

Community Asset Transfer Request Notification

Regulations 6 and 7 of the Community Empowerment Procedure Regulations, set out arrangements for Public Bodies to ensure other people are informed when an asset transfer request has been made, and to advise how they can make representations about it.

Notice is hereby provided of an Asset Transfer Request received by Renfrewshire Council for the **India Tyres Playing Fields, Greenock Road, Inchinnan PA4 8LD.**

Details of the request and how to make representations are provided below:

Community Transfer Body: Inchinnan Development Trust

Name of Asset: India Tyres Playing Fields

Nature of the request: Long-Term Lease (30 years)

Date CAT request received: 29 April 2021

Status of the request: CAT Request Validated* by Renfrewshire Council on 13 January 2022.

Summary of proposed use of the asset:

Inchinnan Development Trust propose to use the land in partnership with other organisations and have formed a partnership with St. Mirren Youth FC to jointly manage the site. The Trust will undertake joint working to invest and develop other potential uses such as, community allotments, SUDS drainage, tree planting and other community health and wellbeing uses.

Key Documents

The CAT Request Form and Business Plan submitted for this asset are appended to this notification.

Representation

This CAT Request is open for consultation. If you wish to make a representation either for or against the transfer request, you must do so in writing, stating the name and address of the person making it. Representations must be made within 20 working days of the notice being published. A copy of each representation will be given to the Community Transfer Body and will be published on the Community Asset Transfer Web Page along with any comment from the applicant.

The final date to make representations for this request is **Friday, 15 April 2022.**

Representations should be sent to communityassettransfer@renfrewshire.gov.uk with the title "India Tyres Playing Fields CAT Request Representation".

CAT Web page: <https://www.renfrewshire.gov.uk/article/4534/Community-Asset-Transfer>

For more information, contact communityassettransfer@renfrewshire.gov.uk or call 0300 300 0330.

* Validation is the date at which all documents in relation to an application have been received; the application is not approved at this stage.

Summary of proposed use of the asset:

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Key Documents

The Community Asset Transfer Request Form and Business Plan submitted for this asset are appended to this notification.



COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

This is a standard asset transfer request form which can be used to make a request to any relevant authority. Relevant authorities may also provide their own forms in their own style.

You do not need to use this form or a relevant authority's form to make an asset transfer request, but using a form will help you to make sure you include all the required information.

You should read the asset transfer guidance provided by the Scottish Government before making a request. Relevant authorities may also provide additional guidance on their schemes.

You are strongly advised to contact the relevant authority and discuss your proposals with them before making an asset transfer request.

When completed, this form must be sent to: -

**The Asset Manager
Asset & Estates
Property Services
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1TT**

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

Section 1: Information about the community transfer body (CTB) making the request

1.1 Name of the CTB making the asset transfer request

Inchinnan Development Trust

1.2 CTB address. This should be the registered address, if you have one.

Postal address:

[REDACTED]

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name: [REDACTED]

Postal address: As above

Postcode: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement).*

You can ask the relevant authority to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.

1.4 Please mark an "X" in the relevant box to confirm the type of CTB and its official number, if it has one.

X	Company, and its company number is Charity number is	SC659896
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	
	Community Benefit Society (BenCom), and its registered number is	
	Unincorporated organisation (no number)	

Please attach a copy of the CTB's constitution, articles of association or registered rules.

1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No

Yes

Please give the title and date of the designation order:

1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

No

Yes

If yes what class of bodies does it fall within?

community controlled body

Section 2: Information about the land and rights requested

2.1 Please identify the land to which this asset transfer request relates.

You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.

It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.

The area of land is all designated and known as India Tyres Playing Field located in Inchinnan.

The address is:

Greenock Road Inchinnan and bounded by India Drive, Allands Avenue and Inchinnan Business Park Industrial Properties on Inchinnan Drive.

2.2 Please provide the UPRN (Unique Property Reference Number), if known.

If the property has a UPRN you will find it in the relevant authority's register of land.

