Chantel Davies is cofounder and codirector of EqualITree, a social enterprise that provides training in land-based industries and heritage crafts to women and ethnic minorities: groups that have historically been excluded and under-represented from this work. Chantel was also Founder and Director of Growing Research Ltd, where she developed research and innovation projects under Horizon 2020 with farmers and growers across Europe, securing €5 million in project funding. Chantel has a strong background in horticulture (amenity and commercial production), botany, education, biodiversity conservation and data science. Having gained experience from nurseries, botanical gardens in the UK and overseas, and private estate gardens. Chantel gained a PhD in the diversity of lichen epiphytes growing on aspen (*Populus*

tremula) in Scotland. Over the past few years, Chantel has also held strategic roles at Stockbridge Technology Centre, Coventry University and the University of St Andrews. Chantel is cofounder and directors of EqualITree CIC and currently oversees the delivery of training and project development for the CIC. Chantel holds vocational, academic and professional qualifications in horticulture, botany, ecology, project management and leadership, and is a Lantra-accredited trainer. Chantel also does freelance work for Innovate UK working on grant applications.

Erica Trompeter, GMDT Trustee, Erica studied Law with French Law at the University of Aberdeen. She graduated in 2002 and has a LL.B (2.1) from Aberdeen and a Diplome des Sciences Juridiques the Universite d'Auvergne (now the Universite de Clermont-Ferrand). After finishing University and completing her Diploma in Legal Practice in 2003, Erica worked as a legal assistant for two years

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for the Judicial Studies Committee (now the Judicial Institute of Scotland) which provides education for Scottish judges. Erica qualified as a solicitor in 2007. Since qualifying 15 years ago she has dealt with litigated personal injury claims and property damage claims for insurance companies. She regularly appears in the Sheriff courts and is also a notary public. She practices under her maiden name, Erica Jones. Erica is also the Treasurer for the PTA at Gracemount Primary School.

As we progress through the various stages of the development process and bau activities, we will be engaging with other charities and work experience programs to enable a successful joint relationship to fill any skills gaps. For example, we will be:

- working in partnership with educational programs to take on students / apprentices in various fields where we not only need a program of work done but to also support their learning and work experience requirements.
- we will also work with Edinburgh college to use some apprentices for restoring some of the architecture and features using traditional methods e.g stone and line work, wood work, cornicing etc.

The GMDT Chair is in discussions with a potential Trustee who has property experience and is very interested to join the GMDT board.

Jane Hartley – Development Worker

Jane is an experienced health researcher with expertise in developing community-based and intergenerational interventions focussing on promoting holistic health. With excellence in qualitative research for a range of ages, social backgrounds and community settings – deep listening to and understanding of the issues people face, and problem solving and co-creating novel ways of improving those peoples' lives. She is passionate about alternative styles of education; in particular multi-age, intergenerational inclusive groupings that are interest-led and take place in a range of settings including outdoor nature settings. She is accomplished at writing for different purposes such as funding applications, evaluation reports, peer-reviewed academic papers, blogs etc.

Jane started with GMDT in July 2023 and is supporting GMDT with key activities such as community engagement, event planning and delivery; funding applications; operational activities and deliverables and helping GMDT build and coordinate membership, volunteer base and overall capacity.

Additional Staff roles

As stated in B3, we will shortly be applying for funding to expand our staff team, to build our capacity to manage the community asset transfer, project development and delivery phases of the project.

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GMDT are also currently working with the following contractors:

Michael Collins – Project Lead

Michael Collins Partner MCA LLP March (Hons) DipArch RIBA RIAS Sustainable accredited architect/ project lead

Michael has over a decade of experience leading award-winning projects in England, Scotland and Northern Ireland, and is also a teaching fellow at the Bartlett School of Architecture UCL, and lecturer and PhD Candidate at the University of Cambridge, where he was awarded funding to carry out research on the integration of urban agriculture practices into disused urban sites. Michael is a Trustee of the Letchworth Heritage foundation and is a member of the steering group for the LG1 urban agriculture park. Michael is currently developing a masterplan for the Astley Ainslie site in Edinburgh in collaboration with OCA, and undertaking research involving a new community market in Edinburgh for the City of Edinburgh Council. Other community-focused projects include feasibility studies and consultation events for Hitchin Market, involving complex stakeholder groups and the redevelopment of historic structures, and the development of plans to successfully crowdfund a new Maritime Heritage centre in Donaghadee, Northern Ireland.

Architects Michael Collins Architects LLP with Oliver Chapman Architects

Michael Collins architects (MCA) and Oliver Chapman Architects (OCA) and have worked and collaborated together for the last 12 years. For the benefit of this particular project, this collaboration combines their relevant complementary skills: Michael's strategic design skills, research into structures that facilitate urban agriculture and experience designing buildings within a variety of landscape settings. OCA's expertise in delivering finely-crafted sustainable buildings and leadership of complex community consultation processes, Both have experience developing designs with charitable organisations reliant on complex public funding structures. In their role as Lead Consultant, MCA will head the consultant team and be the primary point of contact for the Trust. We develop clearly written scopes for our services and those of consultants sub-contracted to us, and ensure that rigorous structures are in place for processing and recording all communication. All sub-consultants have RIAS forms of consultancy agreements in place with us and have high levels of Professional Indemnity, Public and Employer's Liability insurances in place, with evidence of up-to-date cover.

Oliver Chapman

Director, OCA ARB, RIBA, RIAS, Sustainable Design Lead consultant

As Director of OCA Oliver leads the design direction for all projects within the practice. He has extensive experience in projects which involve sensitive sites and historic buildings. With over 20 years working in the heart of Edinburgh, OCA have an in-depth understanding and knowledge of the city's built environment and its communities, and are well-versed in carrying out community engagement and co-design workshops for a variety of community and public sector clients. The practice regards each project as an opportunity to explore new themes whatever its scale. A strong team ethic, methodical approach to design and sense of enjoyment are central to the firm's exceptional track record.

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Hugo Whitaker – Business Development Consultant

Relevant experience: Community engagement/ Business Consultant:

Hugo also has extensive experience in leading, managing and developing projects and organisations both as a Service Manager, Fundraiser, Trainer and Youth and Children’s worker, trustee/company director, and volunteer, over the past 30 years. This includes leading and developing community, public health and mental health projects in outdoor greenspace settings. He played a lead role in contributing to national initiatives such as Our Natural Health Service and Green Exercise Partnership projects Our Natural Health Service | NatureScot, and has a long-standing personal commitment to developing outdoor community greenspaces, including community gardens, orchards, allotments, to sustain physical, mental and social health. As Service Manager for a community health project in Liberton/Gilmerton from 2007-2013, he raised over £1million in multi-year grants, procurement contracts and earned income from a range of funders including Scottish Government, NHS Lothian, City of Edinburgh Council and the National Lottery. As part of this role he helped launch the Gracemount Walled Garden project in 2012 with Pat Abel of Transition Edinburgh South and others when he was based at the Mansion, which led to the launch of Gracemount Community Garden. As Service Manager for Cyrenians NHS Hospital Community Gardens project 2013-18, he secured over £500K in grants and support in kind to develop and manage green infrastructure, therapeutic greenspaces and community gardens at Royal Edinburgh, Midlothian and Astley Ainslie Hospitals. This included identifying a range of business opportunities including developing earned income through sales of produce at each hospital garden, to restaurants and at farmers markets, developing new product lines and income streams eg apple juice, income from public events, corporate team challenges and other donations. He successfully negotiated sustainable contract income from NHS Lothian at Royal Edinburgh and Astley Ainslie Hospitals to deliver services to patients in greenspaces and on wards. As a freelance consultant with Transition Edinburgh South and GMDT since April 2020, he has raised over £481K in grants and earned income, (including funding to two partner organisations, Dunedin Canmore Youth Projects and Scran Academy), towards infrastructure, programmes and events, staffing and running costs at the Mansion hub site. Hugo was a founder member and Chair of Balerno Village Trust, which has run a thriving farmers market since 2009, established community orchards, Apple and Tattie Day events, and launched Harlaw Hydro, a community renewables project funded by a successful community share issue. Hugo works part time for Edinburgh Voluntary Organisations Council, supporting Disability and Carers charities, working closely with Edinburgh Health and Social Care Partnership. He recently secured funding from Edinburgh Health and Social Care Partnership to deliver a one-year Action Research project with unpaid carers in Edinburgh and those who support them. He was a founder member and Director of Play Scotland and of Balerno Village Trust and was recently appointed as Trustee for Ochil Tower School, a Camphill community in Perthshire.

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	<p>Structural Engineers - David Narro Associates Gary Moyes Associate MEng, Ceng, MIC Gary has over fourteen years leading complex projects often involving listed buildings. He has an interest in architecturally driven engineering designs. Gary will lead the analysis and appraisal of the mansion house and stables using his extensive expertise, and will assess the potential within the building for future interventions.</p> <p>Cost Consultants Thomson Gray Alan Brown Senior Associate BSc MRICS Alan has a broad depth of experience working on community-based projects throughout Scotland including North Berwick Community Sports Pavilion, the multi-community group facility at St Serfs Inverleith Church Hall, and at Saughton Park. He has experience with multiple funding bodies including Heritage Lottery Fund and LEADER funding, and is well-versed in delivering high-level cost estimates for early-stage schemes and options appraisals. He has worked with members of this team on a number of feasibility-stage projects including Craigmarloch Stables and Cornabus Crofts, where his input was vital in allowing a financial understanding of the options. Alan understands the issues involved in complex city centre sites, and their impact on procurement and cost.</p>
B5	<p>Please detail how you intend to evidence long-term community benefit arising as a result of the proposed asset transfer?</p>
	<p>Answer: Up until closure in 2018, the Mansion and grounds was a well-used community hub, with five anchor tenants and offered a variety of community activities, as stated in section 5 above.</p> <p>To evidence long term community benefit that will arise from the asset transfer, GMDT will implement the following:</p> <ul style="list-style-type: none"> • undertake regular feedback surveys after events / activities • gather members views and also wider community on a cyclical basis • design and measure Key Performance indicators. For example, footfall, change in opening hours, increase / decrease in regular attendees, new attendees, event and business rebookings, new paid and volunteer roles; expansion and/or creation of new services/community enterprises, created as a result of the establishment of the Gracemount Community Hub, • measure growth and increase in different activities • evaluate achievement of outcomes, as agreed with our members, partners, funders, as well as outcomes for City of Edinburgh Council, Edinburgh Health and Social Care Partnership, NHS Lothian and Scottish Government • Offer taster sessions of key activities to identify those that will be most popular to provide • Monitor local statistics, where possible, for example, crime reduction in the area, improved engagement in the local schools etc
B6	N/A

Type text

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B7	<p>Please summarise below the partners involved in your proposal, describing the current and future strength of partnership work in the context of the submission and if so, is this influencing the operational arrangements for the asset?</p>
	<p>Answer:</p> <p>Partners who currently operate on site or who have noted interest to work together in the future, following our research and marketing campaigns, share our ethos for community engagement and operating for the wider benefit of the community. The following are key notable partners who are currently involved in proposals and who are influencing operational arrangement for the asset:</p> <p>Transition Edinburgh South (TES), have been operating from the onsite Walled Garden for over 10 years, and work in collaboration with GMDT to deliver activities and events on site. Trustees from both boards meet to discuss and share plans and due to TES taking over a lease of the walled garden and stable block have been involved in the CAT process throughout.</p> <p>Scran Academy who currently have a contract with TES to work with some local youths on a number of projects have been involved with GMDT’s proposals as they are keen to increase their presence within the South East of Edinburgh and are exploring the use of The Mansion as a base for their catering kitchen. This strength of partnership between GMDT, TES and Scran Academy would help deliver community benefits in line with GMDT’s charitable purposes and support delivery of a circular food economy for the local area.</p> <p>Sports Scotland have been involved in current proposals in relation to the redevelopment of the MUGA as they are keen to help GMDT redevelop the MUGA and deliver sports activities to the wider community from there, delivering on our health and wellbeing purposes.</p> <p>City of Edinburgh Council’s South East Life long learning teams, including youth services, and Wheatley Group have been attending planning meetings for the development of The Mansion and site, as well as some of the public events listed above. Their key focus is youth and community work and have been informing the project proposals to this regard and will continue to do so in the future supporting GMDT’s overall vision to be a community hub in the heart of Gracemount.</p> <p>Trees and Seas outdoor adventures utilise the local greenspaces around The Mansion site to deliver forest school activities. The founder, Jill Purves now sits as a Trustee on both GMDT and TES boards and is involved with both Charities and integrated into GMDT’s proposals</p> <p>As stated in B1, GMDT have been working with community partners to manage and deliver community services since 2019, raising funds to respond to the needs</p>

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	<p>of the community and offering different alternate means of engagement resulting from covid-19. The events we have organised to date, in collaboration with our partners, have benefited the lives of individuals, groups and families in the local community, whilst being sympathetic to the needs of the preservation requirements of the surrounding grounds and greenspaces.</p> <p>We are also building relationship with potential future partners who have expressed a keen interest to work with GMDT in some capacity and utilise space in The Mansion or grounds to deliver their activities or services As we progress development plans and stakeholder engagement, GMDT will be further exploring relationships with the following partners and potential anchor tenants, although not limited to these:</p> <ul style="list-style-type: none"> • Scran Academy • Gracemount Community Church • Scottish Lapidary Society • Royal Observatory • Teens Plus • Home Link Family Support • Polish School (Polska S PK) • Girl Guides Scotland <p>We have held very constructive initial meetings with some of these partners and our Contractor Team, to look at options for how they might make use of space within both The Mansion House and other areas of the site, and how the services they could provide would contribute to both increase financial sustainability for the Gracemount Community Hub, but also help deliver the many community benefits and outcomes. These meetings will continue over the next 3-6 months.</p> <p>As we progress development plans and as our relationships strengthen with partners this will lead to delivery of community benefits and the partners, should their proposal align with GMDT’s vision, charitable purposes and values, they will have influence over GMDT’s operational arrangements.</p> <p>Our continued and future relationships with community partners will continue and grow in the future and as we progress with the operational arrangements for the asset, their involvement and shared desire to make social, financial and economic benefits for the local community will help influence the operational arrangements for the Mansion site</p>
B8	<p>Please describe the governance arrangements which will oversee the operations of the asset. If this is to be separate to arrangements for your organisation, please provide further description and include diagrams if necessary. Please also describe how accountability for the asset will be provided for.</p>
	<p>Answer: GMDT is a two-tier SCIO, governed by a Board of Trustees and Members. The constitution complies with the requirements of the Community Empowerment Act, which includes a majority of members and trustees being local residents living within the Liberton/Gilmerton council ward boundary.</p>

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The Charity is set up as follows:

Trustees: Elected (3-12), Appointed (up to 5) and Co-opted (up to 3); majority of Trustees will be Elected.

