



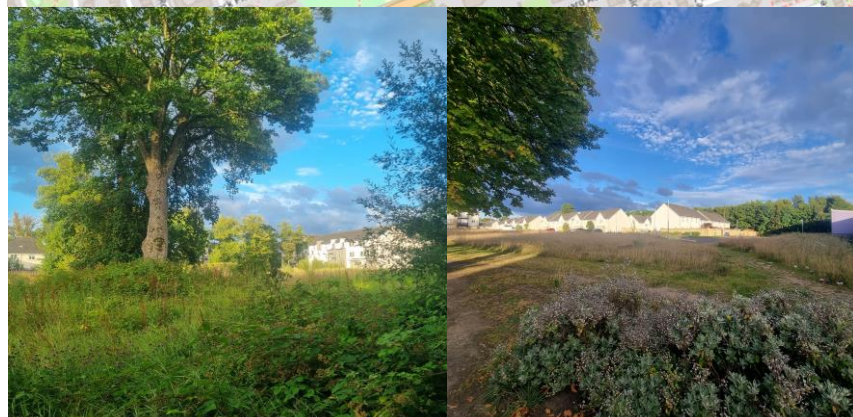
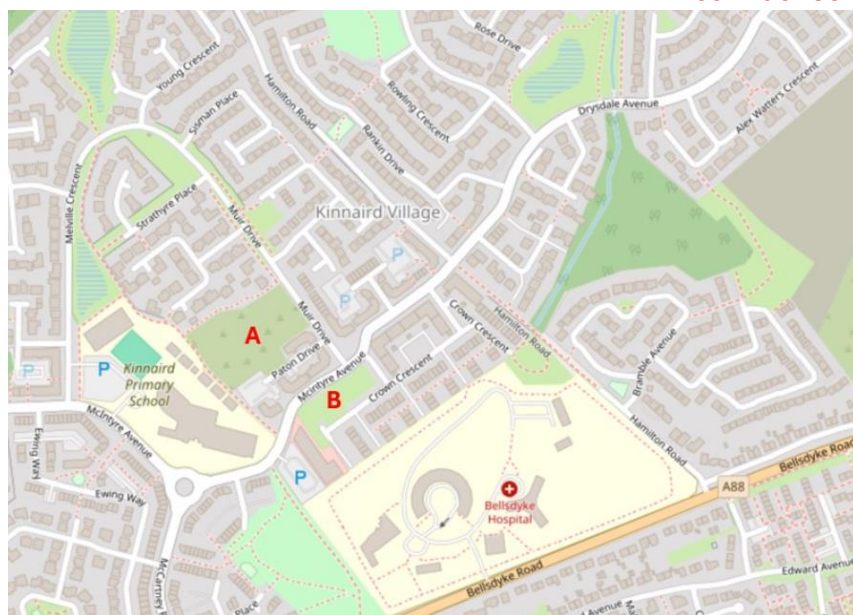
Kinnaird Village and the Inches Residents Association

Feasibility study and Research Report

Community ownership of Land in Kinnaird and the Inches

February 2025 updated April 2025

confidential



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1. Introduction and Background

1.1 Background

The Kinnaird Village and the Inches Residents (KVTIRA) was established to address various community needs and they have been active in the area since their inception. Small groups have been formed for things like litter collection and installing park benches for example.

The land indicated below has not been developed and many in the community feel it is an eyesore and detracts from positive views about the place. At one point there was a proposal from a church to base themselves on this land, but the community did not support that. This led to the formation of the residents association to help the residents of the area consider a future for the land. Residents have been disappointed because they feel they were promised a pub and care home but that has not materialised and there is only a “wasteland” instead. This community is a new area of Larbert, north of Falkirk. Most housing is private and built within the last twenty years as part of a land sale between NHS Forth Valley and Cala/Persimmon Homes. There was a promise of community facilities as part of the large housebuilding project but they have never materialised and there is no planning or legal avenue to get the original owners to provide them.

In addition the lack of community control has caused frustration. There is a drive from the community to undertake small improvements such as benches and play equipment, but it has proved to be challenging to get common agreement on permission from CALA, Greenbelt and the NHS. With community ownership, the residents of the area would be free to secure funding to improve the area.

Originally, the NHS approached Falkirk Council to take ownership, but the council did not have the purchase price required. The KVTIRA have applied to the NHS for a land transfer.

There has been a focus on sustainability.

One issue has been how to ensure the community, which consists of 3,500 houses and 9,000 people, has adequate space to feed into the thinking about the land. Previously, around 1,000 people were active against the church, but it was a challenge to convert that passion into membership of the Association. A successful letter drop raised £5,000 for community funding, but there has been a long term challenge to get residents to turn up at meetings, volunteer and get involved.

The land is currently owned by the NHS, and the overall area is overseen by a consortium, including 11 factors, Greenbelt (NHS factor), and Cala Homes.

Ideas that have emerged in early consultation range from a light-touch usable green space for health and wellbeing, allotments, kids' exercise areas, and a sensory garden. Suggestions have also been made to develop a community hall and a BMX track, and ensure a tie-up with the school MUGA. The school themselves would be interested in using space in a new hall, but that will need to be considered in this study.

A calming garden to improve mental health would be welcome, tying in active travel routes and pathways. A phased approach may be attractive.

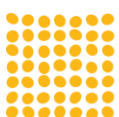


1.2 The asset

There are two pieces of land, set out in the arial phot below. Site A is the larger site behind the school while site B is adjacent to the house and near retail outlets.



Detail from the valuation to be added




1.3 Methodology

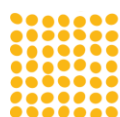
Engaging with as many people as possible was a critical part of the research phase, with the objective that any proposals for the site are community-led and address a real need. The area is a relatively new community with a strong school presence and a popular row of shops with a small café, but very few community groups to engage with. In many ways it is still forming as a community.


The consultancy team engaged with:

- Previous consultation
- 379 respondents to a community survey - over 900 in total
- Demographics
- Policy Fit
- An estimated 50 people in three street work visits
- 20 case studies
- 6 organisations through one to one interviews.
- Around 20 people in a drop in event
- Financial Modelling
- Funding options
- A visit to the school to engage with young people

The stages of the study were:

<p>Awareness Raising:</p>	<div data-bbox="411 1263 815 1778">  </div> <ul style="list-style-type: none"> • Posters displayed around Kinnaird and the Inches. A few thousand were printed and the client and consultants shared the task of delivery to every household. • Social media promotion, including on paid adverts Facebook page. The organisation's own Facebook has over 3000 followers • A press release issued to local news outlets • Communication by the Association and local stakeholders to their contact lists. This included promotion by Kinnaird and the Inches Primary School.
<p>Initial research</p>	<ul style="list-style-type: none"> • Review of demographic trends and a statistical analysis of the area. • Analysis of national, local authority and local policies and priorities.



	<ul style="list-style-type: none"> Mapping of existing community assets in the area, in order to mitigate against duplication or competition with existing assets.
Stakeholder interviews	Interviews with 5 key agencies and visits to local businesses.
Community survey	With responses collected online and through paper copies. The survey received 379 responses. We asked if individual surveys represented family or friends groups and this indicated that a total of 958 people had their views represented.
Case studies	Around 20 case studies were undertaken into a variety of approaches to community land development from growing to play, sport to learning.
Public meetings	Views were gathered from the public at an open meeting at the school. Two meetings took place and a total of around 30 attended.
Street work	<div data-bbox="400 813 1038 1099">  <p>Kinnaird and The Inches A new future for land in our community</p> <p>We need you to take action!</p> <p>Two unused parcels of land in Kinnaird Village, currently owned by the NHS, are under consideration for community ownership. A local charity, Kinnaird Village and The Inches Residents Association (KVIRA) is urging residents to have their say on their future.</p> <p>On Tuesday January 28th, wrap up warm and join a walking tour on the land near the school, share ideas and make your voices heard.</p> <p>When : Tuesday 28th January at 3.15</p> <p>Where to Meet : In the car park outside Sainsbury's off Macintyre Avenue</p> <p>How Long will this take : This will take 1 hour</p> </div> <p>The team visited the area three times to talk to local people as there was a feeling that some residents would not attend public meetings. One road in particular was repeatedly mentioned as a “problem area”. A deliberate attempt was made to spend time in that area to ensure their views were represented.</p> <p>One of these visits involved a conversation with local businesses and time was spent in the café.</p> <p>Though the community was offered a walking tour of the site, this was not taken up.</p>
Research report and options	<p>Production of this report, for discussion.</p> <p>Once a way forward is agreed a business plan can be produced.</p>



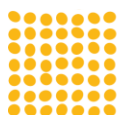
2. Findings

About the community

- At the 2022 Census, the Kinnaird and the Inches area had a population of over 6000 people.
- In general terms, this is a relatively affluent community, indicated by: lack of significant concentrations of deprivation; a higher proportion of owner occupied households than the Scotland average.
- 77% of adults over 16 are economically active and 19% are economically inactive. This is higher than the national average of 56.9% for those who are economically active.
- As a new community, there is very little community activity, low levels of volunteering and a need to build a sense of belonging to this as a community and place.
- There is frustration in the community about the lack of development over the years.
- 77% of respondents were positive about Kinnaird and the Inches as a place to live. 33% gave a rating of great and 44%, a rating of good. Only 4% gave a negative rating of either poor or very poor.
- As a place for work, 59% gave a positive rating; 20% said it's a great place for work and 39% said it's a good place for work.
- 52% of respondents were positive about Kinnaird and the Inches as a place to visit. 16% gave a rating of great and 36%, gave a rating of good. Collectively, 14% gave a negative rating of either poor or very poor.
- As a place for play, although 41% of respondents gave a positive rating of great or good, 37% gave a rating of ok and 26% gave a negative rating of poor or very poor. Compared to the other categories, as a place for play, Kinnaird received more negative ratings.

Challenges locally relate to:

- Availability of local services, some of which have reduced despite the population growth. There is no GP practice, no active Police Station, and little choice of local shops / supermarkets.
- Some concerns about vandalism and anti-social behaviour by young people. There is no space for teenagers to go, outside of structured activities at set times.
- There is an almost 10% higher proportion of children and young people than the regional and national averages. There is also a higher proportion of those aged between 16-64 years compared to regional and national levels and a low proportion of those aged 65+ (5.6% in Kinnaird Village and the Inches compared to 19.6% across Scotland).
- 24.2% of households in Kinnaird Village are occupied by couples with 2 or more dependent children which is significantly higher than the 9.3% average across Scotland, while only 18.8% of households are occupied by one person. This figure is significantly lower than the national average of 37.1%.
- Geographic access to services also shows higher levels of deprivation in this datazone, falling within the 20% most deprived in Scotland. There is a significant lack of services.



- Access to the school is a serious issue and should be tackled alongside access to the development of green space. Pre-covid, the community had more access to the facilities at the school which gives some confidence that this issue can be addressed through management systems.

Support for community ownership of the site

The consultations showed strong support for the purchase of the land by Kinnaird Village and the Inches Residents Association for the community:

- The majority of respondents (69%) support the community purchase of the land.
- 20% do not support the community purchase and 11% are not sure. Some of the reasons for this are concerns about the maintenance of the land, the financial implications of the project
- The members of the community engaged at the open meeting and street conversations were supportive of the purchase.
- 13% said they would want to join the SCIO.
- There is a strong strategic fit with the national direction of policy travel from place making to biodiversity.

Services / facilities to be offered

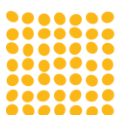
- The most popular ideas were a place to play sport and a small space for community café linked to a garden. 74% of respondents would support and use the land if it was developed into a place to play sports.
- The least popular ideas were allotments and growing space and a skatepark or BMX track with worries about anti-social behaviour.
- A gathering space with food and drink was highly supported by local people.
- Although 57% of respondents support and would use the land if developed into allotments and a growing space, 35% do not support the idea.
- Case studies indicated high levels of benefit from the development of green space in communities.

Projected Impact

- Having an attractive space that brings everyone in the community together is the most important for respondents as 54% gave a ranking of 1 and 26% gave a ranking of 2.
- Most people agree that developing the land into productive community space will develop health and wellbeing of the community – 49% strongly agree with this statement and 34% agree.
- There is substantial potential impact on health and wellbeing which fits well with an NHS asset transfer and will be articulated in more detail in the business plan.

Governance and management

- Kinnaird Village and the Inches Residents Association is a SCIO and the constitution is compliant with the Scottish Land Fund. This is a suitable structure for ownership and management of the asset.



- Given the Association's charitable purposes, in our view, activities like developing a community space / hiring that space to community organisations is likely to constitute primary purpose trading. However, there is a risk that leasing space on a more commercial basis (like leasing part of the site for corporate events) would be categorised as non-primary purpose trading.

Capacity to deliver:

- Though a high capacity group there is a high level of dependence on a small number of people and a need to build the board and build the membership, which is underway.

Management and staffing

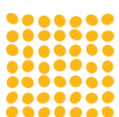
- While it is possible to run a community owned piece of land on a volunteer basis, the starting point is that staff will be required to maintain the land as a community asset.
- If trading was sufficient to sustain it, the preferred option would be a development manager for the land. The development manager would manage the site, establish clear systems and processes, and develop partnerships with users of the site.

Financial viability

- If there was a community facility in Kinnaird Stenhousemuir FC were interested in running activities there.
- The school were keen to lease space for PE and growing.
- In summary, the financial models (to be stress tested at business planning stage) for the open space project can be sustained with minimal grant and fundraising input unless there is substantial staffing which will require on-going grant funding or a more commercial approach.

Fundability

- Though challenging and highly competitive, there are possible funds available to develop this project, depending on costs.



3. Options appraisal

3.1 Acquisition of the site

The main options are:

1. Do not purchase the site
2. Purchase and build a community hub
3. Purchase the site and develop it as community use space

Option 1 - Do not purchase the site

Advantages	Disadvantages
<ul style="list-style-type: none">• The Association does not need to take on an asset with liabilities.• No need to fundraise for the redevelopment in a challenging fundraising environment.• No capital development to manage.• Avoids having to manage land.	<ul style="list-style-type: none">• There is strong community support for acquisition and development as a community asset (• There appears to be no other plans so land would remain unproductive• Loss of an asset to the community and a financial asset for the Association.• The community needs identified in the research are likely to remain unaddressed – including a need for space for the school

Conclusion:

This is not the recommended option.

In light of the challenging funding environment this needs to be considered. However, it is understood that potential grant funding would be sufficient to adapt the land for a variety of purposes.

On this basis, the recommendation is to proceed with acquisition, subject to securing funding for purchase from the Scottish Land Fund.



Option 2 - Purchase the site and develop a community asset on it

Advantages	Disadvantages
<ul style="list-style-type: none">• Delivers on the community support for the proposal• Clear need for a community facility in this area with transport needed to access nearby centres.• Secures the site as an asset for the community.• Provides a means of addressing the community needs identified in the research which require a building (particularly café and meeting space).• Adds a valuable asset to the Association's Balance Sheet.	<ul style="list-style-type: none">• The Association does not need to take on an asset with liabilities.• No need to fundraise for the creation of a building in a challenging capital fundraising environment.• No capital development to manage.• Avoids having to manage a building, allowing more focus on revenue projects that are less onerous to sustain.

Conclusion:

While a major project like this is challenging, there is strong community support. However there are limited funding pots for such a project and this could be highly challenging. The recommendation is to keep this on the ideas list for the future but for it not to be the core vision for the land transfer.

Option 3 - Purchase and develop the land as productive green space

Advantages	Disadvantages
<ul style="list-style-type: none">• Responds to need in the community• Creates a regenerated space that would lift the whole community• Easier to implement than a building• Potential to bring in additional investment.• Strengthens partnerships eg with the school.• Facilitates a small income stream but also ability to secure grant funding for environmental programmes.	<ul style="list-style-type: none">• Onerous to manage and sustain• Responsibility for the maintenance of the land• Need committed board• Will require landscape maintenance staff.

Conclusion:

This is the preferred option.

Delivering on the priorities from the community consultation does require this; Though there is always risk with any venture, it is a lower risk than committing to an asset.