UPRN:- Not Known

Section 3: Type of request, payment and conditions

3.1 Please tick what type of request is being made:

for ownership (under section 79(2)(a)) - go to section 3A

for lease (under section 79(2)(b)(i)) – go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

3A – Request for ownership

What price are you prepared to pay for the land requested:

Proposed price:- £

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – request for lease

What is the length of lease you are requesting?

50 years+

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent: £ 1 per month /year (tick as appropriate)

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

3C – request for other rights

What are the rights you are requesting?

Do you propose to make any payment for these rights?

Yes

No

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £

Please attach a note setting out any other terms and conditions you wish to apply to the request.

Section 4: Community Proposal

4.1 Please set out the reasons for making the request and how the land or building will be used.

This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.

The parks are a legacy community asset from the previous tyre works and have existed in form since 1928.

The tyre works closed in 1990 and fell into disuse with the grass unkempt and only one pitch being utilised. Local residents decided to act and save the parks in 1994 and formed a residents association to bring the parks back to a basic level of use and maintenance. Despite much engagement with the then owners Renfrewshire Enterprise and then Scottish Enterprise no movement was made to provide an active management regime for the parks.

Scottish Enterprise acknowledged the community use and this continued until the request from Renfrewshire Council to facilitate transfer of the parks and transference to community ownership and provide a long term sustainable future.

Inchinnan Development Trust has a belief that partnership working with other partners best achieves the aims of the trust and that of other groups in their specific fields. to that end a partnership has been formed with St.Mirren Youth FC to manage the parks and joint working to invest and develop other potential uses such as community allotments, SUDS drainage, tree planting and other community health and wellbeing uses.

Covid recovery will be a long term prospect and usable open space will be key to the recovery. We believe there are opportunities to engage with the businesses in the adjacent business park and the large numbers of employees who walk around the wider area for breaks.

As one of the oldest workplace sports field it has survived the demise of the factory and is as part of our industrial heritage. Part of the site was also the R34 Airship factory and hanger. A long term improvement plan is being devised to manage and develop compatible uses.

Benefits of the proposal

4.2 Please set out the benefits that you consider will arise if the request is agreed to.

This section should explain how the project will benefit your community, and others. Please refer to the guidance on how the relevant authority will consider the benefits of a request.

The benefits will be the restoration of a large open space for multiple uses. It will enhance the role of an area which is used for sports and recreational use at the moment but with targeted improvements will bring a larger footfall to it for a wider range of people.

it will contribute to the the health and well being of individuals of all ages as the proposals include increased sports uses but also community allotments, walking circuit, dog park and small play area and plans to re build a pavilion which once stood in the park.

It has a large car park, easy access from a main road, public transport links nearby and will become a hub for a wide variety of uses including passive uses.

Restrictions on use of the land

4.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

There are no restrictions on the use of the land.

The South portion of the land was comprehensively decontaminated by Scottish Enterprise of 'Carbon black' when the tyres site was being prepared for redevelopment. The northern portion has never been built upon as evidenced by archive photos and has always been utilised for sports use since agricultural use.

The intended use is to continue its current designation as active and passive open space for sports and related uses. There are no special designations or buildings on the site.

There are no plans or proposals to change its current planning status and we would seek to strengthen it.

Negative consequences

4.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

You should consider any potential negative consequences for the local economy,

We foresee no negative consequences only positive ones as the site has lacked any direct investment under its previous ownership. The local community would welcome a sustainable future for the area and as indicated earlier it was and is local residents who actively worked and campaigned to keep the parks in active use and resist the possibility of development and subsequent loss.

Capacity to deliver

4.5 Please show how your organisation will be able to manage the project and achieve your objectives.

This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

We have a wide range of people and skills within our new organisation:

- Education and inclusion adviser with Loch Lomond and the Trossachs national park authority.
- Retired police officer who has also served the community for over 30 years in the local church and boys brigade, no mention a few.
- Early years educator who has also served on the community council for over 10 years.
- Assistant Director of property who is also involved within the community as the local Scout Leader.
- Elected Member who has a varied background in environment, law, and local government.
- Regulatory Services Officer (Environmental Health) with over 20 years experience in her field.
- Graduate process engineer who is our expert in social media and information technology.
- Commercial Controller with over 25 years working in various office based roles in finance, procurement, project management, and administration.