Members: minimum of 20 members with the majority being ordinary (with voting rights) and the minority ordinary members (with no voting rights)

The current Governance arrangement of the Board / Management team are the same as the Charity, with the Trustees being accountable for the Governance and oversight of day-to-day management and operational activities of the Charity. As we move through the project and development phases, if deemed appropriate, the Trustees will appoint a management board, who will be responsible for the day-to-day management and operational activities, with accountability resting with the Board of Trustees.

The Trustees are accountable to the charity members, funders, OSCR, project participants, partners, local services, CEC and the local community. and

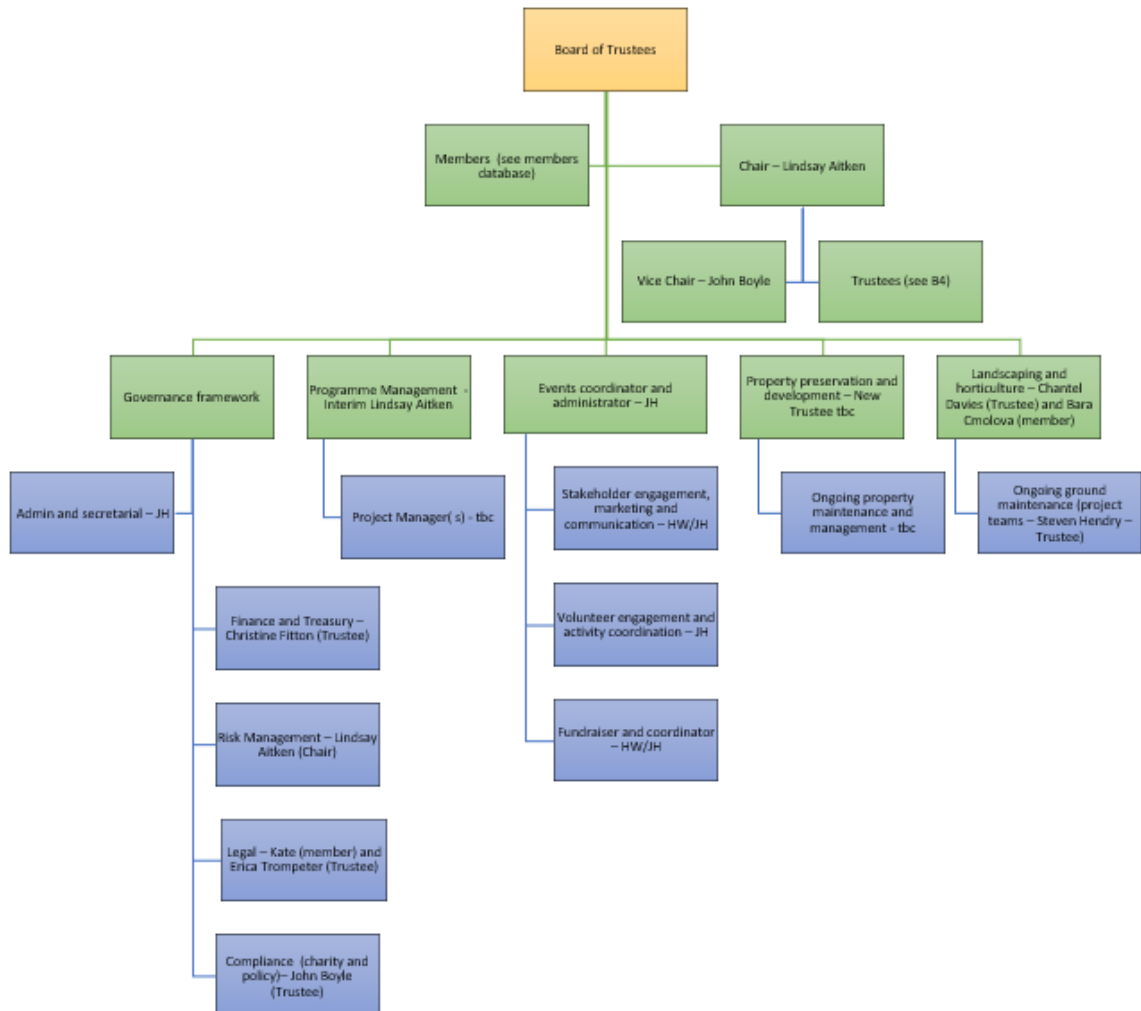
As the project continues and in line with our Strategy, GMDT will look to establish project teams and activity programme teams to oversee various elements of the project and activities, and will look to recruit staff to undertake key roles within the operational, administration and development aspects of the Charity.

GMDT's structure chart is in the following page ...

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GMDT's current organisation structure is as follows:



GMDT are currently embedding the governance framework, which includes internal policies, procedures and internal controls, for all core areas of the Charities operations.

As the project continues GMDT will establish an operational management team to manage and deliver operational activities.

B9 Please evidence how you know that your proposals for the use of the asset are supported by and meet the needs of the wider community and City. You should describe the level and nature of support for the request from the community.