3.2 Services/facilities to be offered

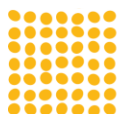
Options appraisal

A rough options appraisal is set out below. Each option is scored from 1 to 5 (5 being the most positive). Scoring is highly subjective and the table is largely intended as a starting point for discussion by the Association:

Service	Community support	Fit with existing venues/ services	Financial viability	Ease of delivery	Total	Comments
A place to play sport	5	4	1	1	11	Though highly supported by the community and school this may left to a future phase due to funding constraints
Small space for a community café / refreshment area	4	4	3	2	13	This was a very significant demand but clarity is needed. This would be a light touch “shed” with power and a donations based kitchen for refreshments not a commercial café.
Modest community facility	4	3	3	1	11	Too challenging in this funding environment and better to secure increased use of the school.
Sensory Garden and attractive landscaping	3	4	4	5	16	Less income potential than other ideas but relatively straightforward to achieve as a first phase
Play area for children	3	3	2	2	10	A good priority but some local concerns about anti-social behaviour.
Allotments and growing space	3	5	2	3	13	High demand from stakeholders but low demand from the community who feel it restricts use
Skatepark or pump track	2	1	2	3	8	Though potentially valuable and with stakeholder support the community have concerns about noise and disturbance close to housing

Recommended direction of travel

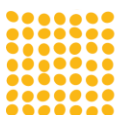
In our view, the direction of travel is towards landscaping and a sensory garden as a first phase, then developing community growing areas with a vision of a simple gathering bothy for refreshments, tool store, volunteering meetings etc.



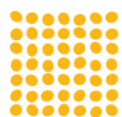
4. Recommendations

We recommend that Kinnaird Village and the Inches Residents Association:

1. Considers the feasibility study, particularly the findings and options appraisal.
2. Considers the risk of taking on any asset in an uncertain capital funding environment.
3. Continues to negotiate with NHS with a view to purchase of the site.
4. Once there is an agreed direction of travel,
 - a. proceeds to a business plan with full cash flow projections and governance arrangements.
 - b. agrees a design for the land
 - c. Proceeds to submission of an application for Stage 2 of the Scottish Land Fund.
5. In our view, the direction of travel is towards landscaping and a sensory garden as a first phase, then developing community growing areas with a vision of a simple gathering bothy for refreshments, tool store, volunteering meetings etc.
6. Continues to progress partnership opportunities to keep these options open (recognising that decisions on allocations of space at the site are still to be reached).
7. Continues to grow its membership.
8. Continues to consult and inform the local community and stakeholders over these plans to ensure growing support.



Appendices



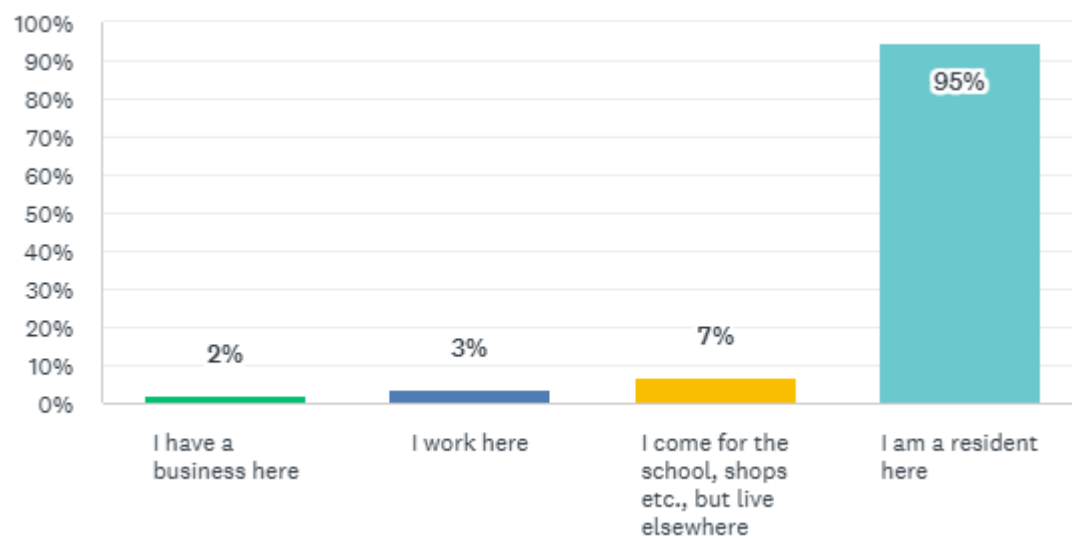
Appendix 1 : Community Survey

Introduction

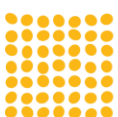
A survey was carried out during November 2024 – January 2025 and made available via an online form with paper copies available on request. Flyers with the QR code were delivered to every household in the area (around 3000) and it was well publicised on social media. 379 responses were received.

Respondent characteristics

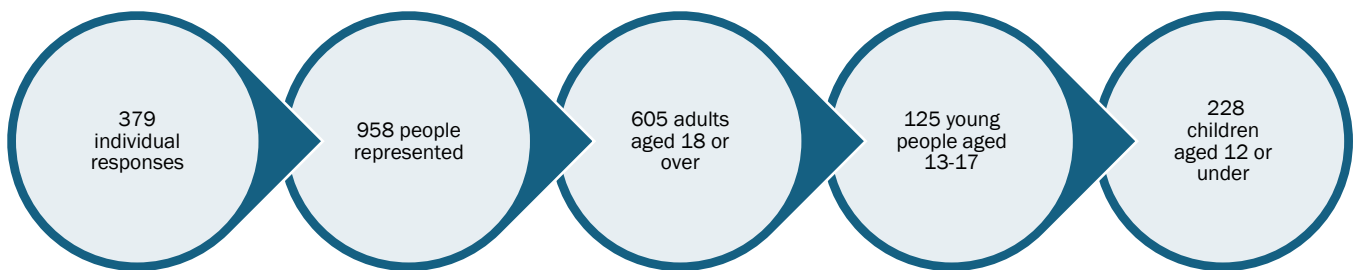
Respondents were asked about their connection to Kinnaird Village and the Inches (whether they live, work or visit there).



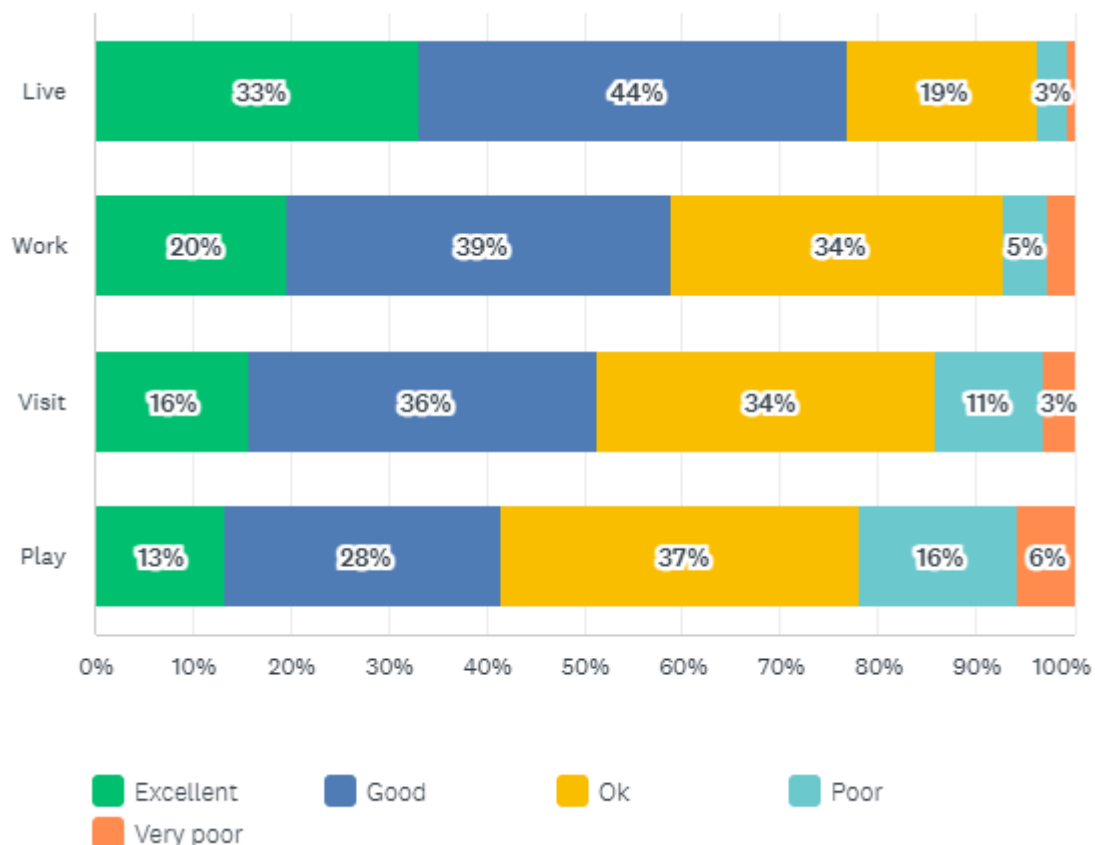
- Most of respondents (95%) are residents of Kinnaird Village and the Inches.
- 7% come to the area for the school or other amenities such as the shops but live elsewhere.
- 3% work in the area and 2% have a business there.



The survey could also be answered on behalf of a household. The graphic below shows the number of people's views represented in the survey. Behind the 379 individual responses were family groups and friends amounting to a total of 958 people.

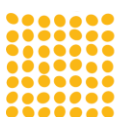


Community views of Kinnaird and the Inches



77% of respondents were positive about Kinnaird and the Inches as a place to live. 33% gave a rating of great and 44%, a rating of good. Only 4% gave a negative rating of either poor or very poor.

As a place for work, 59% gave a positive rating; 20% said it's a great place for work and 39% said it's a good place for work.

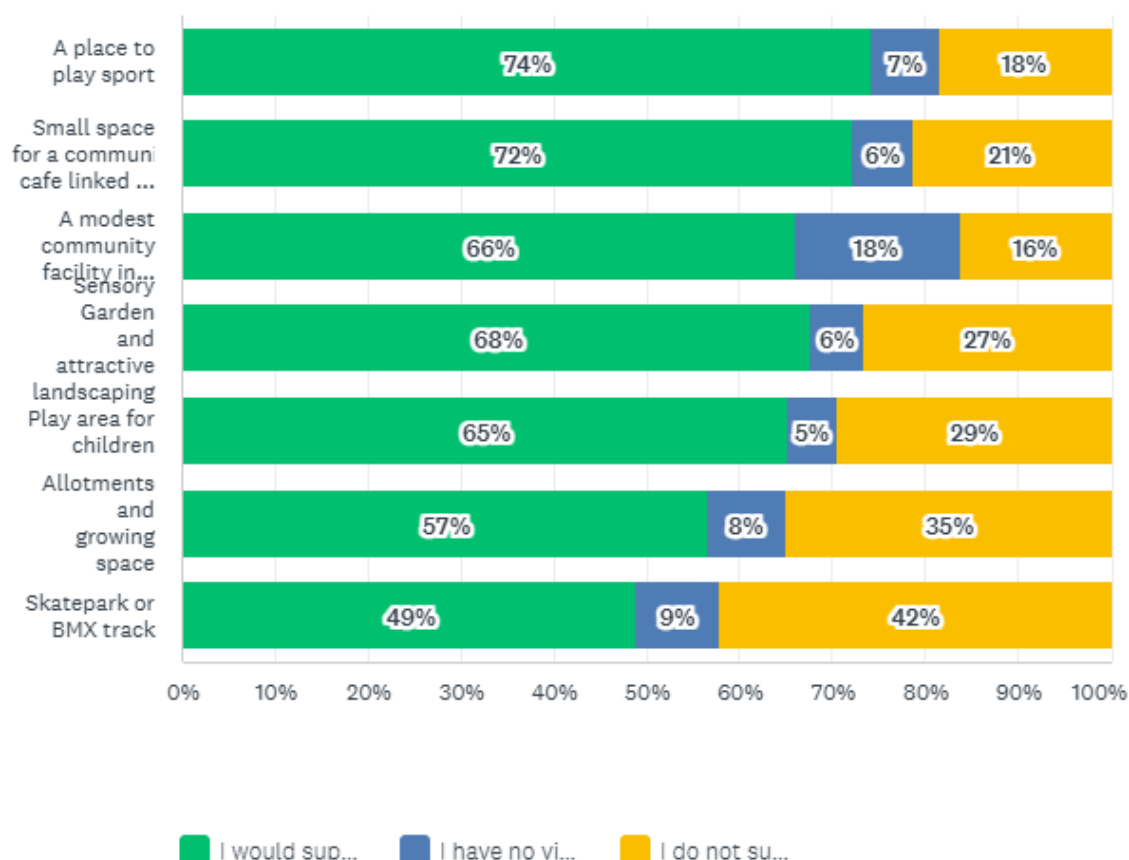


52% of respondents were positive about Kinnaird and the Inches as a place to visit. 16% gave a rating of great and 36%, gave a rating of good. Collectively, 14% gave a negative rating of either poor or very poor.

As a place for play, although 41% of respondents gave a positive rating of great or good, 37% gave a rating of ok and 26% gave a negative rating of poor or very poor. Compared to the other categories, as a place for play, Kinnaird received more negative ratings.

Ideas for the development of the land

Respondents were provided with a list of ideas for developing the land. They were asked whether they support the idea or not, or if they have no view. Comments could also be left alongside their answer.



The most popular ideas were **a place to play sport** and **a small space for community café linked to a garden**.

74% of respondents would support and use the land if it was developed into a place to play sports. Of the comments left, suggestions of sport activities included tennis courts, Padel courts and a sports hall that could facilitate different types of sporting activities.

18% of respondents do not support the idea to develop the land into a place for playing sports. One of the main reasons for this is due to the fact that there are other sport facilities nearby that can be reached on foot or by transport. Examples included the MUGA by the school, the gym in Stenhousemuir, the cricket pitch and the gymnastics centre.



The least popular ideas were **allotments and growing space** and a **skatepark or BMX track**.

Although 57% of respondents support and would use the land if developed into allotments and a growing space, 35% do not support the idea and 8% have no view. From the comments of those who do not support the idea, the main concerns were to do with maintenance of allotments and preventing them from becoming an eyesore, how allotments would not serve the whole community but only a minority and for those living in houses, how they already have a garden.

42% of respondents do not support a skatepark or BMX track being developed on the land. Some of the reasons against the ideas included concerns about an increase in antisocial behaviour, that it is not an attractive use of land and existing provision of similar facilities nearby such as the bike track at Larbert High School. Of those that support the idea, there was the argument that there aren't currently facilities for older children so a skatepark or BMX track would be welcomed.

Other ideas for the development of the space:

In addition to the provided suggestions for developing the land, respondents could also share other uses or initiatives that they would like to see developed on the land. It's important to note that some of the ideas were already mentioned in the previous question. 148 comments were submitted and below is a summary of those ideas.