As indicated earlier we have a working partnership with a long established local youth football club who will manage the day to day maintenance of the sports field element.

Separate management would be established to oversee other activities for the community allotments, which will have their own rules and constitutions.

The development trust will be the overarching organisation, which will use a sub-lease contract to ensure any activities continue to provide a direct community benefit and to guarantee the long term viability of the space whilst maximising the investment.

The development trust has created new relationships with lots of organisations and associations that share relevant experience and knowledge in various areas of community working. We also have access to basic professional services from many funded organisations that specialise in supporting community groups.

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

IDT engaged extensively with the local community with regards to the need of a trust to advocate on behalf of the local community.

This was overwhelmingly supported and our mission was clearly stated to enhance protect and develop green spaces, community well being and health opportunities.

We can evidence this work that was carried out as part of the process of establishing a development trust.

Section 6: Funding

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land.

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

We do not propose to pay a market rent for the property except a standard £1 if asked lease arrangement.

We believe the parks have no marketable value due and are indeed in a negative value due to the level of work required on boundary treatment, car park and drainage issues.

We have applied for grants from the Councils Village Investment fund and Local Partnership pfor initial funding for the trust. We are also actively in discussions with other external grant funders such as the Land Fund.

St.Mirren YFC have their own proposals to improve the playing surface and campaign proposals to fund a 3G pitch and other proposals. We envisage the parks will be allocated for distinct uses and activities and would have a clear partnership approach to any works or expenditure required to bring the parks up to an acceptable standard.

The parks as they currently stand present a very negative frontage to Inchinnan Business Park and we would be seeking a wide range of grant funding to carry out environmental improvements to the area which will compliment the surrounding uses.

Section 7: Other Supporting Documentation

To enable the Council to fully consider your application, the following supporting documentation must be submitted as part of your application:

- A copy of your organisation's constitution;
- A business plan (that is proportionate to the nature of the asset transfer request);
- Audited accounts (or a financial projection where the applicant has been operating for less than one year);
- Annual reports (where these are available).

Applicants are advised to refer to the council's Community Asset Transfer Policy Guidance Note for Applicants for further details of what information should be included in these supporting documents.

Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

Name

[REDACTED]

Address

[REDACTED]

Date

29/04/2021

Position

DIRECTOR/ADMINISTRATOR

Signature

Name

[REDACTED]

Address

[REDACTED]

Date

29/04/2021

Position

DIRECTOR

Signature

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you must attach your organisation’s constitution, articles of association or registered rules

Section 2 – any maps, drawings or description of the land requested

Section 3 – note of any terms and conditions that are to apply to the request

Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.

Section 5 – evidence of community support

Section 6 – funding

Section 7 – Supporting Documentation



India Tyres Playing Fields

Business Case 2022

Inchinnan Development Trust

Registered Company: SC659896

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1. Executive Summary

Inchinnan Development Trust (IDT) is a community not for profit business established in 2020 to preserve, develop local woodlands, and green spaces, principally within the Inchinnan Community Council area. (Company limited by guarantee SC659896).

The trust was initially set up in response to a private landowner proposing to sell the long-standing Teucheen Woodland (located on the north-eastern edge of Inchinnan village, Renfrewshire) on the open market. In December 2021, IDT was successful in the purchase of this woodland for community ownership and management. The Inchinnan community strives to maintain a sense of identity, within the ever-increasing expansion of sub-urban development around Erskine.

During early community consultation sessions more green spaces requiring attention were identified, one being the India Tyres Playing Fields, a green space situated near Inchinnan industrial estate, Glasgow Airport, and residential neighbours on Allands Avenue and India Drive, Renfrewshire.