Answer:
As stated in B2, GMDT has undertaken a number of community consultations 'Our Gracemount' (see Appendix 6), receiving feedback from 100 people and 'Gracemount Mansion – Have your say' (see Appendix 7) receiving feedback from 145, with a further 74 from Gracemount High School)

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	<p>Our social media presence has grown from c500 to over 1100 in 3 months with our mailing list doubling to over 100 people. During our recent community consultation ‘have your say’ over 40 people joined the mailing list, we recruited over 35 volunteers a further 10 interested in joining project teams. We’ve also had a number of local trades people stating they will help refurbish the building when the time comes.</p> <p>Our charity membership currently sits at 45 and we will look to increase this at each event we hold.</p> <p>Many participants on our social media group have shared experiences of their time at the Mansion and their support in getting the Mansion open again, with some even suggesting donating money to ‘get things going’ https://www.facebook.com/groups/friendsofthemansiongracemount/</p> <p>In addition as part of our Market Research in our business plan (see Appendix 4) we have strong letters of support from local schools, Councillors, local Members of Parliament (see B13) and interested partners who are keen to explore tenancy arrangements (see B12)</p> <p>The Gracemount Community Hub will also contribute to a range of local, Edinburgh and National policies and outcomes, as listed in C1.</p>
B10	<p>Where applicable, please detail how your proposals for use of the asset will enhance the existing use of the building/land</p>
	<p>Answer:</p> <p>The Mansion is a ‘B’ listed building of historical and architectural importance. The Mansion has been vacant since 2018 following repeated roof leaks and the collapse of a ground floor ceiling. Since closure in 2018, the Mansion has experienced vandalism and looting of copper water tanks and pipes, with a continual leak in the basement causing significant water damage. The stable block has been closed for significantly longer and has also experienced continued vandalism, and a large proportion is in a ruined state.</p> <p>GMDT are planning to operate 7 days a week covering a range of events and activities for differing interest groups in line with our charitable purposes.</p> <p>The regeneration of the Mansion and grounds and the reopening of a community hub, can:</p> <ol style="list-style-type: none"> 1. Act as a catalyst to the regeneration of a neighbourhood 2. Boost the local economy and create jobs 3. Reinforce local cultures, install a greater sense of pride and confidence in the neighbourhood, reducing vandalism and crime. 4. Achieve better use of natural capital

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	<p>Our proposal will stop further erosion of the building and reverse the dilapidation, enabling the reuse. The Mansion will be developed into an environmentally sustainable building and include disability access. The development of the buildings, surrounding grounds and the activities that we will be undertaking / working with partners to deliver, will only enhance the existing use of the buildings and land.</p> <p>Our community partners TES have proposed to take over a 40 year lease of the Stable block and will be responsible for the development and upkeep of the Stable block.</p> <p>Enhancing the use of the building and grounds will positively contribute to GMDT meeting our charitable purposes and outcomes, as stated in B2 and sustainability impacts in section C.</p>
B11	<p>Please outline how your proposals take account of the influence of local and city market forces and (i) if so are there plans in place to ensure that your proposals for the use of the asset are competitive in order to sustain the asset, (ii) if not please explain why.</p>
	<p>Answer:</p> <p>The proposals for the use of the Mansion and grounds are for the community, by the community and take into account the influences of both local and city market forces as follows:</p> <p>Local market forces</p> <p>Over the last 5 years there has been a significant number of new houses, schools and growth in population within the Liberton / Gilmerton ward and surrounding communities, this is projected till 2030 (Edinburgh City Plan 2030). Local community services have not increased commensurate / in line with the growth seen in the local population, as highlighted in local media and regularly raised by the local MP for Edinburgh South, Ian Murray. There is therefore an increasing need for a community hub to support local residents for all demographics of the local community and beyond. As such, the Mansion project has very strong support from local residents and the wider community, voluntary organisations, statutory services including schools, youth and childrens’ services, health and social care and dignitaries.</p> <p>Initial market research and business modelling indicates there are opportunities in a range of markets including:</p> <ul style="list-style-type: none"> • Co-working spaces, office accommodation and activity spaces (in buildings and greenspaces for local voluntary/community organisations, enterprises and sole traders etc. • Community café, community kitchen and catering services

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- Services for children and young people, based on evidence of high need and lower provision of services compared with other localities and neighbourhoods in Edinburgh
- Therapeutic, counselling and interview spaces for voluntary, statutory and commercial organisations
- Artists and makers spaces, and exhibition spaces/previews
- Commercial hire of public spaces and meeting rooms for small conferences, workshops, function space for weddings/birthday/retirement celebrations, drama/arts/music performances

GMDT will deliver a range of community benefits as outlined in B1 and throughout this application

City market forces

GMDT has considered City wide market forces and the development of a local community hub fits well with the 20-minute neighbourhood plans that are being implemented across Edinburgh. The development of the surrounding greenspaces suits the thriving Greenspace 2050 CEC plan [Edinburgh's Thriving Greenspaces 2050 - City of Edinburgh Council - Citizen Space](#). GMDT is also looking to address the Gracemount area being classed as a 'food desert' by offering the community garden, with community partners TES, for use by locals as well as a community / training kitchen within the Mansion. Furthermore, post pandemic different hybrid working models are emerging with an increasing demand for local 'working from home' space but in a more sociable local location, without the need to travel long distances into the 'office' – GMDT will offer community coworking opportunities. See our Business Plan (Appendix 4) for further information under Market Research

GMDT has considered CEC's Local Outcome Improvement Plan 2018-28 and our charitable purposes and aims of the project will support the Local Outcome Improvement Plan 2018-28 three priority themes:

- enough money to live on
- access to work, learning and training opportunities
- a good place to live.

We are aspiring to develop as much as possible a 'circular economy' within the network of potential employees and community activities on offer.

Our business plans (as per Appendix 4) have been stressed tested against different room hire scenarios. As we further develop our business plan, revenue and costings will be stressed tested against other variables. We have commenced discussions regarding potential opportunities with prospective anchor tenants (as stated in B9) and will ensure that rental incomes and other income drivers are competitive with those offered across the local area and wider City. The services and activities on offer will take into account the current and future amenities on offer


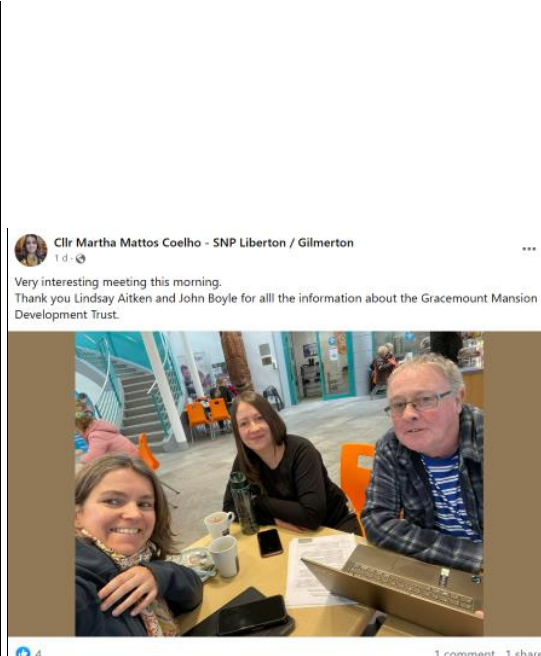
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	<p>on site, and the ‘fees’ will be commensurate with the affluence of the area / community we serve.</p> <p>The renovation and upgrade of an out of use building will reduce the liability to the Council.</p> <p>GMDT have invested significant funds and time into undertaking an initial feasibility study, consulting and marketing sustainable business plans to bring the Mansion site into use by the community.</p> <p>The operational capacity is underpinned by working with community partners to deliver activities and services from the buildings and grounds. We have notes of interest from potential anchor tenants (as per B9). Current economic pressures and lack of facilities in the local neighbourhood, put the proposed Gracemount Mansion facilities in an attractive proposition in terms of location and price, particularly for Co-working facilities, artist spaces, youth and community services, wrap around childcare, health and wellbeing activities, and a community hub at the heart of Gracemount, as further detailed in our business plan (Appendix 4).</p>
B12	<p>If suitable, is there marketing and development plan in place for the asset for the next five years? If so, please provide further details in relation to your approach</p>
	<p>Answer:</p> <p>Initial marketing / canvassing has been undertaken with potential anchor tenants who have shown interest, with some visiting the site. A note of interest from one potential future anchor tenant has been submitted with this application (see Appendix 8) and we are in discussions with many more as stated in B7. As the project is delivered further marketing will be undertaken in line with our short, medium and long term strategy. Our current Market research is included within the business plan (see Appendix 4) and we will be developing our Market research and marketing plan as we progress with the Gracemount Mansion project.</p> <p>The project team have a high-level development plan for the asset (see Appendix 5). As the Gracemount Mansion project progresses, surveys will be undertaken and costings for redevelopment further refined. This will all feed into producing more detailed development plans, which will be inextricably linked to our funding strategy (see Appendix 4).</p> <p>Prior to GMDT taking ownership and development work commencing, GMDT will approve the detailed project plans, costs, funding strategy and throughout the project will monitor progress and delivery on a regular basis at project update meetings, in line with project management principles.</p>