<i>Thematic Area</i>	<i>Number of mentions</i>
Food and drink Suggestions included: <ul style="list-style-type: none"> • Restaurant • Pub • Bar 	Mentioned 64 times (The collective total for restaurant, pub and bar)
Community hub/space	Mentioned 17 times
Sports Suggestions included: <ul style="list-style-type: none"> • Courts (tennis, basketball, padel) • Outdoor gym equipment • Swimming pool • Indoor sports facility 	Mentioned 16 times
Expansion of the Primary School	Mentioned 9 times
Housing Suggestions included: <ul style="list-style-type: none"> • Self builds • Starter homes • Social housing 	Mentioned 9 times
Greenspace	Mentioned 8 times
Shops	Mentioned 5 times
All of these ideas received the same number of mentions. <ul style="list-style-type: none"> • Kids play area • Doctors' surgery • Dog park 	Mentioned 4 times

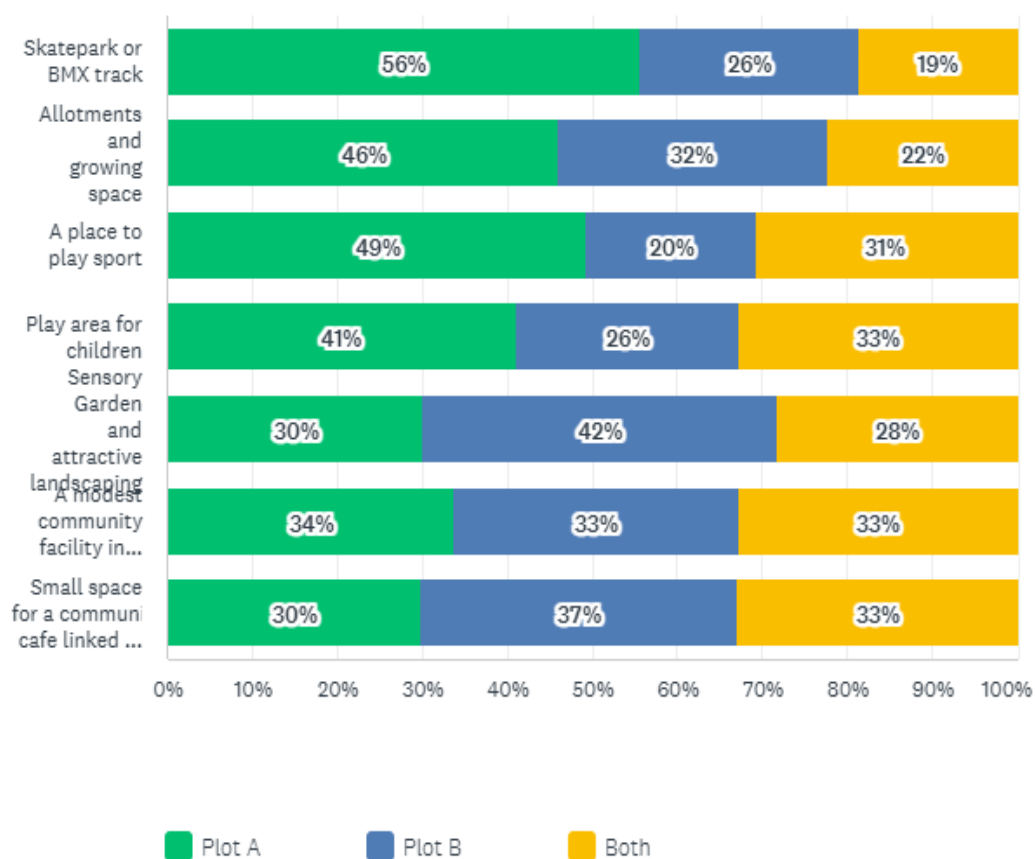


Individual mentions	Mentioned once
<ul style="list-style-type: none"> • Training facility for young people • Fire pit/BBQ area • Food market • Zebra crossing • BMX park • Skatepark • Sculpture • Memorial garden • Community garden • Wild space • Outdoor learning space • Stables 	

Plot A, B or both

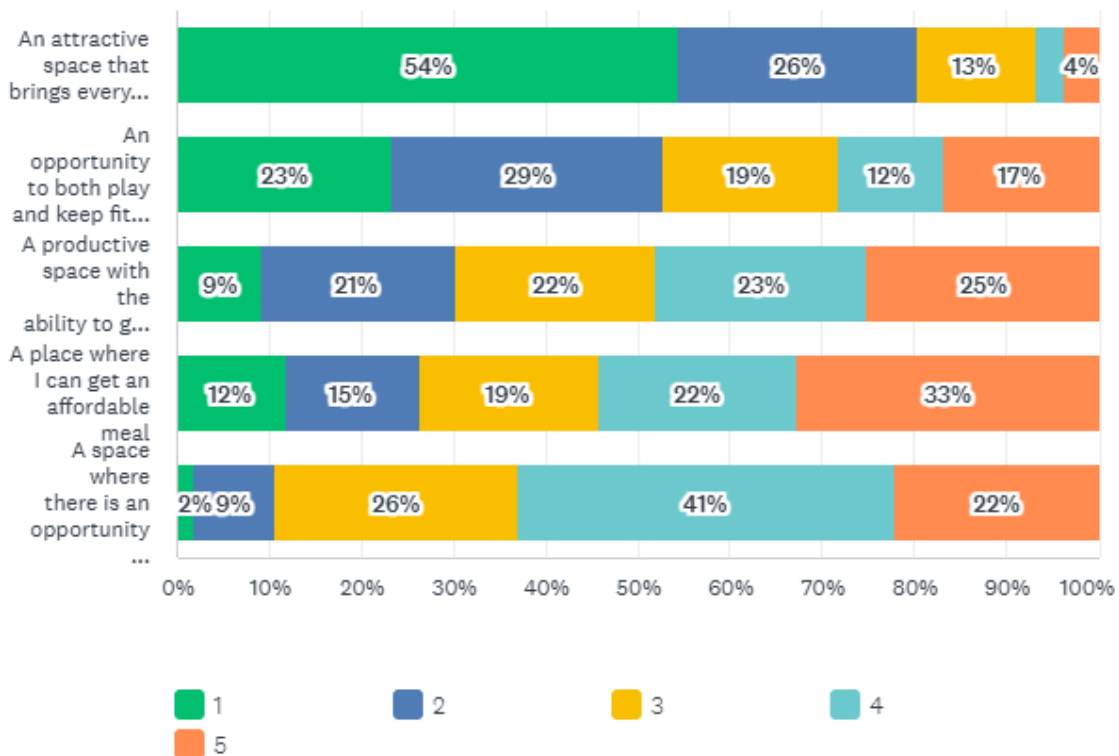
There are two plots of land that Kinnaird Village and the Inches Residents Association are looking into the possibility of buying and finding a viable future for. Plot A is bigger and closer to the school, while Plot B is near the shops and more likely to be landscaped and made accessible for everyone.

Respondents were asked what they would like to see developed on either plot of land. It's important to note that there was not an option for people to say if they do not wish for either plot of land to be used for the proposed ideas. People expressed this in the comment box instead.



Community priorities

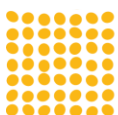
Respondents were asked to rank a selection of statements in order of importance from 1-5, with 1 as most important and 5 as least important.

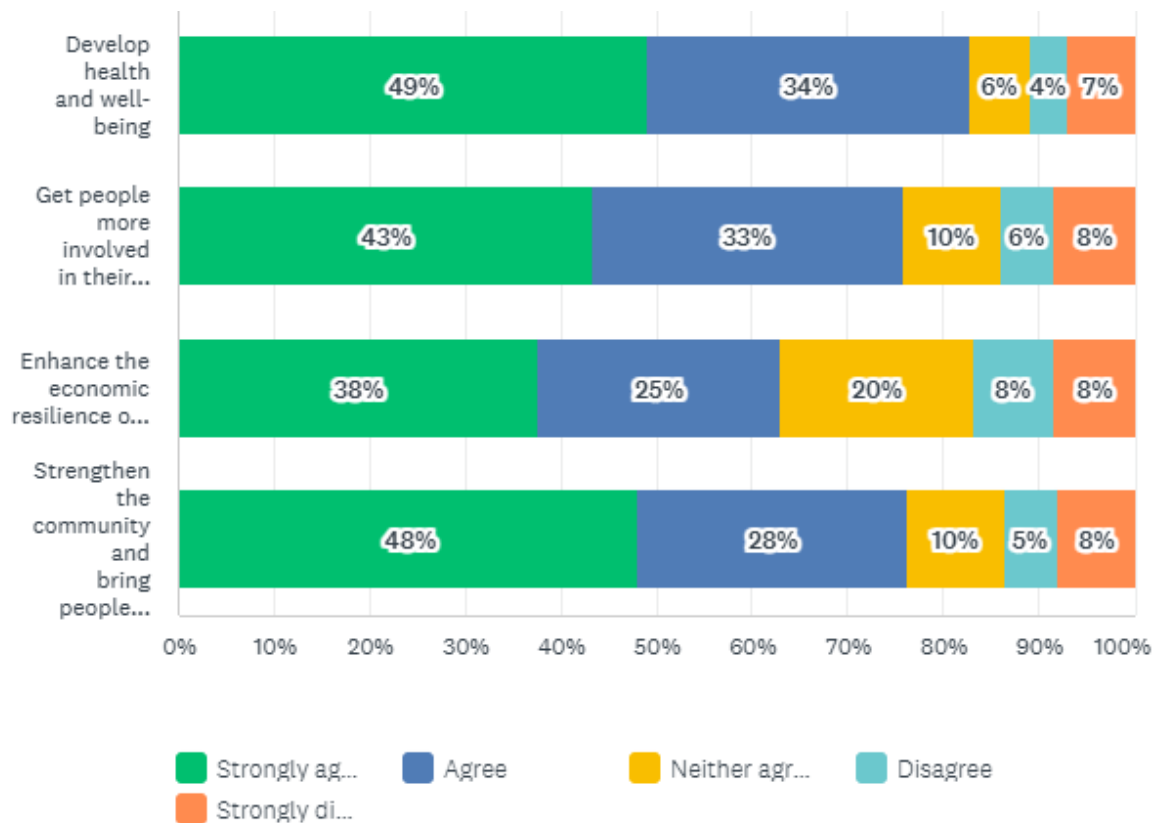


Having an attractive space that brings everyone in the community together is the most important for respondents as 54% gave a ranking of 1 and 26% gave a ranking of 2.

Views on potential outcomes

Respondents were asked whether they agree or disagree that the developing the land into productive community space would bring positive outcomes. The majority of respondents agreed with all of the potential outcomes.



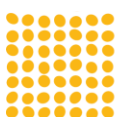


Most people agree that developing the land into productive community space will develop health and wellbeing of the community – 49% strongly agree with this statement and 34% agree.

Although supported by 63% of respondents, 16% disagree that developing the land into productive community space will enhance the economic resilience of the community. 20% neither agree or disagree with this statement.

Views on community ownership

Respondents were asked if a viable future could be found for the land, would they support the community purchase of land from the NHS.



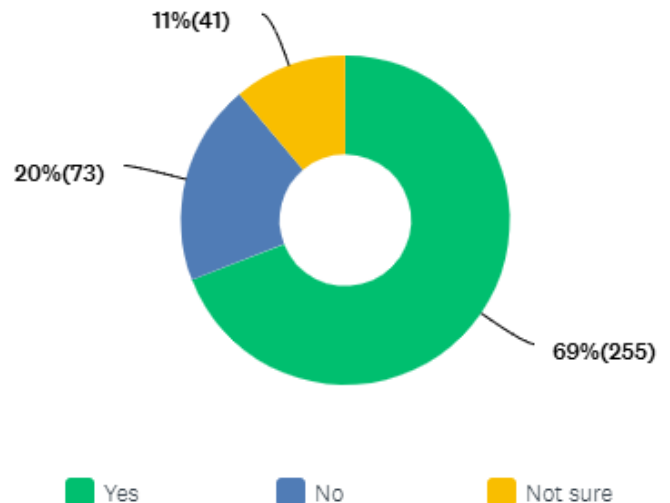
The majority of respondents (69%) support the community purchase of the land.

"I would rather the community bought it than it looking derelict. A good use of space and community spirit. Prevents a developer building more flats."

"I think we can all work together and make this place the best village to stay in."

"This would support this area to be a 20 minute neighbourhood keeping people nearby and not having to travel outwith constantly for amenities such as big play parks or greenspace."

"The land is a valuable asset to our community."



20% do not support the community purchase and 11% are not sure. Some of the reasons for this are concerns about the maintenance of the land, the financial implications of the project (e.g. funding, who will pay for the upkeep of the land) and lack of support for KVTIRA. For those who are unsure, it depends on how the land will be developed. Some comments are below:

"The area needs a restaurant which everyone can use, not allotments which will end up looking terrible."

"I don't think we need this. Groups like this do not last and I would rather it be held in reserve for school expansion."

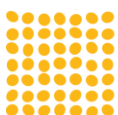
"I would like to know how the project would be managed e.g. who would volunteer."

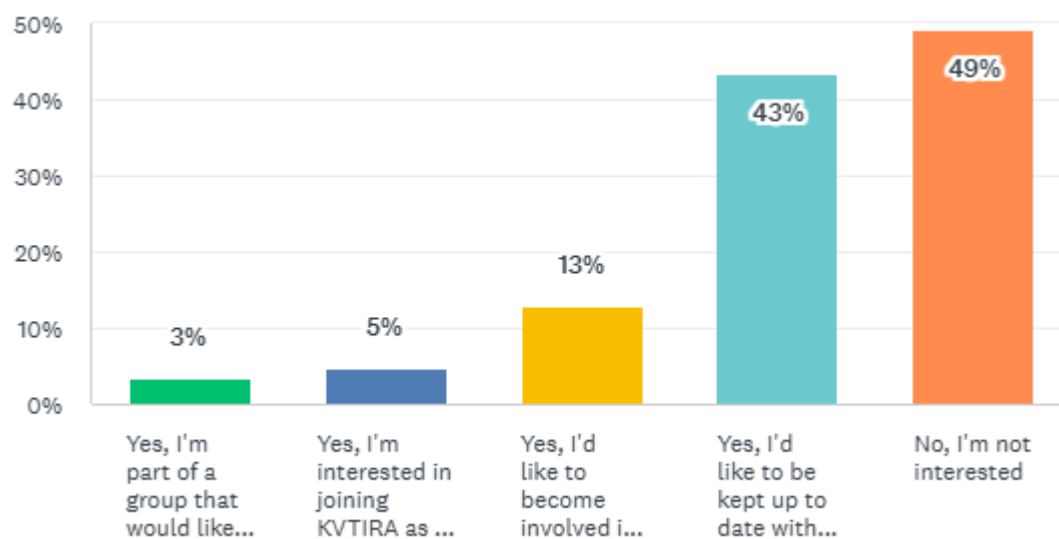
"Where is the money coming from and what is the quote for the purchase? There is not enough information know to give a binary answer."

"We already pay factoring fees and greenbelt fees. We do not want to pay anymore as we believe these suggestions would not enhance the area at all and bring more young people to the area to 'hang around'."

Interest in the project

Respondents were asked if they would like to be involved in the project in some capacity. There is a divide in interest among respondents as 49% are not interested in the project and 43% want to be kept up to date with what is happening. There is also interest in joining KVTIRA from 13% of respondents.

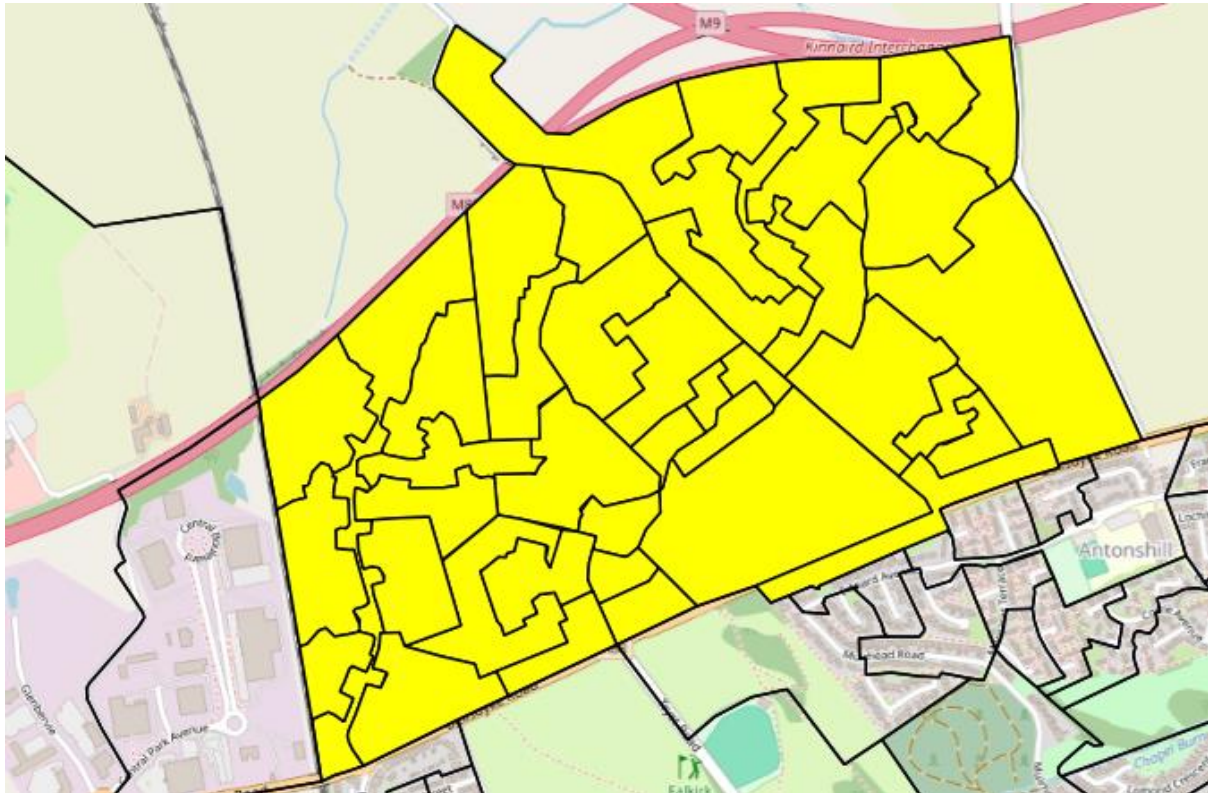




Appendix 2 : Demographics

Demographic Analysis

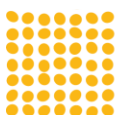
This demographic report provides a summary of key data on the community in Kinnaird Village and the Inches. Kinnaird Village is a 218-acre housing development in Falkirk, which was formerly a hospital and surrounding greenspace. The development was marked as the Larbert North Strategic Growth Area and 1700 new homes, a primary school and local retail centre were built there.