Our community, the wider communities, partners, and stakeholders would like to return the old playing fields to their former glory as quality football pitches (appendix photo). We also wish to enhance the area by successfully completing a community asset transfer (long lease option), attracting funding opportunities to bring a few desirable and self-sustaining facilities.

- improve drainage for football pitches (waterlogged)
- create pathways with benches and historical/environmental interpretation boards
- improved car parking area
- enhance biodiversity, rewilding, and tree planting
- children's playpark installed by Renfrewshire Council
- introduction of gated pedestrian access to fields
- installation of no dig allotments (stand-alone business)
- Pavilion reinstated (new build/portacabins)
- Astroturf sports pitch (potential)

The trust aims to provide a mostly free, safe, environment for young people, and to help improve health and wellbeing, skills, training, and employment opportunities through active community management of our local assets. The India Tyres Playing Fields would present a wealth of educational, recreational, and vocational opportunities if improved and developed.

2. About the Inchinnan Development Trust

2.1 Origins and growth

Inchinnan Development Trust (IDT) is a company limited by guarantee (SC659896) and a non-profit organisation. The trust evolved from Inchinnan Community Council in 2020, after it was clear that there was a strong desire among residents for greater community influence and authority on local spaces and issues. Its primary role is the preservation, management, and enhancement of open greenspaces within Inchinnan. Our goal is to develop a network of accessible, community-oriented spaces with the aim of furthering community engagement, educational opportunity, public recreation, and sustainable development.

The trust has a well-established support network from local authority (Renfrewshire Council), EngageRenfrewshire, Community Land Scotland, Community Woodland Association, Development Trust Association Scotland, and many local community groups.

IDT has developed organisational structure with committed individuals with a sound background and personal work experiences which will support our work going forward.

We have clear plans with regards to taking sustainable and manageable incremental steps to community ownership of environmental assets such as existing woodlands, and greenspaces. (See priorities grid below)

INCHINNAN COMMUNITY ASSETS - Priorities grid and ranking								
	5 (high risk)				1 (low risk)			
Risk of loss	high risk - likely to be demolished or sold for an alternative use				low risk - sustainable use and used by a stable, long-term owner.			
Availability	high availability - on the market or ripe for asset transfer				unavailable - current use and ownership likely to continue for foreseeable future			
Location	well located - central to the community it will serve				poor location - separated from the community and other facilities			
Level of repair or adaptation	good condition - suitable for new or continued use without significant changes				poor condition - in need of major structural repairs and adaptation			
Fits local need	Ideally suited to deliver service or project for which there is a recognised need				difficult to imagine what the site could be used for			
Level of community support	the site is well loved by the community and there is strong support for its reuse				there is little support for saving the building and no obvious community-led project			
	Risk of loss	Availability	Location	Condition	Local need	Support	Total	
Rank								
1	Inchinnan Sites/Buildings							
1	Teuchean woodland	5	5	5	4	4	5	28
2	Farmers field beside Teuchean wood	5	3	5	3	4	5	25
3	India tyres playing fields	4	5	5	2	4	4	24
4	Village playing field	1	5	5	3	4	5	23
5	Greenhead Road woods	4	4	4	4	2	4	22
6	Field behind Broompark Drive	1	3	5	3	2	2	16
7	Wooded area behind Ballater Drive	1	3	5	3	2	1	15

2.2 Community Profile

Figure XX. Map showing the boundary of the Inchinnan Community Council area and the India Tyres Playing Fields