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B13	<p>Please detail evidence of support from the appropriate <u>Neighbourhood Partnership</u>, Councillors, other community leaders and other relevant interests?</p>
	<p>Answer:</p> <p>In addition to the extensive evident community support identified as part of our community consultations, through social media and word of mouth, we also have letters of support from the Head Teachers from the local schools, Liberton and District community Council, Martha Mattas Coelho , Ash Regean SMP, and Ian Murray MP (see Appendix 9), who also share our social media posts and have actively shown their support via social media.</p> <p>On 27th June 2023 GMDT met with Cllr Cammy Day, Leader of CEC, to let him know of the Gracemount Mansion project, the plans, the community needs for such a resource in the South of Edinburgh, and GMDT's charitable purposes. The meeting was very successful with Cllr Day showing his support and help with some funding needs.</p> <p>See below of examples of the recent support we have received on social media from Ian Murray, MP, Councillor Martha Mattas Coelho, Gracemount Primary School and Gracemount High School:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  </div> <div style="width: 45%;">  </div> </div>

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“the greater South Edinburgh area is growing at an incredible rate. Thousands of new homes are being built with little thought about community facilities and basic services. A reopened and renovated Gracemount Mansion would serve this new community, as well as acting as a focal point for new and existing residents in the area; promoting community cohesion, a sense of place and a facility that local people can use and be proud of.

The work Friends of Gracemount Mansion have done to get this project off the ground is incredible, and I am excited to continue to work with them to secure the long-term future of the Mansion and the walled garden.

I hope that you will also see the great potential the property and grounds has for the local area and ensure it is taken forward as quickly as the legislation allows. “

Ian Murray MP, Feb 2023. (previously Councillor for Liberton/Gilmerton)

“ I have every confidence that these latest proposals can finally complete the last piece of the jigsaw in the regeneration of Gracemount, and create a community facility that is both well used and well-integrated into the community that surrounds it. The work on engaging the community has been excellent and strong links to existing local facilities have been secured, as can be seen from the comments of the local primary school headteacher and the level of public engagement achieved.

The proposals for The Mansion are I believe the best prospect for rescuing a building and creating an asset where there is currently a liability. It can secure the long-term future for the building and grounds through community use. Other local projects nearby such as The Bothy run by the Friends of Burdiehouse Burn Valley Park, Bridgend Farm House and Inch Park Community Sports Club have been successful and sustainable. These projects have renewed and improved buildings and public spaces beyond recognition. I am confident that the proposals for The Mansion have the same potential to succeed as well.”

Donald Anderson (previous Councillor for Liberton/Gilmerton and Leader of City of Edinburgh Council) February 2023.

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B14	<p>Are there any objections to your proposals for the asset that you are aware of? If yes please detail these and how your organizations is dealing with these, if no then please detail how you would handle any concerns should these develop in the future.</p>
	<p>Answer: No. We are not aware of any objections.</p> <p>We will have processes in place to handle any concerns should these develop in the future. We will have a complaints policy where we will specify a period in which we have to respond to and deal with a concern and guidance on how to deal with it. All concerns will be listened to and acted upon in a timely basis to reach a reasonable conclusion for all parties concerned. Concerns will be logged and monitored as part of our internal control and risk management framework.</p>

	Financial Management
B15	<p>In relation to your plans for the asset, is the proposed income dependent upon; (i) a single income source, (ii) a dominant income source or (iii) multiple, but inter-dependent sources of income? Please detail below.</p>
	<p>Answer:</p> <p>Our business plan has various sources of income with the potential for additional sources as we progress through our project.</p> <p>We will have various single income sources as follows:</p> <ul style="list-style-type: none"> • Donations – current Go Fund me campaign, further fundraising campaigns planned • Funding applications to cover pre-set up, site development, and operational costs • Income from services and activities delivered on site, on-line and with partners <p style="padding-left: 40px;">Anchor tenants rental income</p> <p>Our dominant source of income will be from anchor tenants and hire of hall / facilities for events (see B17).</p> <p>Our current business plan provides further detail (see Appendix 4). We are also exploring other opportunities such as festival lets, hire for big events / functions or hire of outdoor spaces</p>
B16	<p>In relation to your plans for the asset, are the sources of income sustainable, i.e.; likely to persist over the next few years, or are short-term, or will there</p>

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	be a need for subsidy from another source for example the parent organisation or public funds?
	<p>Answer: As per our business plans, GMDT will require both revenue and capital funding in the first few years. Once the building and grounds are fully operational, income sources are sustainable and will be from a variety of sources in order to minimise risks from market and seasonal fluctuations. We will continue, however, to seek funding from a mix of statutory and trusts, donations etc.</p> <p>Our business plans show that when fully operational we will be a going concern.</p>
B17	In relation to your plans for the asset, please evidence any trading and other efforts to generate income. Please include any anticipation of bidding for public sector grants/contracts or other funding?
	<p>Answer: See business plan (Appendix 4)</p> <p>Trading Hire of buildings, as outlined in the business plan, for services including</p> <ul style="list-style-type: none"> • Function room hire for events and activities • Meeting room hire by business, charities or groups • Community co-working and office hire for voluntary, statutory services and local residents • Cafe hire • Artists and makers spaces • Community café, community food services • Rental income from anchor tenants <p>In line with our funding strategy (see Appendix 4 for OBP) we will apply for public funds where required to meet our capital and revenue obligations as we deliver on our development project and revenue funds in the first few years and as required in subsequent periods.</p> <p>It is our proposed intention to be a sustainable going concern when the building and grounds are fully reopened.</p>
B18	Please describe below the financial relationship between your organisation and your plans for use of the asset. Please include details about implications that there may be for your organization and the asset and how you will manage any risks identified.
	<p>Answer: The asset and plans for the asset are intrinsically linked to the financial circumstances of GMDT, with GMDT being set up to take ownership of the site and</p>