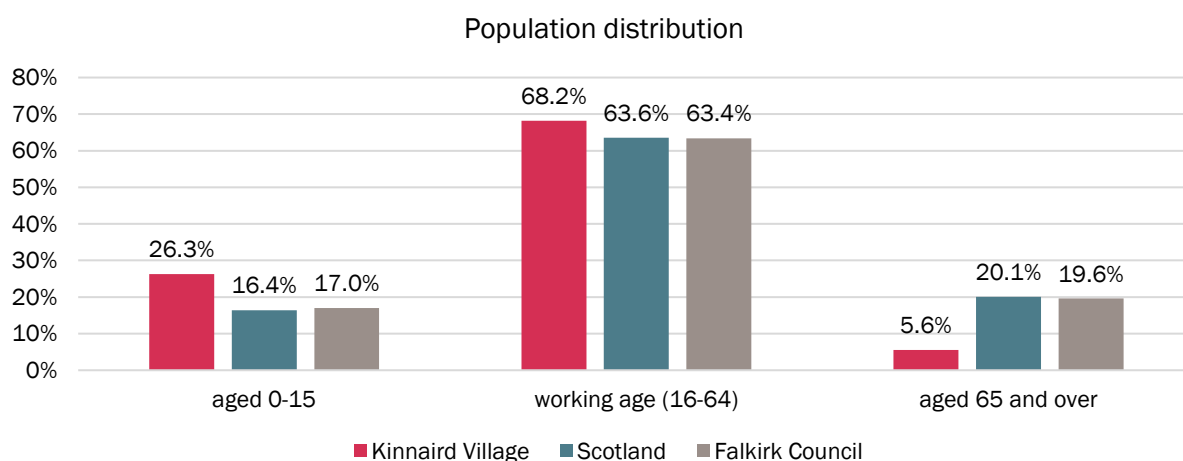
Notes on boundaries and data availability

Kinnaird Village & The Inches Residents' Association define their community as those living within the FK5 4 and FK2 8 postcode sectors. The areas highlighted in yellow in the image above show the closest fitting Output Areas, which are the smallest area for which Census data is published. The fit to the boundaries is fairly close, although the area highlighted includes small strips of land to the north and south which are not normally considered to be part of Kinnaird Village or the Inches, due to how Output Areas are defined. Each one consists of several postcodes, with a maximum population of 60. Unless otherwise noted, the data presented in this report is from the 2022 Census.

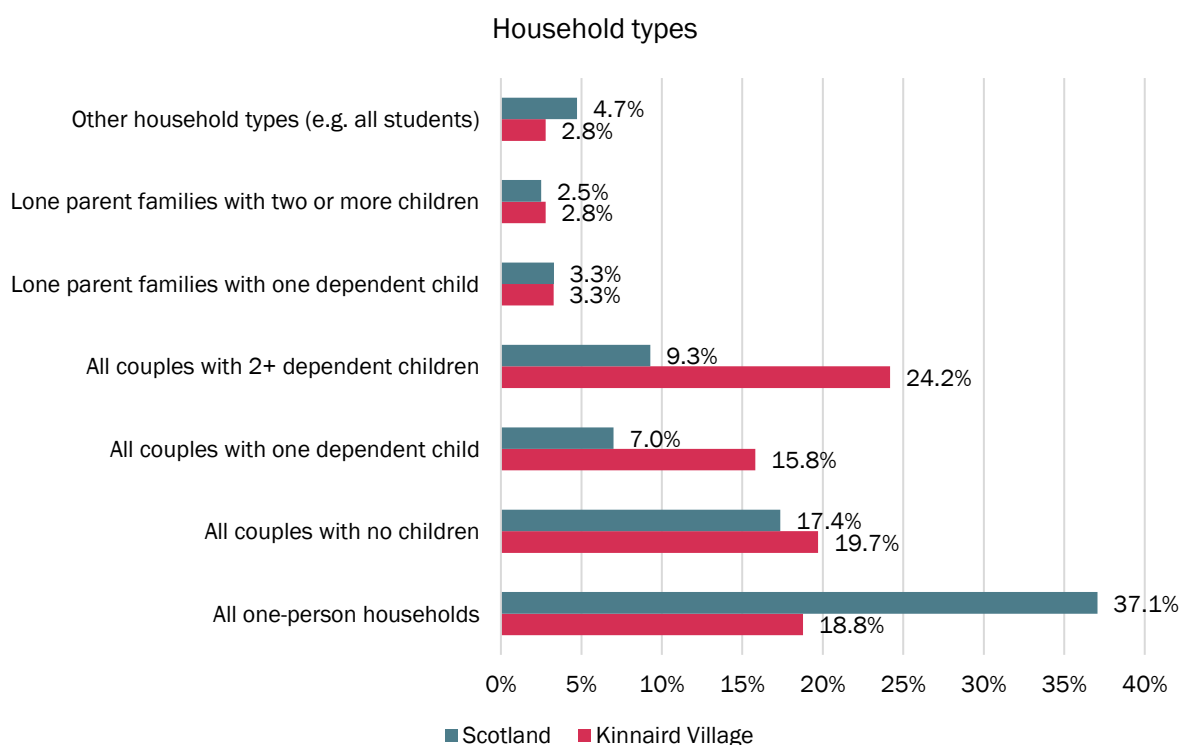
When referring to the Scottish Index of Multiple Deprivation (SIMD) Index, data is gathered from the closest fitting datazones. Datazones are small area geographies designed to have roughly standard populations of 500 to 1000 residents, and are composed of Output Areas.



Demographics: The total population of Kinnaird Village and the Inches is 6,105. The demographic profile of Kinnaird Village differs from the Falkirk and Scotland averages, particularly the proportion of young people and children and those aged 65+: there is an almost 10% higher proportion of children and young people than the regional and national averages. There is also a higher proportion of those aged between 16-64 years compared to regional and national levels and a low proportion of those aged 65+ (5.6% in Kinnaird Village and the Inches compared to 19.6% across Scotland).



Housing: There are 2,233 dwellings in Kinnaird Village and the Inches, most of which are either a house or bungalow (82.2%) which is higher than the national average (65.5%). The majority of dwellings in Kinnaird Village and the Inches are owned (84.8%) rather than rented, which is higher than the national average of owned dwellings (65.5%).



1.



Household composition in Kinnaird Village and the Inches shows that more households are occupied by more than one person. For example, 24.2% of households in Kinnaird Village are occupied by couples with 2 or more dependent children which is significantly higher than the 9.3% average across Scotland, while only 18.8% of households are occupied by one person. This figure is significantly lower than the national average of 37.1%.

Economic Activity: More people are economically active than inactive. 77% of adults over 16 are economically active and 19% are economically inactive. This is higher than the national average of 56.9% for those who are economically active.

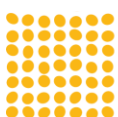
Health, disability and caring: A higher proportion of people (89.3%) in Kinnaird Village and the Inches are not limited by disability compared to the average across Scotland (75.9%). A lower proportion of people have long term health conditions in Kinnaird and the Inches compared to across Scotland. For example, 12.9% have a long term illness or condition in this community compared to 21.4% across Scotland.

Vehicle access: Only 5.6% of households in Kinnaird Village and the Inches do not own a car. This is below the national average (26.4%) and is relevant as it indicates an increased reliance on cars rather than public transport. Relatedly, the SIMD (see below) shows high deprivation in this area associated with geographic access to services, which measures the mean travel time (in minutes) to key services by car or public transport.

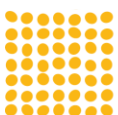
Education: There is a higher proportion of people in Kinnaird Village and the Inches with qualifications compared to the national averages. For example, 46% in this community have a qualification at a degree level or higher, compared to 32.5% across Scotland.

SIMD

The Scottish Index of Multiple Deprivation (SIMD) measures the level of deprivation across 6,976 data zones in Scotland. The SIMD combines data across seven domains: income, employment, education, health, geographic access to services, housing and crime. Areas coloured red on the map below are ranked as most deprived, through to orange, blue and dark blue (least deprived). The datazones covering Kinnaird Village and the Inches are S01009089, S01009090 and S01009091.



- No areas within Kinnaird are classed as being deprived overall.
- The two datazones in dark blue, covering the western side of Kinnaird Village, rank in the least deprived 10% in Scotland, with low levels of deprivation across all the domains except for geographic access to services which show higher levels of deprivation, falling within the most deprived 20-30% in Scotland. Geographic access to services is measured by mean travel time (in minutes) to key services by car or public transport. Key services includes GP, petrol station, post office, primary school, retail centre and secondary school. This level of geographic access is unusual in a built-up community within an urban area.
- The datazone in lighter blue (S01009090), which covers the eastern side of Kinnaird Village, also shows low levels of deprivation across most of the domains, ranking in the least deprived 20-30% in Scotland. Geographic access to services also shows higher levels of deprivation in this datazone, falling within the 20% most deprived in Scotland.

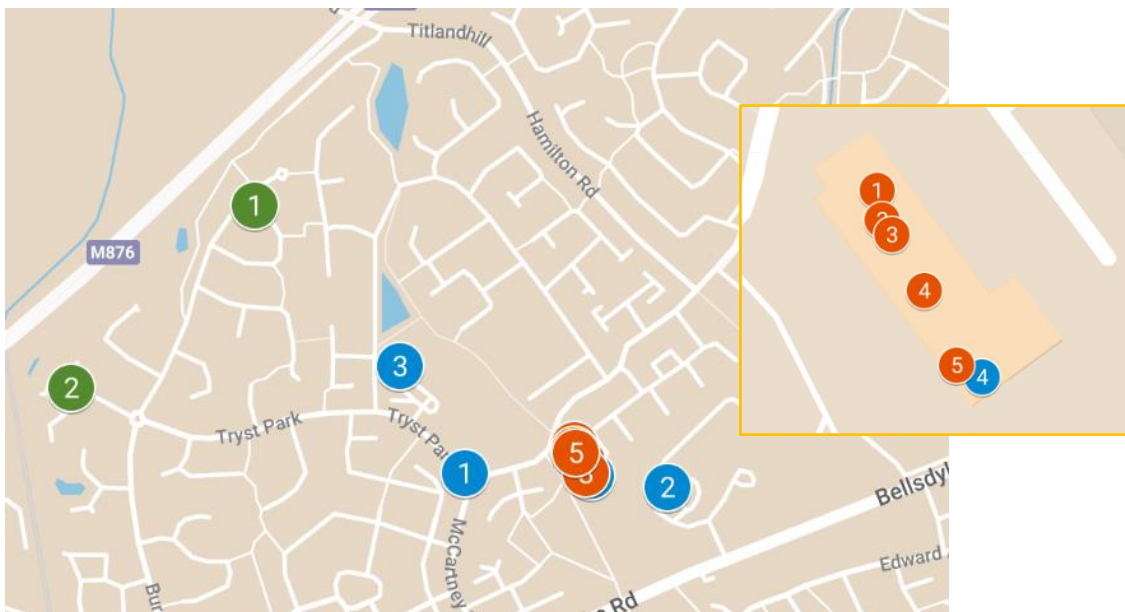


Appendix 3 : Asset Map

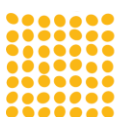
Below is a summary of the assets, services and amenities available in Kinnaird Village and the Inches. The purpose of asset mapping is to identify the number of services and assets in the community already and to determine whether provision of assets and service are sufficient or if there are any gaps. As other research related to this project has identified there is a gap for community spaces in the area. This selection is a snapshot of the key assets across the area.

The following categories of assets are shown:

- Services
- Shops
- Playparks



- 1 Sainsbury's Local
- 2 Kinnaird Butcher Shop and D...
- 3 Spice Magic Takeaway
- 4 Ilario's Kinnaird
- 5 Ròst Coffee Co



- 1 Kinnaird Primary School
- 2 Bellsdyke Hospital
- 3 Kinnaird Waters ELC Centre
- 4 Glenbervie Dental Clinic

- 1 Kids Play Park
- 2 Play Park

Kinnaird Primary School

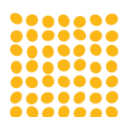
All primary schools in Falkirk can be booked for lets but only during school terms at the following times; Monday-Friday, 3:30pm-9pm and on weekends from 9am-1pm. Lets are also subject to janitorial cover being available.

All let applications must be submitted at least 2 weeks in advance of the booking to allow for appropriate checks and janitorial cover arrangements to be made.

School facilities can be let for many different uses such as:

- Private functions and instructional classes (dance classes, fitness classes)
- Adult groups (voluntary, tenants and residents organisations)
- Commercial events (conferences, business meetings, company exhibitions)
- Groups for children 18 and under (Scouts, Boys Brigade, youth clubs)
- Pre and after school childcare
- Concessions for over 65s, church and disability groups

Facility	Group 1, Group 2	Group 3	Group 4 *	Group 5	Group 6
Hire of Hall (General Halls, Assembly Halls)	£24.90 (per hour)	£47.90 (per hour)	£15.40* (up to 2 hrs)	£15.20 (per day)	£12.40 (per hour)
Hire of Classroom / GP Room / Meeting Room	£15.50 (per hour)	£31.00 (per hour)	£15.40* (up to 2 hrs)	£15.20 (per day)	£7.70 (per hour)
Hire of Gymnasium / Dance Studio	£24.90 (per hour)	£49.90 (per hour)	£15.40* (up to 2 hrs)	n/a	£12.40 (per hour)
Hire of full Astroturf / All weather pitch	£59.30 (per 45 mins)	£118.60 (per 45 mins)	£30.80 (up to 2 hrs)	n/a	£29.70 (per 45 mins)
Hire of half Astroturf / All weather pitch	£29.70 (per 45 mins)	£59.50 (per 45 mins)	£15.40* (up to 2 hrs)	n/a	£14.90 (per 45 mins)
Hire of Swimming Pool (inc changing rooms)	£82.50 (per hour)	£164.90 (per hour)	£15.40* (up to 2 hrs)	n/a	£41.30 (per hour)



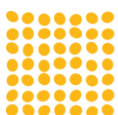
What other community spaces/venues are available for hire near Kinnaird Village and the Inches?

Stenhousemuir Cricket Club

The only other main competitor for a community space or venue for hire is Stenhousemuir Cricket Club. The Club hosts events such as quiz nights, themed events (e.g. Valentine's, Christmas, Hogmanay) and music events. There is a hall with a kitchen and a lounge that can be hired for private events, for example, birthday parties, award ceremonies and dinners. It's important to note that the Club is membership based, which may exclude people from using the space if discounts are available to members and not non-members.