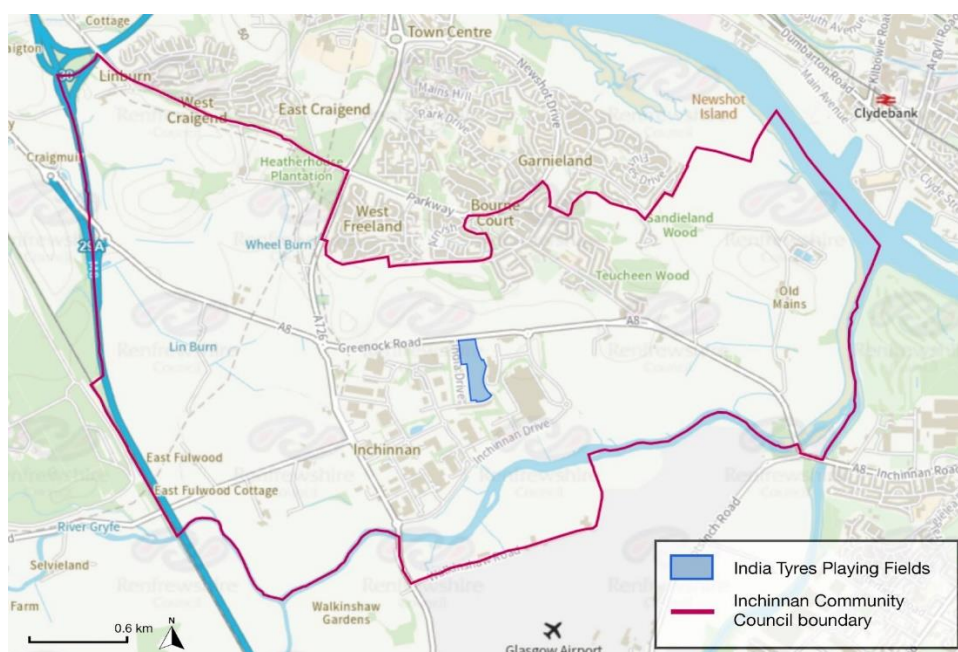
Inchinnan (NS475691) is a village situated on the A8 road between Renfrew and Greenock and neighbouring the larger town of Erskine. Its identity as a village date back to the mediaeval period. The boundary of the community council area can be seen in Figure _. The community of Inchinnan is striving to maintain a sense of identity within the ever-increasing expansion of sub-urban development around Erskine.

Inchinnan has a rich history in manufacturing and other industries. Through the 1700's the village produced quality stone that, among other masonry works, was used in the construction of bridges over the White and Black Cart Waters. The adjacent Blythswood ironstone mine closed in 1875. Latterly Inchinnan has been the location for significant industrial activity, including the building of airships and then manufacturing tyres at India Tyre Rubber Co. The village is currently a base for McGill's Bus Services and small-scale industry still occupies most of the industrial estate which is included in the Glasgow Airport Investment Zone.

Beyond local business and industry, there is a primary school and community nursery within the village. Inchinnan lost a significant community centre when All Hallows Church was demolished to make way for Glasgow Airport in the 1960's. Opportunities to expand the number of homes within the community council area are currently limited by green belt status, SSSI designations and industrial sites.

The 2016 population of Inchinnan is estimated as 1,860 with the following demographics:

- 15% under 16 years old (Scotland average 17%)
- 62% aged 16-64 years (Scotland average 65%)
- 23% aged 65 years & over (Scotland average 18%)



2.3 Governance

Inchinnan Development Trust (IDT) is made up of 76 ordinary members from a population of 1874 persons residing within 790 households. These members are supported by our 2 part time staff members, under the leadership of the board of directors, who are local green activists, professionals, and qualified persons.^[1]

IDT is actively growing the membership (see appendix XX membership form) at every event, in all our communications, on social media, our emails, our day-to-day interactions with members of our community. We also have associate membership, of which some live abroad and support our community work from afar.

Regular training is available for members, board members, and staff, wishing/requiring to grow and improve skills. We use free training provided by Just Enterprise, EngageRenfrewshire, Development Trust Scotland Association (DTAS), University of West of Scotland via 'Great Place Scheme,' Community Enterprise, Scottish Mediation Centre, Community ownership support services (COSS), and the list goes on. Development Trust Scotland Association (DTAS) offers specific training sessions for board members, especially for those who are new to the role. These sessions are updated annually.

The trust's first Annual General Meeting is planned for May 2022 where we will invite existing members to volunteer to help fill skills gaps highlighted in our 'directors skills matrix' which we completed in December 2021. We will also be unveiling our first ever draft strategic plan for our community to feed into the planning process of Inchinnan Development Trust.

