

The Friends of Bellahouston Park wish to object to the Community Asset Transfer as submitted by Locavore Community Interest Company. The Friends of Bellahouston have sent in a request to GCC as per their consultation on what areas/building should be on the register of Common Good in Glasgow. Sent in on the 19<sup>th</sup> August 2019, this request will be looked at but a response will be given in 12 weeks' time, well after the timescale given for the consideration for this Asset Transfer. Status Quo should be in place until GCC have made their decision. If Bellahouston Park is added to the list then GCC would have to handle this Asset Transfer in a different way as per the "Community Empowerment and Common Good Property "Guidance for Local Authorities" July 2018 issued by The Scottish Government.

The Friends of Bellahouston would like to see this area of Bellahouston Park used but not under an Asset Transfer, as this would mean that this area of the Park would always have to be used for food growing and who knows what Glasgow will need in 20 years' time. Locavore are currently one of a few suppliers of organic vegetables but supermarkets ect are beginning to have organic produce and this is continuing to grow year on year. There is no guarantee that Locavore will continue to have such a large share of the market in the future. If this area was leased to Locavore then GCC would be its landlord and give the protection to Bellahouston Park that is required. In the small survey that the Friends of Bellahouston Park had, no one asked for "Food growing" in the park. The most requested item was a wildlife area and an adventure playground area.

The Friends of Bellahouston Park would also like to raise the following points.

1. Page 9 Environmental Wellbeing - The form states that the project would become known as a leading example of a former council being repurposed in a way which is economically sustainable while delivering a huge amount of social good. Taking over the Council not appropriate under an Asset Transfer. The Council is made up of elected members.

2. Page 13 Support – “In doing this we adopted an open and transparent approach by making an outline of our plans for the site available on our website”. There was no way of saying that you did not agree with the plans. Therefore this was not a fair way to collect the Communities opinions. By only using their own website this was a very bias way to collect support. Did they ask any Park users?
3. Page 15 – Talks about the Prince of Wales Hospice – This is in Halfpenny Lane, Pontefract, WF8 4BG. Why are they talking about a Hospice in Wales ? Surely they mean The Prince and Princess of Wales Hospice which is on leased ground in Bellahouston Park !
4. Page 15 – Talks about talking to its neighbours – no contact with the house at [REDACTED] – which is the nearest neighbour to their PTU site?
5. Page 18 - Talks about the removal of the top soil, but does not say where it will go to ? If this is to be removed off site then more vehicles on an already busy road.
6. Page 18 – [REDACTED] of GCC advised in his email of 23 April 2019 – “We are recommending that they make no substantial Investment in the site as nothing is guaranteed.” Locavore appear to have ignored this piece of advice from GCC. They have spent over 10 Years worth of their proposed rent putting in electricity etc, clearly a substantial investment
7. Page 19 – Locavore state they plan to go to the Finance Panel of LEAP in September but this Community Asset Transfer is open for consultation until 21<sup>st</sup> October 2019. So have they already been told that this Asset Transfer will go ahead?
8. Locavore is proposing a café/ shop, does this end of Bellahouston Park require another café? House of an Art Lover, Ski Club and the Prince and Princess of Wales Hospice all have cafes. Having another one will bring more cars to this area of the Park.

9. The Community Asset transfer talks about small growing areas for personal use but GCC has stated in email 23 April 19 that this area is not suitable for allotments?

10. Friends of Bellahouston Park have asked about the toilets in this area as there are only 2 which are still being used by GCC workers to the Park. As the local community are aware there has been problems with sewage and burst pipes for many years in this area. But this highlighted problem and indeed the Friends of (a stakeholder of the park) does not even get a mention in the Asset Transfer Form.

11. This area is part of Bellahouston Park and Donald McPartlin, Senior Solicitor to GCC in his email of 12<sup>th</sup> July 2019 has confirmed that **“The titles contain a Real Burden in favour of the original granters, the Bellahouston Trust, and their successors, which requires that the land shall be used as a public park and any buildings shall be related to that use. “**

This area requires to stay part of Bellahouston Park as per the Title Deeds. No benefit to the Park from this Asset Transfer.

12. Page 18 Section 6 – Financial Information – Locavore which in 2018/19 had a turnover from trading in excess of 2.6 Million pounds, are looking at a rent of £750 per year. This appears to be very low rent for Park Land, not agricultural land as talked about in the asset transfer form. This is cheaper than a coffee a day at Bellahouston Sport Centre. Will Locavore be charging the sublets? Will the rent rise during the 20 Year lease period?

13. Bats – From the Pre-Development Report on selected trees located at GCC’s Nursey Bellahouston Park (3 Nov 2012) 6.2.7 “Some trees on the site have the potential to provide habitat for protected species, birds and bats in particular. Should removal of any trees be required, expert advice should be sought from a suitable qualified conservationist. Destruction of wildlife habitat may

be a contravention of “The nature Conservation (Scotland) Act 2004. In the plans there are talks about putting in an Orchard into the site but there appears to be little free space within the site. This area was also talked about in the Bat survey carried out in September 2018, requested by GCC. The conclusion and recommendations from this report talk about the problem with lights and that Bat Boxes should go up in this area, something that has not yet happened. The fact that when GCC were using this site, staff left at tea time but Locavore have been working much later than this on the site. Disturbing bats is an offence in the UK more survey work would be required if this Asset Transfer is to be granted. Failure to do this could affect Summer Session coming into Bellahouston Park, an event that brings into the Glasgow economy around 16 Million pounds.

This Asset Transfer form has so many mistakes in it, for such an important document for Locavore it is both disappointing and very concerning. It would appear from their actions on site during the PTU time that they are choosing to ignore the Council’s advice.

There was also no notification signs put up at the entrance to the Nursery Area advertising the fact that this Asset Transfer Form had even been submitted. The Asset Transfer scheme is part of the Community Empowering (Scotland) act 2015 but to empower the local community they must first know about the proposed plans. How did they notify the Park users of their proposals?

It is clear that Locavore are committed to the food growing strategy but is a Public Park in Glasgow the right place for an enterprise of this size? The people of Glasgow are very protective and proud of their Parks. Let’s keep Bellahouston Park intact and available to the people of Glasgow as was intended by the Steven Family. A 20 year lease would be more suitable with a proper rent being charged.