Falkirk Tryst Golf Club

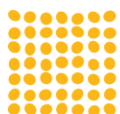
Similar to Stenhousemuir Cricket Club, Falkirk Tryst Golf Club has a clubhouse, which has a restaurant, and they hold events (meals, awards ceremonies and music nights). Recent events included a Festive Friends where the golf club hosted a Christmas dinner for older people who suffer from social isolation. This event was supported by a number of community groups and organisations in the area like Stenhousemuir FC, Stenhousemuir Community Foundation, Age Concern and the KLSB (Keeping Larbert and Stenhousemuir Beautiful) group.



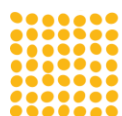
Appendix 4 : Case studies

We have researched examples and case studies for each project idea. Where possible, these are similar in rural location and type of community as Kinnaird. Where not possible we have shared other examples to learn from both in Scotland and other areas. The following is an overview of the projects and lessons learned for each project idea. The areas of land are adjacent to housing so consideration of use will need to take that into consideration.

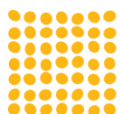
Organisation	New activities on derelict land	About the organisation	Size of land, use before & condition	Day to Day Management	Funding	Notes
Woodlands Community Woodland Community Garden and Willowbank Crescent Garden, Glasgow. Events Terrace	Woodlands Community Garden opened in 2010, occupying a vacant site in West Princes Street, Glasgow. Since then it has become an important local space where people make new friends and feel part of the community. It's also a great place to unwind from the everyday stresses and strains of city life. Each year, around 50 households grow their own fruit, vegetables and herbs in the garden's raised beds. The garden is also the focus of many projects run with local partners.	Woodlands is Development Trust. Building attractive and creative community where people connect with each other and thrive. To do this, we create spaces and opportunities that bring people together. Registered Charity	Before the garden was created the land was a flat wasteland between two buildings. It had a mixture of overgrown bushes and dead trees surrounded by a lot of litter dumped there. It was an eye sore and waste of space.	Weekly volunteer sessions to help maintain the garden. Families take responsibility for raised beds in a style of mini allotments. The Development Trust employ 10 members of staff including a part time Garden and Greenspaces Co-ordinator.	Collect donations to the garden. Had a large range of funding for different projects including redeveloping the garden circa £750k. See full details of funding including funders, projects and amounts: Click Here	Good example of garden being used for multiple uses; space for locals to grow veg, composting for local residents, events and an open garden for general use. Good design of a garden to be more than just a garden. People can get involved in a variety of different ways.



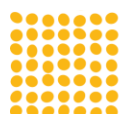
Website	<p>Willowbank Crescent Garden is a smaller garden adopted in 2016. It is situated on Willowbank Crescent and offers an attractive greenspace for local residents.</p> <p>The Terrace is an outdoor space suitable for a wide variety of events. It can be hired alongside our Meeting Room. The site has gazebos which provide shelter and shade and tables and chairs. It also has outdoor power.</p>					
<p>Earth in Common</p> <p>Leith Community Croft, Edinburgh</p> <p>Website</p>	<p>Established an Urban Croft on neglected common good land. The croft is now used for a number of initiatives:</p> <p>Croft Food Hub – a café is a renovated building on site</p> <p>Market on the Croft – a farmers market that used to run but has paused for the</p>	<p>Started as a movement of Leithers reclaiming common good land to make healthy food and nature accessible to ourselves and our children. For the first years of our existence, we were known as Leith Community Crops in Pots. Now we are Earth in Common, based at Leith</p>	<p>Two neglected acres of common good land.</p> <p>Rough open ground.</p>	<p>6 members of staff listed who work over all the projects.</p>	<p>Several grants from major funders including Scot Govt and Esmee Fairbairn circa £500k.</p> <p>See project details, funders and grant size: Click here</p> <p>To generate an income the sell memberships, host events, collect donations, charge</p>	<p>Multiple uses for one site. Very versatile.</p> <p>Large open accessible space that makes that possible.</p>



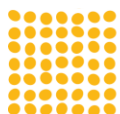
	<p>moment. Plans to bring it back again.</p> <p>Minecroft – Outdoor learning skills for children. Outdoor crafts and survival skills, build fires, cook food, and share stories around the fire.</p> <p>Croft Carbon College - offers environmental education for youth and adults in Leith and beyond. Equipping people with the skills, knowledge and confidence to live a life that's better for the planet.</p>	<p>Community Croft working more broadly to tackle a broken food system, climate change and social inequality locally, nationally and internationally.</p> <p>Registered Charity</p>			fees for some activities.	
<p>Cyrenians</p> <p>Garden at the Royal Hospital Edinburgh and Midlothian Community Hospital.</p> <p>Website</p>	<p>NHS Green Space Projects grow food, build communities and improve health and wellbeing.</p> <p>Open 7 days a week to members of the public, with volunteer and groupwork programmes running throughout the week.</p>	<p>Large Edinburgh based organisation involved in a number of activities tackling the causes and consequences of homelessness.</p>	<p>NHS land on site at the hospitals that the Cyrenians have developed and operate on site.</p>	<p>Visitors: it's free to come and look around.</p> <p>Inpatients and outpatients: have a range of therapeutic activities, and run social prescribing programmes</p>	<p>Funding specifically for the garden projects is unknown.</p>	<p>Close links with the NHS to deliver health related projects in the garden.</p> <p>A structured approach to activities but it's also open to the public.</p>



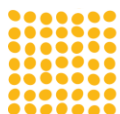
	<p>The gardens offer people the chance to meet others, learn about the environment, participate in therapeutic activities, work together, grow and eat local food, and most importantly enjoy time in a beautiful green space.</p> <p>Teams deliver gardening outreach sessions on hospital wards across Edinburgh and the Lothians and provide placement opportunities for students in Horticulture, Garden Design and Outdoor Education.</p> <p>At the Community Gardens we focus on welcoming people experiencing mental or physical health problems, disadvantage, isolation or poverty. The gardens offer people fantastic opportunities to grow food, socialise and</p>			<p>Volunteers: have lots of opportunities to get involved at the gardens, green thumbs and beginners are welcome.</p> <p>Community groups: volunteering days for local established groups</p> <p>Companies: run tailored corporate team building days for organisations from all sectors.</p>		
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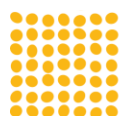
	improve general health and wellbeing.					
<p>The Brock Garden, Wood and Craft Centre, West Lothian</p> <p>Website</p> <p>Facebook</p>	<p>A garden centre that is open to the public and sells products made by people with mental health problems. Run workshops for individuals to attend and sell the products to raise funds to keep the organisation going.</p>	<p>Based in Broxburn, West Lothian which sets out to provide free opportunities to people with chronic mental health conditions. Service users benefit from participating in therapeutic horticulture, woodwork and craft activities. User are also able to socialise in a safe non-judgemental space with others on a similar journey.</p> <p>Registered SCIO</p>	<p>Land behind the Strathbrock Partnership Centre. An NHS building.</p> <p>They have a container onsite and put up gazebos. Fencing around the outside to protect.</p>	<p>4 members of staff working on the site.</p> <p>Winter opening hours</p> <p>Monday - Friday 10am -3pm</p> <p>Tuesday 12pm - 3pm.</p> <p>Summer opening hours.</p> <p>Monday to Saturday</p> <p>10am-3.30pm</p> <p>Tuesday 12-3.30pm</p>	<p>All the workshops are free of charge to access.</p> <p>Generate an income from selling products.</p> <p>Various grants from The Lottery, Scottish Government and Foundation Scotland. See details: Click here</p>	<p>A functioning business which requires a much more hands on approach to run. Someone to be there day to day to run it. More day to day responsibility than creating something such as a garden.</p>
<p>Mayfield Park, Piccadilly Manchester.</p> <p>Large play park</p> <p>Website</p>	<p>Manchester's first new park for 100 years. A public 6.5-acre park, with 142 trees, 120,000 shrubs and plants. The park features a kids' play yard with 6 slides woven around the</p>	<p>The Mayfield Partnership have redeveloped the park and are taking initial responsibility management of it.</p> <p>A partnership between U+I (development company),</p>	<p>6.5-acres. Old Industrial brownfield site between the old railway arches and the River Medlock. Industrial history dating back to the 1700's. The</p>	<p>Open down to dusk. Managed by the Mayfeild partnership.</p>	<p>£23million from the Government's Build Back Better scheme to redevelop the area.</p>	<p>A large scale development. Good examples of retaining history and heritage and paying testament to it in the design. Just a public space, no activities run onsite so in terms</p>



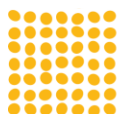
	<p>newly daylighted River Medlock</p> <p>13 wells, artefacts from the Victorian era, were unearthed throughout the construction process. Three of these are still functional and will be used to irrigate the plants and trees throughout the park.</p> <p>Toilets and water fountains in the park.</p>	Manchester City Council, Transport for Greater Manchester and LCR (Property group)	<p>site was overgrown and the river inaccessible. All the old industrial heritage has been unearthed, cleaned up and incorporated into the features of the park.</p>			<p>of day to day management it is light touch beyond the cleaning and maintenance.</p>
<p>Northern Roots, Oldham.</p> <p>Website</p>	<p>Urban farm and Regenerative Land Practices.</p> <p>Run workshops, opportunities for enterprise on site, arts and cultural projects, Natural Health Service, jobs and volunteering.</p>	<p>Northern Roots exists to transform neglected land, connecting communities and creating opportunities for all to grow.</p> <p>Inspired by our local communities and working closely with health professionals, creatives, educators, environmentalists and businesses, Northern Roots is creating a unique community hub and visitor destination.</p>	<p>160-acres, two thirds is forested. Historically, the Northern Roots site has housed two coal mines, two cotton mills, an industrial railway, a large, combined sewage outlet tank and the council rubbish tip. Around a third of the site is former landfill and</p>	<p>They are keen to get a model that works and then share it with other communities.</p>	<p>Substantial funding, over £1million from Esmee Fairbairn plus others. Full details: Click here</p> <p>No notable trading advertised on the website.</p>	<p>Interesting example of land that is contaminated in parts and regenerating it. Strong and varied historical industrial use.</p>



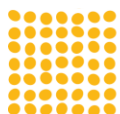
		<p>Born in Oldham, Northern Roots is using regenerative land management techniques to transform uncared for space into a destination that is 'of' the local community, but for everyone.</p> <p>Our aim is to create inspirational spaces, moments and opportunities for people to connect around food, growing, nature, learning, creativity, sport, enterprise, work and play; and to do this in a way that supports nature, enhances wellbeing, creates jobs, and builds hope, pride and aspiration.</p>	highly contaminated.			
Castlefield Viaduct, Manchester.	Urban garden. A Victorian-era steel viaduct transformed into a green 'sky	The National Trust operate the site.	330-metre long Grade II-listed viaduct sits in Castlefield, the oldest part of the city of	Open Wednesday - Sunday 10am - 5pm. Free entry.	Created with donations from private donations and players of	Good case study for what can be done with a small site.



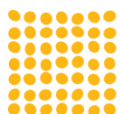
Website	<p>garden' in the heart of Manchester.</p> <p>Two compostable toilets in site.</p>		Manchester surrounded by 2000 years of history. Stood unused since 1969.		<p>People's Postcode Lottery.</p> <p>Created as a pilot temp project and its long term future is under community consultation for its future beyond 2024.</p>	
<p>Bournbrook DIY Skatepark, Birmingham.</p> <p>Website</p> <p>Instagram</p>	<p>Bournbrook DIY is the country's first entirely volunteer-built skatepark. A lockdown project, volunteers have built a thriving £150k skatepark for only £7k.</p> <p>News article and video interview with the founder</p> <p>Bournbrook DIY was built from nothing.</p> <p>In May 2020, local skater Shaun Boyle started clearing the bushes and waste at Bournbrook Rec and - with the help of other local skaters - built a small skateable ledge.</p>	<p>Birmingham Skate Spaces, a community interest company has taken responsibility for managing the site. It is free to use and occasionally used for events.</p> <p>The organisation was created off the back off the refurbishment of the site and is now promoting skateboarding across the city.</p>	<p>Derelict wasteland filled with overgrown bushes and piles of rubbish.</p> <p>Bournbrook wall has a history for graffiti, artists, creativity. It is behind an old bowling green, turned soldiers sanctuary after WWII, in a prime city location on the Selly Oak High Street. The site had been allowed into managed decline, neglected, overlooked,</p>	<p>Over 1500 volunteer hours contributed to build it saving thousands in building costs.</p> <p>Free to use.</p>	<p>One grant been awarded from Awards for All in 2022 for session staff and work experience opportunities.</p>	<p>Good example of a small scale project, created by volunteers for a low budget. It is low maintenance to manage on a day to day basis.</p>



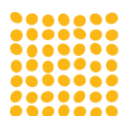
	Fast forward two years, Bournbrook DIY - now full of ramps and banks for skaters to enjoy - is the only DIY park in the country to be granted official skatepark status.		overgrown. It was becoming a disused, unsafe, unsightly and insecure plot on the city parks estate, called 'muggers alley' by local residents. It had no identity, no purpose.			
<p>Inchinnan Development Trust Community Woodland and playing fields.</p> <p>Website</p>	<p>Community woodland. Taken part in safety management work on dangerous trees, conservation projects and installed accessible pathways opening up the woodland to many more people. The Trust has mapped out an area-wide plan for restoring and reconnecting fragmented areas of habitat.</p> <p>In 2022, IDT secured a Community Asset Transfer of India Tyres Playing Fields from Renfrewshire Council. IDT has taken on a 50-</p>	<p>Inchinnan Development Trust. Purchasing the woodland was the Trusts first action. They have gone on to expand their activities and services taking over other sites.</p>	<p>A prominent area of woodland overlooking Glasgow Airport.</p> <p>Teucheen Wood, a long-established stand of semi-natural woodland that extends over almost six hectares. A feature of the landscape since at least 1860, today it is bordered by housing and</p>	<p>Open to the public. Run events in the woodland including archery and nature activity sessions.</p>	<p>Funding, feasibility and planning support provided by Development Trust Association Scotland, the Scottish Land Fund, Community Land Scotland, Community Woodland Association and Renfrewshire Council to purchase the woodland.</p>	<p>In these examples, the community took over already established open spaces and continued to operate them. They give you an idea of potential long term use developmental opportunities.</p>



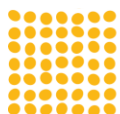
	year lease that allows it to begin a development plan to improve facilities on site, increase local biodiversity and encourage greater community involvement.		farmers' fields. Although not quite attaining ancient woodland status, its age and composition is such that Teucheen Wood has similarly high biodiversity and cultural value.			
<p>Wishawhill Wood Pump Track, Craigneuk.</p> <p>Facebook</p>	Based in an area of multiple disadvantage, the site was identified by Central Scotland Green Network and developed in partnership with the Wishaw MTB Club through Socialtrack. A facility that is widely accepted to be among the best of its kind in the UK. The track is lit to allow for use in the evenings and CCTV has been installed to improve site security. Since the track opened in April 2018, it has	Socialtrack is a social enterprise created to operate at the site. Socialtrack is now working with community groups all over North Lanarkshire to help build more sustainable communities through action sports.	Flat, open derelict site. Land owned by North Lanarkshire Council.	Free and open to use 24/7.	Funding unknown	Great example of a small piece of land having a big social impact with one change of use.