2.4 Team and management

The organisation is under the leadership of the board of directors on a voluntary basis.

Board of Directors:

- Alison Cush - Education and inclusion adviser with Loch Lomond and the Trossachs national park authority.
- Brian Thomas - Assistant Director of property who is also involved within the community as the local Scout Leader.
- Gordon McLelland - Retired police officer who has also served the community for over 40 years in many capacities including the local church and boy's brigade.
- Margaret O'Neill - Early years educator who has also served on the community council for over 10 years and was a key contributor to our community play park project.
- Marcillena MacCuish - Regulatory Services Officer (Environmental Health) with over 20 years' experience in her field.

The board of directors meet monthly/bimonthly to support our development officers, and our projects at a higher strategic level assisting with:

- Strategic development & planning.
- Sustainability and succession planning.
- Policies and procedures.
- Supervise on project delivery and reporting.

The trust has secured resource funding via Strengthening Communities for 2 part time development officers and a financial advisor to manage our projects/finances covering the period 2022/25 (3-year period).

- Maggie Morrison - experienced commercial controller with over 25 years working in various office-based roles in finance, procurement, project management, and administration. Her people skills and positive attitude are the driving force behind IDT.
- Lacey Lindsay - Earth Science (Hons) graduate keen to help promote engagement with and protection of the natural world, bringing experience in geoscience, leadership, team-work and digital communication. Lacey volunteers with other local community groups and is an asset for IDT.
- David Nicolls of Brett Nicholls Associates - accountancy services, and implementation of Xero, and associated training for IDT staff to reduce future finance support costs.

3. Current Activity

3.1 Our participants and users

The principal recipients of our activities and services, as determined through both community and stakeholder engagement (via online surveys, interviews, and informal chats) are as follows:

- Families living local to Inchinnan, Erskine and Bishopton area and wider Renfrewshire.
- Local young people whose families will have access to an affordable or free communal asset and experience.
- Local adults and young people seeking to get involved with the project and overall aims/mission of the IDT through volunteer work.
- Adults and young people across Renfrewshire who will engage in our planned programme of educational and recreation assets
- Local volunteers seeking to gain new skills and further their community involvement
- Third sector organisations (both local and in wider Renfrewshire) seeking support and assistance with outdoor environmental management and enhancement projects.
- Private organisations seeking the use of open spaces for events or employee development programmes.

Further details on the community and stakeholder consultations which form the basis of this list of current and potential participants can be found in Section XX.

3.2 Teucheen Woodland

Inchinnan Development Trust (IDT), driven by the concerns first raised by local residents, finalised the private purchase of Inchinnan local, long-standing woodland (Teucheen Wood) in December 2021 to allow for community ownership and management. This woodland forms a considerable backdrop to the village and is a significant environmental asset. The previous owners of this woodland proposed to sell on the open market, following engagement from Inchinnan Community Council the woodland was removed from sale and the arduous process to purchase the woodland began.

Currently we are in the process of developing a woodland management plan, with initial works focussing on improvements to accessibility and safety in the woodland through path creation and clearance. Future plans will look to explore the educational and recreation potential of the woodland in an effort to further engage the community through volunteer work, outdoor learning, woodland workshops, and health-focussed walking sessions.

3.3 Teucheen woodland extension proposal

Renfrewshire Council owns the field (see appendix) southeast of Teucheen woodland, currently being used long term by a local farmer for agricultural crops (animal feed). Inchinnan Development Trust (IDT) is currently registering its interest via 'community right to buy' this land. If the land becomes available for sale, the community of Inchinnan has a proposal to extend Teucheen woodland into the neighbouring field, and this proposal would be considered a favourable option for change of use.

3.4 Inchinnan nature network habitat connectivity restoration

Inchinnan Development Trust together with EP Ecology has successfully been awarded funds from "Together for our Planet" to deliver a "Nature Networks" project. The outline project is to map the current land use in and around Inchinnan and propose a framework of decisions and management interventions to safeguard the existing biodiversity network and offer opportunities to enhance and expand this network whilst engaging with the local communities.