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	<p>to develop and manage the asset. As a non-profit making entity, GMDT will reinvest excess funds into the continual running, development and upkeep of the asset and services offered.</p> <p>GMDT, will maintain a contingency fund for any unexpected costs or operational expenses.</p> <p>Risks will be reduced by having a broad approach to raising funds and generating income to minimise effects of market forces and sectoral changes. We will maintain a risk register and on a regular basis will assess the likelihood and impact of each risk arising and embed mitigating or compensating controls or actions where required. See Business Plan for further information (Appendix 4)</p>
B19	<p>Has your organisation ever been investigated on the basis of poor financial management or failure to demonstrate good organisational governance?</p> <p>No</p>
B20	<p>Does your organisation currently have operational capital, if yes is this being applied as part of the request, if no, will the proposed asset provide for a financial asset or liability?</p> <p>No. The proposed asset will provide a financial asset to GMDT in the future, allowing GMDT to fulfill our charitable purposes and deliver benefits for the community.</p>
B21	<p>Is the request for asset transfer being made in order to add to an existing property asset portfolio for the purposes of continued trading?</p> <p>No</p>
B22	<p>Please indicate with an example where the financial aspects of your proposal have been successfully applied elsewhere?</p> <p>Answer:</p> <p>The Mansion and grounds were operating as a youth and community hub successfully from the 1960's and again up until closure in 2018. GMDT will be looking to reopen under similar propositions but enhancing the financial propositions by offering more in terms of income streams from anchor tenants, as per business plan (see Appendix 4), whilst meeting the needs of the community and deriving social, economic, financial and other community benefits.</p> <p>Other examples of where similar proposals have been applied are:</p>

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	<p>Bridgend Farmhouse - The Bridgend farmhouse project took ownership of a derelict farm building and grounds, through a right to buy scheme around 8 years ago. GMDT will be following a similar funding model to Bridgend and offering similar activities and events within the buildings and on the grounds. For example, events, clubs, health and wellbeing activities, community kitchen, gardening and horticulture etc.</p> <p>Duncan Place (Leith) required a £2m refurbishment and now operate as a going concern. A number of their rooms are offered to anchor tenants with community activities offered by other visiting local partners.</p> <p>Gilmerton community centre offer the rental of the hall to the public for events and activities.</p> <p>Tribe Porty – community co-working is very successful within the Portobello area for hybrid workers not wanting to travel into the ‘office’ but still have the social space of working with others not too far from home.</p> <p>St Oswalds – operating as an out of school care / wrap around care provision.</p>
B23	<p>Please identify if; (i) your proposals for impacts upon the finances of your organisation and (ii) plans for mitigation if negative issues arise concerning cash-flow, liquidity or financial capacity issues that may impact upon the request?</p>
	<p>Answer:</p> <p><i>Financial impact</i> Our proposals are inextricably linked to our financials, as detailed in the business plan (see Appendix 4)</p> <p><i>Mitigation plans</i> Our internal monitoring process, scenario planning and risk management will allow for identification of potential issues at the earliest opportunity. GMDT will have a reserves policy that would allow GMDT to operate for a minimum period of three months (ideally six months) should a negative issue arise concerning cash flow, liquidity or financial capacity. Should GMDT experience any cash, liquidity or other financial capacity issues, Trustees and management board will discuss mitigating plans with funders, other charity partners, and specialists to improve the situation.</p> <p>Mitigation plans would be actioned in a realistic and timely manner, and will include assessing the viability of other structural and governance models. We also may collaborate with other local successful charities or change the organisational structure to raise funds through for example a share issue, should either of these solutions be deemed appropriate by the Trustee Board and members of GMDT.</p>

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B24	<p>How do you intend to continue to operate should any income related to the proposed building/land not be generated as planned? Have you plans for alternative forms of income and/or alternative business model should income streams not continue?</p>
	<p>Answer:</p> <p>Our initial business plan has been thoroughly researched with different scenarios planned. This process will continue as part of our Risk Management framework and Strategic planning. We therefore think once operational, it is highly unlikely that we will not be able to operate as a going concern for the foreseeable future, even if certain aspects of the business plan are unfulfilled as planned.</p> <p>Significant due diligence has been undertaken by way of community consultations as to the community need for services, and initial marketing and engagement with potential anchor tenants as to their future business needs and requirements, as previously noted in B1.</p> <p>Hall hire and occupancy assumptions have been stress tested against other venues that offer similar space locally for example, Gilmerton Community Centre, Duncan Place, Bridgend Farmhouse and Church Halls.</p> <p>Our current business plans do not include other future potential lets from festivals activities and hires for hosting business events and conferences, for example.</p> <p>As we have built up a network of contacts, stakeholders and attend many local network events, should the potential partners who have initially noted interest in becoming tenants not come to fruition, we will use our network of contacts to identify other interested groups.</p>
B25	<p>What are your plans for the proposed asset should your organisation incur operational difficulties or cease to trade?</p>
	<p>Answer:</p> <p>In the event that we suffer operational difficulties, which are so severe that the Trustees consider we are no longer to operate as a sustainable entity, we would firstly look to join forces with other local successful charities operating in the area for example, TES, Gracemount Community Church, Bridgend Farmhouse. Failing that we would look to restructure our organisation and offer a community share issue to raise funds.</p>
B26	<p>How have you factored in the impact of the total ‘on-costs’ for the asset for your organisation, i.e. repair, maintenance, insurance, energy requirements?</p>
	<p>Answer:</p>

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	<p>Yes – significant work has been done in this area, running costs were provided by the council and we also received running costs from Duncan Place, Bridgend Farmhouse and Gilmerton Community Centre, and we have included running costs and other on costs against current operational similar organisations, which have been the basis for our running costs with the business plan (see Appendix 4). We will further develop our business plans as we progress the project.</p>
B27	<p>Please summarise below how you have factored in the following in regards to your proposals for use of the asset; market awareness, sales and other income generation opportunities.</p>
	<p>Answer:</p> <p>Market Awareness</p> <p>We have consulted widely with the community through the three community consultations, ‘our gracemount’, ‘my gracemount’ and ‘Gracemount Mansion – Have your say’, as detailed in the reports (see Appendices 6 and 7). All three reports indicate the overwhelming support from the local community and beyond for a community hub at the Mansion site, including significant support for the type of activities and services offered as stated in the business plan (see Appendix 4).</p> <p>We have also considered local and city-wide plans within our proposals (as per B11) and have undertaken research on any potential conflicting local businesses to ensure we are not in direct competition and / or negatively impacting their businesses.</p> <p>Sales and other income generation opportunities</p> <p>In terms of potential business rentals, sales and other income generations, we have undertaken extensive market research and awareness campaigns, see B12 and Business plan (Appendix 4). Potential businesses have visited the site and have verbally noted interest, to become tenants when the buildings open. We have received notes of interest from potential businesses who would like to partner with GMDT (see Appendix 8)</p> <p>We have not included any income projections for the sale of products made on site or income generation from the hire of premises or site for bigger events or festivals.</p>