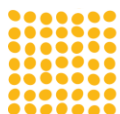
	<p>been successful in changing the area by:</p> <ul style="list-style-type: none"> • removing an area of derelict land; • building partnerships between local people and local organisations; • supporting important local initiatives such as Club 365; • reducing fire and police call-outs for the area; • encouraging community-led regeneration; and • helping the start-up of a new social enterprise to support activity at the track. <p>To improve access to the track, a cycle path was recently completed on both sides that connects the woods to the nearby streetscape.</p>					
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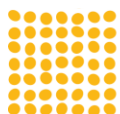
<p>Skelf Bike Track, Edinburgh</p> <p>Website</p>	<p>Set in secluded green space in the heart of Edinburgh's UNESCO world heritage site listed Old Town, it is a world class all weather pump track.</p> <p>Constructed in 2017 by Velosolutions, it sits in city centre at the base of Arthurs Seat</p>	<p>Project driven by Southside Community Council, Edinburgh.</p> <p>Land on long term lease secured from City of Edinburgh Council.</p>	<p>Flat open disused green space.</p>	<p>Nothing extra on site. Open 24/7, no security.</p> <p>Brought in external caterers for the Red Bull event.</p>	<p>Funding Secured:</p> <p>The Legacy 2014 Active Places Fund - £76k</p> <p>The Neighbourhood Environmental Partnership - £26k</p> <p>Tescos/GroundWorks - £8k</p> <p>South Central Neighbourhood Partnership - £5k</p> <p>Donated & In Kind Support - £17k</p>	<p>Good example of partners working together and small amounts of funding from different sources to fund it.</p>
<p>Fort William Bike Track</p> <p>Website</p>	<p>Pump Track, BMX/Skate Park and Pushbike Trials facility for tutoring and teaching area.</p> <p>The Velosolutions built pump track is 265m of pure fun, with smooth berms, fast straights and creative transfer lines. The skate park has ramps, rails and bowls for all levels of skaters. And the adaptive track is 85m of gentle curves and</p>	<p>Lochaber Wheeled Sports Society, Registered Charity</p>	<p>Leased a site adjacent to Lochaber High School of 5500m² or 1.35 acres. Strategically good location at the end of cycle tracks and in the middle of few communities. Safe access and on public</p>	<p>Toilets: attached to the all-weather pitches which are open until 9pm.</p> <p>Parking: there are adequate car parking facilities adjacent to Lochaber High School.</p> <p>E-Bikes: There will be a charging</p>	<p>£600,000 raised and 7 years planning.</p>	<p>Great addition to the local community.</p>



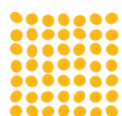
	bumps, perfect for learning and enjoying.		transport routes.	location for the LEG HIBIKE Electric Bike share scheme.		
<p>Lochgoil Community Trust Community Garden.</p> <p>Website</p>	<p>Construction work on Lochgoilhead Community Park and Gardens began in November 2018. Transforming an unloved area of land into a valuable community asset. The Park and Gardens contribute to 5 of the top 10 priorities in the Community Action Plan.</p> <p>With a nature pond, formal planting, raised vegetable beds, communal food growing, a heritage orchard, lawns and even an outdoor stage, the Park and Gardens has proved to be a hit with both residents and visitors.</p>	<p>Lochgoil Community Trust is a Registered Charity formed in order to benefit the communities of the Loch Goil area.</p> <p>The Trust receives an annual community benefit from Broadland Donich Ltd along with income from electricity generation from the Donich Hydro and other charitable donations. These funds are distributed for the benefit of the community through a funding application process. Additional sources of income for the community are sought, usually in the form of external</p>	Around 7,000m2	<p>It is free for all to use and enjoy.</p> <p>Volunteers help maintain the park. Donations are requested if you use the park for an event and its asked that you leave it clean and tidy.</p>	<p>Funding:</p> <p>External grant £6,333</p> <p>In kind donation £3,100</p> <p>Private donation £8,978</p> <p>Trust Grant £10,256</p>	A simple use of the land that renovates the land and creates a beautiful space for residents to use. There is still demand for it despite it being in an urban area.



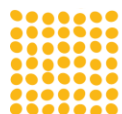
		grants for specific projects.				
<p>Veg in the Park (VIP), Waterhead Park, Oldham</p> <p>Website Facebook</p>	<p>At VIP there is a wide variety of fruit and vegetables being grown. The team of members and volunteers have also created space for bee keeping, attracting wildlife as well as the raised beds and polytunnels for the fruit and veg grown. VIP also run a small café offering treats and refreshments.</p>	<p>Veg in the Park CIC</p>	<p>The site was a former disused bowling green in Waterhead Park, which has been transformed into a large community growing space.</p>	<p>Staffed by volunteers. Open to residents in the surrounding area.</p> <p>Details about the management are unknown.</p>	<p>Veg in the Park; what they grow, they sell, to reinvest in the project. Income from the café.</p> <p>Received several small grants from Awards for All. See details: Click here</p>	<p>A project that has been running for a number of years on a small site.</p>
<p>Kings Cross Story Garden</p> <p>Website – Kingscross Website – Global Generation</p>	<p>The sustainable community garden from Global Generation</p> <p>This inspirational project began in 2009 as a moveable vegetable garden built in skips. Known as 'the garden of a thousand hands', the garden has moved around King's Cross as it has been developed. Each time, growing in scope and scale.</p>	<p>The garden is run by Global Generation – the educational charity on a mission to connect people to nature in the middle of the city.</p> <p>Registered charity</p>	<p>Emerging from the site of a concrete car park since 2018. Nestled between big institutions (The Francis Crick Institute, The British Library and St Pancras International Station) it was named through a community process to reflect the</p>	<p>Paid staff including a manager, community chef and volunteer director.</p> <p>Local young people work alongside construction workers, students and volunteers to build and run</p>	<p>Garden available for hire including a meeting room. Popular hire for events and filming.</p>	<p>Interesting use of skips to plant in to create a garden that could be moved to different locations.</p>



			many stories that get shared and created in the garden.	this urban oasis, picking up invaluable skills and connections along the way.		
<p>SWG3:</p> <p>Glasgow Galvanizers</p> <p>Garden</p> <p>Temporary derelict spaces</p> <p>Website</p>	<p>Outdoor event space: The former site of the Clydeside Galvanizers, the yards have a city's history and industry trodden into its very foundations, and today it's home to the full cultural experience of what Glasgow has to offer. As well as our internationally-renowned Yardworks Festival, we've produced food, art and design markets, screened European football championships, and hosted unforgettable live performances</p> <p>The garden: Stretching behind the main warehouse complex, we have transformed a once-derelict triangle of grey wasteland into a thriving green space.</p>	<p>SWG3 is one of Scotland's most distinctive independent venues. Formerly a galvanizers' yard and a clutch of warehouses servicing the Clyde, it's now a collection of atmospheric spaces alive with art, design, music, fashion, food, shopping and nightlife.</p> <p>Private company.</p>	<p>25,000 square feet. Holds 4000 people and is now one of Glasgow's premier outdoor events spaces.</p> <p>Toilets and catering on site in both venues.</p>	<p>Private company run by paid staff.</p>	<p>Both areas are available to hire. Sustainable business operating privately.</p>	<p>Although it's a private business and a big venture, it give some good ideas about how to mix music, food, art installations, markets and entertainment all into one open space.</p>



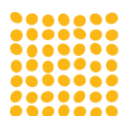
	<p>Designed by, and for, the local community, the garden has been meticulously designed for the needs of many — growing, planting, playing, creating, learning and relaxing — to happen side-by-side.</p> <p>The garden boasts a spacious outdoor terrace as well as lawns, seating and performance areas, sculptural installations, growing beds, and herbaceous borders</p> <p>Temporary Spaces: The organisation take over derelict spaces for temp art installations. Article to give an example</p>					
<p>Architecture summer school reimagines Glasgow wasteland site</p> <p>Link to Article</p>	<p>Students on the Test Unit 2016 summer school in Glasgow have built a series of interventions on a vacant site at Bairds Brae in North Glasgow</p>	<p>Partners included A Feral Studio, Baxendale, The Glasgow School of Art, UZ Arts, Scottish Canals, Creative Scotland, EventScotland as part of the Year of Innovation,</p>	<p>An old 3000 seat cinema was on the site. Now it's just derelict brown belt.</p>	<p>Participants, who included students, recent graduates, local community groups, artists and architects, were split into four groups and built</p>	<p>NA</p>	<p>Although this is just a concept project and the land has not been regenerated yet, it gives interesting ideas about how to engage different partners alongside the</p>



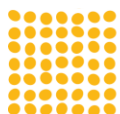
	<p>Run in conjunction with Agile City – a platform for research and events exploring grass-roots approaches to city development – the summer school aimed to prototype ideas in public space and regeneration.</p> <p>The week-long workshop ended with a café, bar and creative workshop on the site open to the public. A memorial bench, signage, and a huge billboard.</p>	Architecture and Design and Glasgow City Council's Stalled Spaces programme		installations along the themes of occupation, context, connection and alternative reality.		local community to come up with ideas to regenerate the land collectively.
<p>Community Orchards.</p> <p>Example Salford Community Orchard by Onward Homes.</p> <p>Onward Homes</p>	Onward spotted an opportunity to transform the land into a space for the enjoyment of residents and consulted local people on what they would like to see on the land, with clear support for the creation of a new community orchard.	Onward is a Housing Association.	<p>The Orchard was an overgrown piece of derelict land located close to one of Onward Homes sheltered schemes.</p> <p>Improved access, new seating, and wildlife areas will encourage more of our</p>	The project has been delivered by Onward's Social Investment programme supported by our Environmental Services Team, and various partner organisations in the area including Sow in the City,	Funding unknown	There is a national charity, The Orchard Project that helps communities that set up community orchards. Website . They have supported over 500 community Orchards to set up and there are several case studies on the



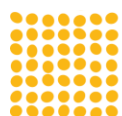
	<p>The aim was to repurpose this area into a diverse and interesting community woodland space that could be used by the local people and organisations for recreation, education, and wellbeing purposes. The creation of the Orchard supports with Salford City Council's ambitions to improve access to green spaces across the city.</p> <p>The Orchard has twelve fruit trees, a wildlife preserve, bird boxes and a walk-through path, creating a green space for residents to enjoy in the heart of their community.</p>		residents to enjoy the Orchard and open green space here in Salford	Greenfingers, the Naz and Salford City Council.		website to learn from.
<p>Street Art and garden off Brick Lane, Shoreditch.</p> <p>Article</p>	Along the sidings of the East London Line to Shoreditch station is obviously a controlled-zone where spray-painting is allowed.	Nomadic Community Garden - They transform vacant spaces into vibrant gardens where people can grow food, create art, and experience their community in a new	2.5 acres of land off Brick Lane is the group's main site. It is nestled between two train lines. They have a	All volunteers and individuals operating on the site.	There is a food truck on site. It's been created out of the shell of an old van. They run events.	Very rough and ready set up but also very low funding and infrastructure to create it. All off grid and uses recycled materials. Less



Nomadic Community Garden Facebook Nomadic Community Garden Website	<p>Some call it street art; others graffiti. Some see it as creative self-expression for those who have nowhere else to go. Others think it's an eye-sore. Whatever your view, the sprayed-canned, monochromed splashes of colour are hard to miss in the urban environment.</p> <p>They certainly liven things up. a series of random raised gardens, graffiti art and other forms of alternative outdoor expression. There are a community of artists that are on site.</p> <p>Also allotment raised beds, seating areas, event space, fire pit, sculptures, bee hive and children's play area.</p>	<p>way. They had a derelict site off brick lane which attracted the art project.</p> <p>Various owners and locations also host street art along Brick Lane as well.</p>	<p>'meanwhile use lease' with the landowners on a six month rollover.</p> <p>There is a two month 'break clause' allowing the landowner to give us this amount of notice to leave.</p> <p>They pay a peppercorn rent for use of the land.</p> <p>There is no access to water or electricity so harvest rain from the shelters we've built and generate power through solar panels.</p>			<p>organised but very much community lead. A garden with strong links to art.</p>
Multi Use Games Areas (MUGA's)	Multi Use Games Areas are an easy way to transform a small piece of derelict land and they lend themselves well to residential	They can be led by different types of organisations.	Various land size and shape can be used as long as the area is flat or	Maintenance is required to ensure they are clean and remain in good condition but	The average lifespan of a MUGA is 10 years before the surface may need resurfacing.	Good use of land in a residential area. Some residents complain of noise from them so



	<p>areas. Here are two examples of MUGAs built or planned on derelict land in residential areas:</p> <p>Ledbury Estate, Southwark</p> <p>Halton Bourgh Council</p>		can be flattened out.	this is light touch		some communities have opted not to install lighting which limits their use in the evening. The same can apply to skateparks.
Learning	<p>Derelict sites are commonly taken over by the community and used for the following different types of use;</p> <p>Community Gardens</p> <p>Purpose: Provides green space for urban communities to grow vegetables, flowers, and plants.</p> <p>Benefits: Encourages local food production, community bonding, and environmental sustainability.</p> <p>Public Parks and Green Spaces</p> <p>Purpose: Converts the land into a recreational area with playgrounds, walking paths, and benches.</p> <p>Benefits: Promotes physical activity, social interaction, and mental well-being.</p> <p>Pop-Up Markets and Food Hubs</p> <p>Purpose: Hosts temporary or semi-permanent markets for local vendors and food trucks.</p> <p>Benefits: Supports local businesses, provides access to fresh produce, and fosters a sense of community.</p> <p>Affordable Housing Projects – subject to planning permissions</p> <p>Purpose: Develops affordable housing for low-income residents.</p> <p>Benefits: Addresses housing shortages, improves the local economy, and revitalizes neighbourhoods.</p> <p>Community Art Projects</p>					



Purpose: Transforms the land into an open-air gallery for murals, sculptures, and performances.

Benefits: Enhances cultural expression, attracts tourism, and beautifies the area.

Urban Farms

Purpose: Grows food on a larger scale than a community garden.

Benefits: Provides fresh, local produce, educational opportunities, and employment in urban agriculture.

Outdoor Learning Spaces

Purpose: Creates spaces for schools or community groups to engage in outdoor education.

Benefits: Promotes environmental awareness and hands-on learning experiences for children and adults.

Renewable Energy Projects

Purpose: Develops solar farms or wind turbine installations on the land.

Benefits: Provides renewable energy, reduces the community's carbon footprint, and can generate revenue.

Sports and Recreational Facilities

Purpose: Establishes community sports fields, skate parks, or outdoor gyms.

Benefits: Encourages fitness, community engagement, and provides safe spaces for young people.

Temporary Housing or Shelters

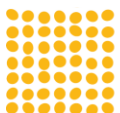
Purpose: Uses the land for temporary shelters or emergency housing during crises.

Benefits: Provides immediate relief for homelessness or in emergency situations like natural disasters.

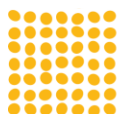
Biodiversity and Wildlife Sanctuaries

Purpose: Turns the land into a protected area for local flora and fauna.

Benefits: Preserves biodiversity, provides educational opportunities, and supports environmental conservation.



	<p>Cultural and Heritage Spaces</p> <p>Purpose: Preserves or highlights local history, creating museums or cultural centres.</p> <p>Benefits: Strengthens community identity and attracts visitors interested in local heritage.</p> <p>The case studies listed above outline a range of the uses above that do not involve further building and keep the space in Kinnaird as an open area. Several of the case studies do a number of things from the list above on the one site.</p> <p>Gardens are the most popular way for communities to transform derelict land. Gardens vary from an attractive green space for local residents to enjoy to an active green space to a more active space growing food, composting and running a variety of workshops and holding events. Some have been constructed with very large budgets as part of a major transformation and some put together informally by volunteers. Woodlands Community and Lochgoilhead Gardens are good examples of flexible spaces.</p> <p>Growing food is becoming increasingly popular but depending how it is done becomes labour intensive. Veg in the Park, Leith Urban Croft and Northern Roots are more structured and larger scale meaning more labour intensive. The examples that provide mini allotment space to others share out the work and make the day to day much more light touch. Skateparks and Multi Use Games Areas (MUGA;'s) are also a popular alternative. Skateparks have been proven to reduce crime in areas where they have been installed.</p>
Considerations	<p>Key considerations for the use of the land will be:</p> <p>Will the day to day running and maintenance be light touch or labour intensive?</p> <p>Will it be staffed or rely on volunteers? What is the capacity of the group?</p> <p>Is the desire to generate an income or even create a social enterprise to operate from the site?</p> <p>What is the demand from the local community?</p> <p>How will any new activities on site affect the surrounding area?</p>
Summary	<p>It is possible to transform the space into something really valuable for the community run several things from the one space. It can be light touch day to day but still work with residents and partners to deliver other activities if that's a desire. Many of the case studies above have created a flexible space that can be both open to the public but also used for more structured activities at the same time which is a flexible balance that does not become too onerous to maintain on a day-to-day basis. Demand from the community will be key to the end use. Its success will be its use.</p>



Appendix 5 : Public meeting notes

Kinnaird Village Land Good Things in Community



Good to have benches in Park space near shops
Footpaths
Wildlife and the ponds
Shop & food outlets
Green Spaces/trees
Good transport links
Friendly Community
Hospital Nearby
The businesses are good
Friendly residents
Community Spirit
Local Shop facilities
People are friendly, a good mix of people. Lots of young families
Community Spirit
Nice Area
Diverse skill set of residents
Hybrid working people – users!