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PART C - Sustainability Impacts

C1	<p>In considering your proposals it is important that the impacts of proposals for use of the asset on the City’s economy, community-wellbeing and environment are identified.</p> <p>Please detail below the impacts upon the following:</p>											
	<p>A CAT of Gracemount Mansion and surrounding grounds and the subsequent reopening of the buildings and site as a community hub will impact the following policies and outcomes:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: left;">Policy and Outcomes</th> <th style="width: 50%; text-align: left;">GMDT’s contribution to outcomes and policies</th> </tr> </thead> <tbody> <tr> <td> <p>CEC Business Plan 2023-27 – 3 Strategic priorities: https://www.edinburgh.gov.uk/downloads/file/33125/council-business-plan-2023-2027</p> </td> <td> <p>Creation of learning, skills, volunteering, employment and community business growth opportunities 2023-25</p> <p>Providing local access and signposting to information and services to reduce poverty 2023-25</p> <p>Providing building-based facilities, initially on a meanwhile basis, at Gracemount Mansion House, from 2025, to accommodate a range of voluntary, statutory and independent service providers</p> </td> </tr> <tr> <td> <p>We will take the local actions needed to end poverty in this city</p> </td> <td> <p>GMDT will provide volunteering and paid opportunities to the local community and beyond during restoration of the building but also when fully reopened as a community hub.</p> </td> </tr> <tr> <td> <p>We will work to deliver a net zero city by 2030</p> </td> <td> <p>Reduction of carbon emissions on site, generation of renewable energy, flood prevention, increased bio-diversity, food production and regenerative gardening on site, increased use of walking and cycling to take part in local services and recreational facilities at Gracemount Community Hub</p> </td> </tr> <tr> <td> <p>We will concentrate our efforts on creating good places to live and work across Edinburgh,</p> </td> <td> <p>GMDT will work with local residents, community organisations,,schools local networks, statutory services, funders and others to support the development of Gracemount and surrounding communities</p> </td> </tr> </tbody> </table>		Policy and Outcomes	GMDT’s contribution to outcomes and policies	<p>CEC Business Plan 2023-27 – 3 Strategic priorities: https://www.edinburgh.gov.uk/downloads/file/33125/council-business-plan-2023-2027</p>	<p>Creation of learning, skills, volunteering, employment and community business growth opportunities 2023-25</p> <p>Providing local access and signposting to information and services to reduce poverty 2023-25</p> <p>Providing building-based facilities, initially on a meanwhile basis, at Gracemount Mansion House, from 2025, to accommodate a range of voluntary, statutory and independent service providers</p>	<p>We will take the local actions needed to end poverty in this city</p>	<p>GMDT will provide volunteering and paid opportunities to the local community and beyond during restoration of the building but also when fully reopened as a community hub.</p>	<p>We will work to deliver a net zero city by 2030</p>	<p>Reduction of carbon emissions on site, generation of renewable energy, flood prevention, increased bio-diversity, food production and regenerative gardening on site, increased use of walking and cycling to take part in local services and recreational facilities at Gracemount Community Hub</p>	<p>We will concentrate our efforts on creating good places to live and work across Edinburgh,</p>	<p>GMDT will work with local residents, community organisations,,schools local networks, statutory services, funders and others to support the development of Gracemount and surrounding communities</p>
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	<p>as a good place to live, with an inclusive and accessible community hub, open greenspaces, and increase local access to services including health, social care and wellbeing, employability, business development, youth and children’s services, arts, recreational and environmental improvement programmes</p>
<p>Preserving and developing the history and heritage of Gracemount, which will contribute to local and city-wide economic, social and environmental outcomes and Heritage Fund (The National Lottery) – Heritage Strategy 2033 Heritage 2033 - 1-page (heritagefund.org.uk)</p>	<p>GMDT aims to launch its project “Our Gracemount Heritage” in September 2023, which will engage with a range of local residents, community organisations and other groups to discover and learn about, share and celebrate the heritage of the buildings and greenspaces at the Gracemount Mansion community hub.</p> <p>We will use this learning to contribute to increased awareness of the heritage value of the community hub site, and the planned community asset transfer of the site</p>
<p>The Edinburgh Partnership Community Plan 2022- 2028</p> <ul style="list-style-type: none"> • Enough money to live on • Access to work, training and learning opportunities. <p>A good place to live.</p>	<p>GMDT will:</p> <p>contribute to the Community Plan directly through development and delivery of services for each key outcome, as set out in our Outline Project Plan 2023-26 contribute to community planning processes via community planning networks including Liberton Gilmerton Neighbourhood Network, Liberton/Gilmerton small area network (EVOC) and South East Locality Voluntary Sector Forum (EVOC)</p>
<p>Edinburgh Community Partnership: South East Local Outcome Improvement Plan</p>	<p>GMDT will work with local residents, community organisations, schools, local networks, statutory services, funders and others to provide facilities for, signposting to and access to income maximisation, support and advice services, available locally within a 20 minute walk and/or online, and that are accessible, inclusive and targeted to those with additional support needs.</p>
<p>Edinburgh Health and Social Care Partnership Strategic Plan: 4 Objectives</p> <ul style="list-style-type: none"> • Promoting, Preventing and Early Intervention • Addressing Inequalities 	<p>GMDT will support the work of EHSCP with a focus on</p> <ul style="list-style-type: none"> • Thrive Mental Health Partnership • Edinburgh Carers Strategy • Support to Older People • People affected by disability

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	<ul style="list-style-type: none"> Care, Treatment and Support Values led, strengths and asset-based models <p>Edinburgh City Plan 2030</p> <p>Scottish Government National Outcomes Framework https://nationalperformance.gov.scot/national-outcomes</p>	<ul style="list-style-type: none"> People affected by substance use <p>The Gracemount Community Hub will address both the challenges and aims set out in the City Plan 2030, including the increase in housing, residents, schools, and related infrastructure in Liberton/Gilmerton. The hub will provide much needed services as described above for the growing population, as well as increased footfall for the services and recreational facilities that will be on offer.</p> <p>GMDT will contribute to these national outcomes, as set out in detail in the attached Outline Business Plan (Appendix 4)</p> <ul style="list-style-type: none"> Children and young people Communities Culture Economy Education Environment Fair Work and Business Health Human Rights International Poverty
	<p>Please see additional information in our Business Plan (Appendix 4) that details the</p> <ul style="list-style-type: none"> local, city-wide and national outcomes that Gracemount Community Hub will contribute to, including specific actions and outputs the market research and analysis, including engagement with potential partners, that we have carried out, that demonstrates the need for accommodation and delivery of services for Gracemount and the wider Liberton/Gilmerton community. The evidence of need that the services we will provide with our partners will address, and the assets that we will be developing with local residents and organisations 	
C2	<p>Please detail below what you think are the benefits to the Edinburgh economy, please outline both positive and negative benefits that you think may occur:</p>	
	<p>Answer:</p>	

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	<p>Positive</p> <p>In line with our charitable purposes relating to economic benefits, we consider the following positive benefits will occur:</p> <ul style="list-style-type: none"> • Increase of education, training, apprenticeships and training programmes on site and at local venues will reduce unemployment figures and the cost of unemployment. • Improve the employability of those attending learning and training programmes delivered at the Mansion Community hub and local venues • Generate income through the establishment of new businesses, ventures, creation of jobs and supporting businesses, other charities and social enterprises • new revenue streams from income generating activities, grants etc • more money being generated and spent locally, contributing to community wealth building and circular economy, previously mentioned • GMDT will be supporting initiatives to tackle poverty and the cost of living crisis for example, raising awareness in recycling/re-use strategies, access to food/clothing, energy usage, employability, training etc <p>Negative</p> <p>There are no negatives to the Edinburgh Economy</p>
C3	<p>Please detail below what you think are the benefits to the community outlining both positive and negative benefits that you think may occur: for example; what the impacts on the local community will be:</p>
	<p>Answer:</p> <p>Positive</p> <p>In line with our charitable purposes relating to community benefits, we consider the following positive benefits will occur:</p> <ul style="list-style-type: none"> • Reducing social isolation by providing a community hub where people can meet, learn and grow together, and by providing a range of social and recreational activities • Supporting physical and mental health through the health and wellbeing activities we will offer, reducing health inequalities and contributing to the prevention of ill health • Reducing vandalism, crime and anti-social behaviour by the community taken ownership and installing a sense of pride in the area in which they live, socialise and work • Contributing to the regeneration of an historic building and increasing the awareness of heritage within the local community and a sense of belonging

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	<ul style="list-style-type: none"> • Providing access to local green spaces to improve social interaction, integration and increase public wellbeing <p>Negative There are no negative impacts to the local community</p>
C4	<p>Please detail below what you think are the benefits to the City environment – please outline both positive and negative benefits that you think may occur:</p>
	<p>Answer:</p> <p>Positive</p> <p>In line with our charitable purposes relating to City environmental benefits, we consider the following positive benefits will occur:</p> <ul style="list-style-type: none"> • Contribute to climate change targets e.g. City of Edinburgh Climate 2030 plan by developing an environmentally friendly, energy efficient sustainable building • Increase awareness of reducing carbon emissions and promoting climate friendly practices by encouraging more eco-friendly ways to travel to the community hub, reduce energy consumption, reduce food waste, promote regenerative horticulture etc • Promoting sustainable and energy efficient building design and usage • Assessing and maintaining the natural capital onsite for example, preserving the mature trees on site, these include a Jeffreys Pine, one of only two in Scotland, as well as Cedar of Lebanon, Oak, Monkey Puzzle, Beech, Walnut etc. • Learning programmes offered onsite will include raising participants awareness of the value of the greenspaces for wood management and preservation, bio-diversity, learning skills to tackle climate change, understanding soil fertility, regenerative horticulture, flood mitigation awareness etc. <p>Negative There are no negatives to the City Environment</p>

PART D – Summary Budget Information

D1	<p>If appropriate, please summarise the budget arrangements for the requested building/land:</p>
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		Income	Expenditure
	n/a		

PART E - Other Issues relating to your request

Current financial and other support from the City of Edinburgh Council

E1	Please identify below any investment that your organisation currently receives from the Council:		
		£sum	Purpose
	n/a		
E2	Please identify below any investment that your organisation has attracted from the Council in regards to the proposed transfer of the building/land identified in item 2 above:		
		£sum	Purpose
	n/a		
E3	Please identify below any investment in kind that your organisation currently receives from the Council in regards to the proposed transfer of the building/land identified in item 2 above:		
		£sum or equivalent value	Purpose
	<p>Support via Rebecca Smith, Development Officer Sustainable Development, CEC.</p> <p>Based on the opportunity benefit from reducing contractor time we have estimated this support to be around 6 days over the next year.</p>	£1.5k	To help with identifying grants and support with applications

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E4	If receiving investment or other financial support as above, is it anticipated that this will continue for the future and be of benefit in regards to your proposals for the building/land?
	We understand this support will continue for the foreseeable future and is beneficial as will help GMDT identify capital grant funds for the development of The Mansion and site.

Added Social Value

E4	Please summarise below any additional social added value that your proposals may generate (for example; this may include volunteering, new services, improved trading or other initiatives)	<i>Please identify any equivalent social added value (£m)</i>	
	<p>As stated in our Business Plan (appendix 4). We anticipate that the reopening of Gracemount Community Hub will have the following added social value:</p> <ul style="list-style-type: none"> • Reduced vandalism and local crime • Improved health and wellbeing of the local community • Better engagement of youths in education, and reduction in use of recreational drugs and other illegal past times. <p>Over the next 6 months, GMDT will be undertaking an exercise to identify the true value of the social value that the Gracemount Community Hub will bring. In the meantime, we are basing an initial assessment on the social value that a similar sized organisation has estimated (Duncan Place), albiet they do not have the outdoor space / natural capital that the Mansion site offers.</p>	£7m	Over 10 years
	Due to the green space and trees on site we also consider there to be significant natural capital. When fully reopened the space will be of benefit to the local community. We have not yet estimated the value the natural capital and this will be included in our added Social Value exercise.		

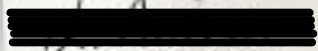
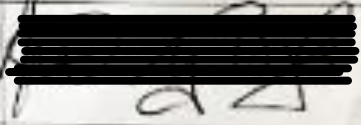
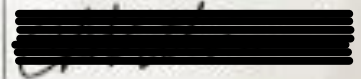
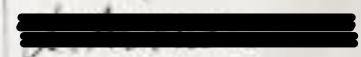
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Submission Checklist

Please check that you have included the following as part of the accompanying information to your stage 2 submission:			
		Yes	No
	Full Business Plan (including financial plans) for the use of the Council-owned building or land	✓	
	Most recent Full Year Accounts for your organisation		X (SCIO incorporated on 29 November 2022)
	Articles of Association/ Constitution/Governance Document for your organisation	✓ (see Appendix 2)	
	Supporting material from community members or other interests	✓ (see Appendices 8 & 9)	
	Have you read the Council Policy on Asset Transfers?	✓	
	Have you read the Guidance for completing the application?	✓	
	Have you read the Scottish Government Guidance for Community Transfer Bodies?	✓	
	Are you able to prepare public briefing material on your proposal and present at committee	✓	

Signing Off

Please get the following to sign-off your application*	
	Signature
Chairperson of your organisation NAME: Lindsay Aitken DATE: 31/07/23	
Senior Director/Committee Member NAME/POSITION: John G Boyle (Vice Chair) DATE: 31 st JULY 2023	
Senior Director/Committee Member NAME/POSITION: Dr Christine A Fitton (Treasurer) DATE: 31 July 2023	
Name of person submitting the application: NAME/POSITION: Lindsay Aitken (Chair) DATE: 31/07/23	

* Signatories in signing the above assess that the information contained within the application form is accurate at the time of submission. In addition, should their request be successful, conditions of transfer will be the subject of separate legal agreement(s) with the Council.