Problem in the Community

No central sports facilities
Problems with limited parking around people's

Homes
On street parking
Traffic is busy, difficulty crossing the roads
Lack of community space to make friends and meet neighbours
Not a lot to do
No community hall
No sense of community
No coming together
No space for young people (teenager)
Lack of Community building space/ pub/ restaurant
Lack of Community facility
No Space for children to play
Unfortunately any facility for teenagers will create unsociable behaviour
Missed the boat - the church would have provided a community hall with sports facilities and a café!
Lack of community space/ focus facilities.
Anti-Social Behaviours
Lack of Facilities
Nothing for elderly
Nothing for Kids
No community Hub
No pub
No dog poo bins
Bored troublemaking teenagers
Anti-Social behaviour
Too many houses
Lack of facilities
No Community Council





Ideas

Village Hall for meetings, classes, brownies/scouts, play group “knit and natter” etc.

Access to Primary School indoor sports facilities

Sports Facilities

Cafe / eating facility

Pharmacy

Mens Shed

Need Community Hall

Community garden/ growing park space would be nice

Zebra crossing shops

Local Restaurant would be good

No restaurant or pub

Padel tennis courts

MUGA being opened up for use with Lights – unless you stay next to it

Community Garden

Football pitches/ Sports Facilities

Community hall

Football pitch for Community

Pitch n putt

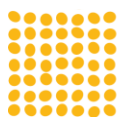
To have more benches around the community

Community Notice Board not within a shop

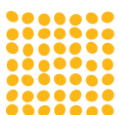
Community Hub

Skill Centre for Kids

Mens with shed or similar



Community Hub
Community pub/restaurant
Paddle tennis etc?
Land-scoped park land
Multi-use hall
Constructive activities for teenagers
Café
Community garden with pub
Allotments
“Town Square”
Community Café
Meeting hub
Tie-in facilities with school
Plot B Family Bar/Restaurant
Jogging group
Playgroup mother/toddler group
Plot a Community /Sport Centre and Café



Appendix 6 : Stakeholder Interviews

Confidential for now – not for publication beyond the immediate board

Stenhousemuir FC Foundation

Knowledge of the area: They are about half a mile away. The foundation has just under 700 kids playing football but also a huge community development programme for adults – non-football – about 1000 people participating in activities per week, year round. Groups like Andy's Man Club, Street Soccer etc. The football is the engine but purposes are much wider and about energising the community – which is wider for them.

Many of the kids are from that area. They do use the primary school frequently – and find it easier as a regular tenant.

They are always looking for new places to venture to. They run the majority of activity from their site and from Larbert High School. If there was a community facility in Kinnaird they would run activities there. They looked at the possibility of taking over one of the units in the shopping precinct as a bit of a community hub for the Foundation, but if the CAT goes ahead they'd like to be at the table.

Would go with community need. Their 'utopia' – unrealistic – would be an indoor astroturfed space – not relevant to the majority of the community, though. Outdoor astroturfed space would be used for community activity. Indoor space for community development activity – e.g. pre-school and school age programmes. Open space with access to a kitchen, tables and chairs. Would be year-round in terms of both football and non-football activity, long term. Not an urgent need, but would take advantage of it.

Size outdoors would need to be about 5-a-side. They do rent 5-a-side pods so this could duplicate their commercial rents – but sees enough demand to sustain another if KVTIRA were to rent. Indoors – about a badminton court sized hall, ideally bigger. Coaches travel with kit so don't need storage onsite – not that they'd say no to leaving things onsite, but not a dealbreaker.

Need in the community:

School is one of the biggest in the country. At one point it was the fastest growing area of real estate. Perception that people all have privately owned houses and two cars, so they can transport kids around. Very car-dependent – none of the kids walk the half mile out to Stenhousemuir FC, and that seems more cultural. Good community facilities not too far from Kinnaird that are underutilised, so is there really a need for something specifically in the community. Need to be sure that such a facility would actually be used. There are little parks dotted around, but not much of a central focal point. Park or something near the shops could have a good argument.

To summarise: Supportive but not going to make it happen themselves and not vital to their future vision.

Falkirk TSI

They have a particular interest in community ownership. After the strategic property review, the Council has funded them to support asset transfer. They know the site and are committed to supporting the concept.

Community garden is the main priority and they feel that (in the light of other asset challenges to have a to have a temporary building or one easily maintained.

No asset transfers have happened yet from NHS Forth Valley but the Strategic Property Review is all focussed on Falkirk Council buildings.

The TSI have offered to support and they are keen to build a relationship with the NHS

Public health dept might be a route to support on the site. Short conversations took place subsequently with health professionals who did not have the resources to do this.



Kinnaird Primary School

The interviewee was asked if there were ways for the land to benefit from the land transfer. Absolutely!

- Community gardens - A lot of schools do cooking using kitchen garden. Could look at something like this. Getting the kids involved in garden maintenance. Sensory garden – support children in [Thistle Wing annex](#).
- Play or sports facilities – this would be the dream. They currently have one gym hall, which is also used for lunches. They have astro pitch outside. Children have to have 2 hours of PE a week so this is in use all the time – implications for play time and lunchtime. If there were another space for activities – outdoor play and outdoor learning, that would make a huge difference.
- Hall or hub – would be able to do more after-school clubs / after school care. Add-ons to school. They have a few clubs, which vary through the year – at the moment there's netball, basketball and football. There are other types of clubs like a book club that would need other space. After school care – there are a few private AS providers – Go Kids, GX clubs – which their children access. Some of them have to travel a bit outside the area.

The only risk that was identified was fire hazard, vermin control (if community garden or allotments).

- Not overly concerned about anything in the plans. Would all add value.

What about the status quo, land remaining undeveloped?

- Doesn't really affect them at the moment. A bit of an eyesore, but more for the housing round about. Not much anti-social behaviour that they're aware of.

Any other suggestions, beyond what's on the current plans?

- Evening use for young people, e.g. a bmx track or skateboarding area. Aware this could be controversial, but they need somewhere to go. Can't just assume that they would cause bother.

Anything we should know about the school?

Makeup of the community means there isn't a lot of access to community facilities for children. It can be difficult for the school to develop community partnerships and intergenerational work – they have to go outside the area e.g. to Larbert Library and old people's home in Stenhousemuir. This would be beneficial for whole community. A lot of use of facilities outside the community.

In the context of thinking about need for community space in KV, the issue of community use of the school after hours has come up. What potential to improve/optimize?

- Depends how it's facilitated. Booking system – who would manage it. Managing access. School has to have staff onsite for access. Janitor's hours are limited – can't provide round the clock access. They do have some groups that access the school, but it would be better if there were something community-run. Need supervised access, whereas a small group can access a community hub without. Not the right kind of space for small groups – either a very small meeting room, or the hall. Not the warmest – takes a lot of heating. A small hub could be more efficient.

NHS Forth Valley

It was noted that this is the first example of an asset transfer that the NHS are working through. The NHS don't have a lot of land and premises

Their key interest is seeing the community set out what the impact would be.



They indicated that there was a potential alternative offer from a company willing to buy the land for housing and a pub. This is a commercial rather than a community offer.

They felt that there was work to be done to strengthen the application and it was noted that that was what was happening at the moment.

The NHS representatives felt that it would be positive to focus on a community garden rather than to develop a building too quickly because that could become unachievable.

The NHS was concerned that this was a new and small group and there was need to work towards a higher membership number, more on the board and more partners.

The idea must be sustainable and deliverable. It was made clear that the NHS has had its capital funding reduced and that securing a commercial return on the sale was likely to be an important factor. Balancing community benefit and funding for core NHS services would be an issue in making any decisions.

They felt that the health improvement service could potentially help with the wellbeing offer.

Falkirk Council

The Falkirk Council represented stated that there were some issues in the area and that there was a substantial need for a good open community space and Council support for the idea.

Due to issues of sustainability and the volume of council buildings being potentially closed, there was not support for a new build community facility (with around 27 already potentially transferring to community control). They are very supportive of the concept of gardening and landscaping.

The community was viewed as unusual with pockets of needs surrounded by a number of “middle class professionals”.

It was noted that the School is too big for the site and that there was not enough good open space for the pupils. There is a substantial need for more outdoor space because the school hall is not enough space to cope with the 2 hours PE requirement.

The Council would take a lease on open space but would not have the ability to fund its development and construction. The School is embedded in the community and there is a need to have kids involved in gardening and allotments. Teaching about food growing healthy living and wellbeing is a priority..

Younger couples living there are a key demographic and there needs to be space for children and families to play and have leisure time.

It was noted that a Football pitch would be attractive (especially a 3G pitch). A 5 aside MUGA would be let by the school.

Falkirk Council are providing enabling funds to improve the buildings – This is a £3m fund but there is a need for match funding.

There is a disparity in Kinnaird between the social housing in Paton Drive but also private landlords operating who are not good landlords in some cases. Dumping happens on the site.

The Council was support of a play area as well as quite spaces and allotments. In terms of outcomes, this is related to community building. A good project should create unity between different income brackets Green space can bring people of different backgrounds and circumstances together. It is good for getting to know neighbours.

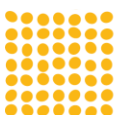
Community development staff would be interested in getting involved to support groups. Council has small pots of funding eg Community Choices, which would support such a project.



Appendix 7 : Street Work

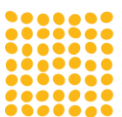
Three visits to the community spent time talking to around 50 local people either near the land in question or in the shops and café. A particular effort was made to engage with residents of Paton Drive. The following are the key outcomes;

Unanimous support to find a productive solution	Fear about young people and anti-social behaviour	Fly tipping an issue - would this make it better or worse
Some individuals letting the place down	Good neighbours on the whole	Green space is vital
Fear of stigmatisation from those in Paton Drive	Young people need to be involved.	There needs to be something that will generate an income. Donations may not be enough
Could there be courses and horticulture training?	A good central space would bring different elements of the community together in a common space.	Many were unclear who the committee were and didn't understand about membership and how to influence decisions
Could there be job opportunities in landscaping	Links to the College	Dog walkers need a bespoke space so the rest of the land is protected from dogs.
People want a gathering space with refreshments - even a small pod or bothy	People value the school highly and want to ensure they have use of the land.	Opportunities for volunteering is crucial



Appendix 8 : School Visit

Still to be finalised



Appendix 9 : Previous Consultation

Public Meeting on 16 June 2022

How the development could improve the local area and how the community would use it:

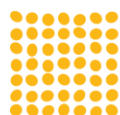
- The development should include green spaces for children to play, ensuring school children have good access to these areas.
- Some community members mentioned, "We would walk further if there was seating," highlighting the need for benches and resting spots.
- Another resident stated, "We would bring our son down to play football," indicating a desire for football facilities.
- Improved community relations were also noted, with one comment suggesting that the development would help reduce isolation among residents.
- There was a preference for a green field over a MUGA pitch, as some felt there was a "lack of supply in the area for decent football facilities."
- The development should include areas for older kids to play and a community hub with indoor sports facilities.
- Spaces for older people to use for sports and socializing were also requested.
- It was suggested that the site could serve as an extension for the school, allowing the annex and wing to interact together.

Important aspects to protect in the development of the sites:

- Retaining the hospital trees and preserving open spaces while making them green were emphasized.
- Design aspects that were wanted included screening the back of shops and addressing the lack of bins to tackle litter problems.
- Additional parking or traffic management was requested at McIntyre Ave, Muir Drive, and Crown Cress, as the junction is tight.
- Existing field drains at the back of the fence, leading into drains beside huts and ponds, should be maintained.
- A full-sized pitch and changing facilities, an increase in trees, and creating a natural shortcut through the sites for access were also desired.
- A quiet grass area at the back of Sainsbury, a skate park/BMX area, sheltered areas, and more functional play spaces were suggested.
- Increasing biodiversity, providing green spaces for children to play and grow vegetables or cut flowers, and establishing a community centre were also important.
- Ensuring proper drainage at the land behind Glimours Place, as promised by the developers, was highlighted.

Ideas that were well-liked for the design:

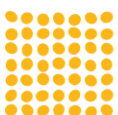
- Spaces for teenage girls and places for teenagers to hang out were appreciated.



- Biodiversity areas that are somewhat wild, a community garden, and a community orchard were also well-received.

Engagement that is wanted within the sites/community hub:

- The community hub (or primary school) could hold events such as aerobics, brownies, and badminton.
- Organizations could take up a portion of the allotted area to allow for greater structure.
- Involving children in the growing process within the allotment and getting teens interested in the area by providing more activities for them were suggested.



Appendix 10 : Funding options

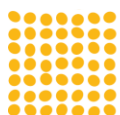
Fund	Notes
Place based investment fund	<p>The Place Based Investment Programme (PBIP) from the Scottish Government aims to support community-led regeneration, community wealth building, town centre revitalisation, and the development of 20-minute neighbourhoods.</p> <p>Disaggregated by place so this can be relatively small amounts. At the discretion of Falkirk Council. It is not currently a live fund.</p>
Vacant and Derelict Land Fund	<p>The Vacant and Derelict Land Fund's overarching aims and objectives, include helping to:</p> <ul style="list-style-type: none"> • Enhance places and regenerate communities • Tackle disadvantage and inequality • Meet climate change targets • Attract private investment and create economic growth <p>In previous rounds, the VDLIP has helped local authorities and other community partners to deliver a range of benefits, including boosting local access to safe and multifunctional greenspaces, improving biodiversity, and developing nature-based solutions.</p> <p>This is not live at the moment but is referred to in the budget.</p>
Garfield Weston Foundation	<p>Will fund up to 10% of capital project budgets. The Garfield Weston Foundation does fund projects related to the natural environment. They are proactive in seeking environmental funding opportunities and support charities working on key environmental issues such as biodiversity, climate change, habitat restoration, and preservation</p>
Scottish Landfill Communities Fund	<p>Object C : To provide, maintain or improve a public park or other public amenity.</p> <p>Around £25,000 and must be within 10 miles of a landfill site.</p>
Swire Charitable Trust	<p>Funds in the areas of Opportunity, Environment and Heritage</p> <p>Around £25,000</p>
The Weir Charitable Trust	<p>Includes a focus on "Recreational facilities: the provision or organisation of recreational facilities (buildings, pitches or similar) with the aim of improving the conditions of life for the people for whom the facilities are primarily intended. This is only in relation to facilities which are primarily intended for people who need them due to age, ill-health, disability, financial hardship or other disadvantage."</p>
Community Action strand of the	<p>This is a place based fund. "We're looking for projects that will help people connect more with each other. We'll support projects that are open, inclusive and led by their community."</p>



Lottery Community Fund in Scotland	<p>must achieve at least 2 of these outcomes:</p> <ol style="list-style-type: none"> 1. build positive relationships 2. support people's health or wellbeing 3. help people improve their access and connection to nature 4. make a positive difference to the environment. <p>Up to £250,000 including up to £50,000 capital investment. But new organisations likely to cap at £100,000.</p>
Inspiring Scotland - Neighbourhood Ecosystem Fund	<p>March deadline is too soon.</p> <p>The Neighbourhood Ecosystem Fund seeks to inspire, encourage, and enable communities to explore and deliver ambitious ecosystem restoration projects locally. It also seeks to raise awareness about the importance of local ecosystem restoration.</p> <p>£13,500 maximum</p>
The Dulverton Trust	<p>The Dulverton Trust is an independent grant-making charity supporting organisations which are tackling a range of social issues and protecting the natural world.</p> <p>Can be higher but most grants are around £35,000.</p>
People's Postcode Trust	<p>Includes</p> <ul style="list-style-type: none"> • Improving biodiversity and responding to the climate emergency • Improving green spaces and increasing access to the outdoors <p>Up to £25,000.</p>
Falkirk The Community Grant Scheme	<p>For local place based projects up to £5000</p>
Nature Restoration Fund	<p>The Scottish Government's Nature Restoration Fund (NRF) has awarded over £55 million since its launch in 2021, including to more than 230 projects through the competitive fund run by NatureScot. Projects are delivering exciting on the ground activity to protect and restore Scotland's biodiversity while helping us build resilience to climate change.</p>
Esme Fairbairn	<p>The Foundation's aims to improve our natural world, secure a fairer future, and strengthen the bonds in communities in the UK. Under the priority 'Our Natural World' the Foundation's impact goals are preserved and improved species health and habitats; clean and healthy freshwater; and sustainable and ethical food.</p>
ScottishPower Foundation	<p>The ScottishPower Foundation was established in 2013 and reinforces ScottishPower's commitment to support charitable work throughout Britain. The Foundation provides funding to registered charities for causes including the advancement of environmental protection, with the objective set for Biodiversity and Climate Change: "to support the</p>



	<p>protection of the environment and to increase biodiversity and actively contribute to the fight against climate change.”</p> <p>Currently closed</p>
The Ian Findlay Path Fund (IFPF)	<p>Can fund a path infrastructure across both sites.</p> <p>Up to £100,000.</p>
Lindsays Charitable Trust	<p>Supports environmental work up to £3000</p>
Mushroom Trust	<p>The trustees main focus is on protecting and enhancing green spaces in and around Edinburgh, Scotland and beyond. In particular they wish to support projects that enhance the public's enjoyment and appreciation of green spaces including the horticultural and aesthetic enhancement of green spaces.</p> <p>Up to £5000</p>



Appendix 11 : Policy Fit

National policy

Scottish Government National Performance Framework

Scotland's National Performance Framework provides a vision for Scotland with broad measures of national wellbeing covering a range of economic, health, social and environmental indicators and targets. The Framework is intended to inform discussion, collaboration and planning of policy and services across Scotland, encompassing the public sector, businesses, civil society and communities. There are 11 national outcomes, of which the most relevant are:

- Environment: We value, enjoy, protect and enhance our environment.
- Communities: We live in communities that are inclusive, empowered, resilient and safe. Investment is to be focussed on deprived communities and disadvantaged rural areas.

The vision for the land for learning, health, community will feed into these outcomes.

Place Principle, 2019

Adopted by the Scottish Government in 2019, and intended to provide a collective focus to support inclusive economic growth and create places which are both successful and sustainable. It recognises that:

- Place is where people, location and resources combine to create a sense of identity and purpose, and is at the heart of addressing the needs and realising the full potential of communities.
- A more joined-up, collaborative, and participative approach to services, land and buildings enables better outcomes for everyone and increased opportunities for people and communities.

The site has been an eyesore and derelict for a long time and the people who live here are frustrated about it. Regenerating this key site will be a significant catalyst for the regeneration of the whole community and will lift the spirits and aspirations of local people. This is a young community with limited community groups and infrastructure. Creating a space for volunteering and people bumping into each other will start to create community.

Community Empowerment (Scotland) Act 2015 / Land Reform Act (2016)

Helps to empower community bodies through the ownership or control of land and buildings and by strengthening their voices in decision making around public services.

There is a policy move to shift control of assets from the public and private sector to the people. Here the asset sold by the NHS to the community.

Scottish Biodiversity Strategy to 2045

This strategy outlines Scotland's vision to halt and reverse biodiversity loss by 2030 and achieve restored and regenerated biodiversity by 2045. It sets ambitious goals for nature conservation and sustainable management of natural resources.

Scottish Biodiversity Delivery Plan (2024-2030) details the actions required to meet the goals of the Biodiversity Strategy. It focuses on protecting and restoring ecosystems, tackling key pressures like climate change and habitat fragmentation, and promoting sustainable land and marine management.

In a small and local way this project will contribute to those goals.



Scotland's Social Enterprise Strategy, 2016-2026

The vision is that “Over the next decade social enterprise will be at the forefront of a new wave of ethical and socially responsible business in Scotland. It will become a far reaching and valued alternative and a key part of the Scottish way of doing business.” A third action plan is under development.

The Association’s core purpose is to develop this site for the benefit of the community but we will building training, learning, growing and space hire that will generate income to be re-invested.

A Wellbeing Economy

Wellbeing Economy Governments (WEGo) and First Minister speech at Panmure House 2019. This sets out that an economy should be driven by the wellbeing of people and communities rather than only GDP. This has developed with the establishment of the Wellbeing Economy Alliance (<https://weall.org/scotland>)

The proposal for this site will achieve both small financial outcomes but also social and wellbeing ones through the community, learning and wellbeing activity. Wellbeing and health were the highest demand from local people for the benefit to be derived from the site.

Community Wealth Building

CWB is a model whereby locally based anchor institutions (such as local authorities, NHS, etc.) focus spend locally to encourage the development of local economies and to limit procurement spend leaking out of the area.

The Scottish Government has bought into this concept and it is rolling out across local authorities. There are 5 key principles;

1. Plural ownership of the economy.
2. Making financial power work for local places.
3. Fair employment and just labour markets.
4. Progressive procurement of goods and services.
5. Socially productive use of land and property.

This is becoming a central policy reference point and the focus on using these five principles to build the local economy of this area will be a major focus, harnessing the buying power of the NHS and the Council as well as creating local community supply chains to boost the local economy. The commitment of the Council to purchase space is a small way of investing locally.

Climate Emergency and Net Zero

Recognition of the climate emergency and a need for “transformative change.” With an increasing focus on this as a cross cutting theme in Government is resulting in new policy areas and funding streams from Government and other bodies such as the Lottery distributors.

There are policies at national level, Falkirk Council level and for the third sector.

This is a fundamental reference point for this project where re-purposing an asset will promote biodiversity and net zero, while using the highest forms of energy efficiency and water recycling.

Scotland's National Strategy for Economic Transformation



This maps out how Scotland will recover from covid in a way that is more than just getting into growth again.

“The ambition of this strategy is not just to grow our economy but, in doing so, to transform our country’s economic model so that we build an economy that celebrates success in terms of economic growth, environmental sustainability, quality of life and equality of opportunity and reward.”

Key objectives are to;

1. establish Scotland as **a world-class entrepreneurial nation** founded on a culture that encourages, promotes and celebrates entrepreneurial activity in every sector of our economy;
2. strengthen Scotland’s position in new markets and industries, generating new, well-paid jobs from **a just transition to net zero**;
3. make Scotland’s businesses, industries, regions, communities and public services more **productive and innovative**;
4. ensure that **people have the skills** they need at every stage of life to have rewarding careers and meet the demands of an ever-changing economy and society, and that employers invest in the skilled employees they need to grow their businesses;
5. reorient our economy towards **wellbeing and fair work**, to deliver higher rates of employment and wage growth, to significantly reduce structural poverty, particularly child poverty, and improve health, cultural and social outcomes for disadvantaged families and communities.

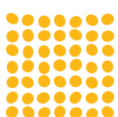
This policy sets out a commitment to a new economy that the renovation of such an important local site can contribute to. Though there is no intention to create a scalable business, there will be economic activity and an objective to be financially sustainable.

Programme for Government

John Swinney’s current programme for Government has four key strands;

1. eradicating child poverty,
2. growing the economy,
3. tackling the climate emergency, and
4. ensuring high quality and sustainable public services.

This place based green space initiative will particularly focus on impacting priority 3 by creating biodiversity. The document states, “The twin crises of climate change and biodiversity loss represent the existential threat of our times.” A Natural Environment Bill is proposed to establish the framework for statutory targets to restore and protect nature and in a very local way, this project will contribute to that.



Appendix 12 : Governance Test

The Scottish Land Fund monitor the legal structure closely because it is a key objective of the fund to ensure the organisation is community-led and controlled and that there is a clear link between the asset and the local community.

In addition, all organisations irrespective of structure type must have the following clearly set out in their governing document:

1. Definition of community : This is to be a geographic community as opposed to a community of interest. The boundary of the community to which the organisation relates must be clearly defined.

The SCIO constitution states : The Organisation has been formed to benefit the community of people and households living, working or otherwise operating within the area at the Northern edge of Larbert and Stenhousemuir known as Kinnaird Village & The Inches (the “Community”). This is likely to be clear enough for SLF.

2. Social purpose : The organisation’s main purpose must be consistent with furthering the interests of the defined geographic community. The Scottish Land Fund is best suited to organisations with a broad community benefit purpose.

The SCIO purposes are clearly charitable and social;

- The provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended,
- The advancement of public participation in sport,
- The advancement of citizenship or community development,
- The advancement of environmental protection or improvement,

3. Open membership : Ordinary (or voting) membership should be open to everyone over 16 years (over 18 years is also acceptable) living within the defined geographic community. By ‘open membership’ we mean that membership eligibility requirements have to be inclusive and not discriminatory in terms of individual characteristics or circumstances such as race, religion, or gender. In addition, individuals who meet the eligibility requirements are to be admitted as members. Governing documents which enable discretion or a veto on membership eligibility do not meet the Fund’s requirements and will not be considered eligible.

Though there is a clause that members can be expelled, (when acting against the charities interests) there is open membership and checking is only related to whether they are eligible or not.

4. Community control : Community control must be demonstrated at both membership and board level. The majority of the organisation’s voting members must be individual ordinary members and resident within the defined community. More than half of the voting seats on the board must comprise community directors resident within the defined community and elected by the membership.

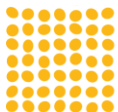
Membership of the SCIO is open to those “Who are members of the community” and the community is defined above.

5. Non-profit distributing : Surplus funds or assets should be reinvested into the work of the organisation to further its objects and not be distributed to members or others. In the event of the organisation being wound up, assets at dissolution must be passed to a non-profit distributing body with similar objectives.

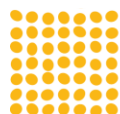


Appendix 13 : Financial Modelling

Kinnaird and the Inches Financial Model														
PROJECTED INCOME & EXPENDITURE														
This is a potential Financial Model. Cash flow projections will be set out in the business plan														
		2026												
	Start date may slip	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
	Notes and Assumptions													
INCOME														
GRANT AND FUNDRAISED INCOME:														
Revenue grant funding	See fundraising strategy	10,000												10,000
Local fundraising/events	Three fundraising events on the site	2,500						2,500				2,500		7,500
Donations box at various points	Can be for cash or link for on-line donation	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Total		12,650	150	150	150	150	150	2,650	150	150	150	150	2,650	19,300
TRADING INCOME														
Income from lets	Largely to school but also other groups such as Stenhousemuir FC. To be agreed at business planning stage. Say 4 hours per day x 20 days x £25 per hour £300 per month and higher in summer. Hire for community play schemes for example	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Outdoor classroom space/educational hires	yr 1 target of 5 walks x 20 people x £10 each in the Summer months. 50% profit as we will pay a guide	300	300	500	500	500	500	500	300	300	300	300	300	4,600
Guided wildlife walks: fees/donations	Individual and community allotments			500	500	500	500	500						2,500
Rental of "urban crofts"		200	200	200	200	200	200	200	200	200	200	200	200	2,400
Total		2,500	2,500	3,200	3,200	3,200	3,200	3,200	2,500	2,500	2,500	2,500	2,500	33,500
Total income		15,150	2,650	3,350	3,350	3,350	3,350	5,850	2,650	2,650	2,650	2,650	5,150	52,800
EXPENDITURE														
Public liability insurance	Quote to be secured/ Factors such as the size of the area, the number of visitors, and specific risks associated with the activities can influence the cost.	1,200												1,200
Small tools and consumables:	Increasees as volunteers increase	300	500	500	500	500	500	400	300	100	100	100	100	3,900
Training costs for volunteers	Free training also accessed	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Green Space / Gardener	Part time paid member of staff to ensure the sites are well maintained and safe. Say £25,000 plus ENI and pension There may be power on site and might be a small bothy for volunteers, training, tool store etc. Unclear on loading so this is an estimate for now	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	14,640
Utilities		500	500	500	500	500	500	500	500	500	500	500	500	6,000
Printing, postage, stationery		25	25	25	25	25	25	25	25	25	25	25	25	300
Advertising and marketing	Largely use of social media. But periodically may use printed leaflets or paid ads	200	50	50	50	50	200	50	50	50	50	200	50	1,050
Volunteer expenses	Estimate. Most vols are local and will not need to claim. More volunteers in the summer.	100	150	150	150	150	150	150	150	100	100	100	100	1,550
Water	If a charity's income is up to £199,999, it is exempt from paying water and sewerage charges.													
Site maintenance materials	Done by volunteers largely and overseen by the gardener.	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Contractors for heavier or specialised maintenance	Including pest control	5,000						5,000						10,000
Accountancy fees									2,000					2,000
Contingency	Covers misc expenses	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Expenditure		9,245	3,145	3,145	3,145	3,145	3,295	8,045	4,945	2,695	2,695	2,845	2,695	49,040
NET SURPLUS/(DEFICIT) FOR YEAR		5,905	-495	205	205	205	55	-2,195	-2,295	-45	-45	-195	2,455	3,760



Kinnaird and the Inches Financial Model															
PROJECTED INCOME & EXPENDITURE															
This is a potential Financial Model. Cash flow projections will be set out in the business plan															
		2026													
	Start date may slip	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar		
	Notes and Assumptions														
INCOME															
GRANT AND FUNDRAISED INCOME:															
Revenue grant funding	See fundraising strategy	45,000													45,000
Local fundraising/events	Three fundraising events on the site	2,500						2,500					2,500		7,500
Donations box at various points	Can be for cash or link for on-line donation	150	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Total		47,650	150	150	150	150	150	2,650	150	150	150	150	2,650	54,300	
TRADING INCOME															
Income from lets	Largely to school but also other groups such as Stenhousemuir FC. To be agreed at business planning stage. Say 4 hours per day x 20 days x £25 per hour £300 per month and higher in summer. Hire for community play schemes for example	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Outdoor classroom space/educational hires	yr 1 target of 5 walks x 20 people x £10 each in the Summer months. 50% profit as we will pay a guide	300	300	500	500	500	500	500	300	300	300	300	300	300	4,600
Guided wildlife walks: fees/donations	Individual and community allotments			500	500	500	500	500							2,500
Rental of "urban crofts"		200	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Total		2,500	2,500	3,200	3,200	3,200	3,200	3,200	2,500	2,500	2,500	2,500	2,500	2,500	33,500
Total income		50,150	2,650	3,350	3,350	3,350	3,350	5,850	2,650	2,650	2,650	2,650	5,150	87,800	
EXPENDITURE															
Public liability insurance	Quote to be secured/ Factors such as the size of the area, the number of visitors, and specific risks associated with the activities can influence the cost.	1,200													1,200
Small tools and consumables:	Increases as volunteers increase	300	500	500	500	500	500	400	300	100	100	100	100	100	3,900
Training costs for volunteers	Free training also accessed	200	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Green Space / Gardener	Part time paid member of staff to ensure the sites are well maintained and safe. Say £25,000 plus ENI and pension	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	14,640
Development officer	Say £30,000 plus 20% on costs	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Utilities	There may be power on site and might be a small bothy for volunteers, training, tool store etc. Unclear on loading so this is an estimate for now	500	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Printing, postage, stationery		25	25	25	25	25	25	25	25	25	25	25	25	25	300
Advertising and marketing	Largely use of social media. But periodically may use printed leaflets or paid ads	200	50	50	50	50	200	50	50	50	50	200	50		1,050
Volunteer expenses	Estimate. Most vols are local and will not need to claim. More volunteers in the summer.	100	150	150	150	150	150	150	150	100	100	100	100		1,550
Water	If a charity's income is up to £199,999, it is exempt from paying water and sewerage charges.														
Site maintenance materials	Done by volunteers largely and overseen by the gardener.	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Contractors for heavier or specialised maintenance	Including pest control	5,000						5,000							10,000
Accountancy fees									2,000						2,000
Contingency	Covers misc expenses	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Expenditure		12,245	6,145	6,145	6,145	6,145	6,295	11,045	7,945	5,695	5,695	5,845	5,695	85,040	
NET SURPLUS/(DEFICIT) FOR YEAR		37,905	-3,495	-2,795	-2,795	-2,795	-2,945	-5,195	-5,295	-3,045	-3,045	-3,195	-545	2,760	



In summary, the open space project can be sustained with minimal grant and fundraising input unless there is substantial staffing which will require on-going grant funding or a more commercial approach.