The project would combine the collected data and identified opportunities into a report which summarises the results of the study and produces a draft framework which can be used to guide the development of nature networks through suggesting management interventions, biodiversity enhancements, and the foundational knowledge basis from which to develop new networks and corridors. It is anticipated that this framework would be founded upon Local and National Planning Policy, as well as through synthesis of habitat and species management guidance. We anticipate that this document would be able to serve as a basis from which to make management decisions and provide a foundation from which IDT could build and develop their community projects.

3.5 Inchinnan Health and Wellbeing Initiative

Inchinnan Development Trust (IDT) was successful in applying to 'Communities Mental Health and Wellbeing Fund' for adults. The ambition of this Fund is to support initiatives which promote mental health and wellbeing at a small scale, grass roots, community level.

IDT are focusing on the health and wellbeing of our community and wider communities by identifying those who are isolated, have little or no family support, or are dealing with mental and physical health issues. These issues can prevent those affected from inclusive living, friendships, healthy living, and the loss to the village of dormant skills and multigenerational opportunities.

When we do identify such issues, we recognise we have a responsibility to be part of the solution and with this in mind we are collaborating with 'CRISIS counselling' who have 25 years' experience in this area. 'CRISIS counselling' is a multidisciplinary team who can provide support in a range of ways to our residents, which are fully governed with policies, procedures, practices, and due diligence.

3.6 India Tyres Playing Fields

Following on from IDT's success with securing Teuchean Wood we also recognised that the long-term future of India Tyres Playing Fields was an issue requiring intervention in order to secure the site and create wider opportunity for local and wider community.

The playing fields are a legacy asset from the Rubber Works and Dunlop Tyres operations that previously used the site, the tyres works were the main source of local employment at the time. Following the end of its industrial use, the brownfield site was regenerated for different uses and the adjacent playing fields were essentially 'orphaned' in the process.

The playing fields were maintained and kept in operation through the actions of local residents and the residents association which saved the playing fields from the threat of development after the tyre works closure in the 1990s. More recently, Renfrewshire Council have taken ownership from the previous owners (Scottish Enterprise) with the purpose of transferring the playing fields to a local organisation for their future care and maintenance, as well as to facilitate long-term use as a community asset.

There is considerable opportunity for sports and well-being focussed facilities and activities in the playing fields. Exploring and developing these opportunities along with a partner in-situ providing a facility for sport for young people, the playing fields are well on their way to being sustainable and having a programme of both functional and visual amenity improvements.

4. Forward Plan

4.1 Introduction

Inchinnan Community Council had been working closely with St. Mirren Youth Football Club (SMYFC) since 2018 on a partnership arrangement with regards to the India Tyres Playing Fields located within the village (Site Grid Reference: NS 47268 68419). This has been fruitful with SMYFC bringing forward their vision for the regeneration of existing football grounds as well as the creation of new amenities. Proposals include an overhaul of the current facilities; grass pitches, car park, pedestrian access, fencing, and diversified sports/recreational facilities; children play area, pathways, rewilding, and exercise area.

Having built a strong partnership with a long established and long-standing football club, we have created a model of partnership working which spreads the knowledge and the logistics of operating assets to a wider organisational structure, while at the same time retaining key decision making at a community level through the trust which represents the immediate local community.

4.2 Location and Site Analysis

Site Location and Access

India Tyres Playing Fields (NS 47268 68419) is located on Greenock Road (A8) and occupies a 4.4-hectare area of land, extending from Greenock Road at its north to Allands Avenue at the south end of the playing fields (at a length of approx. 386m). The site is bound on the east by the University of Strathclyde Advanced Forming Research Centre and to the west by India Drive with a width of approximately 82m (at its narrowest point).

The site is mostly natural grass (3.88 hectare), with a small fenced-off stand of trees on the eastern edge of the site and a gravel parking area to the north, adjacent to Greenock Road. The playing fields are enclosed by fencing on all sides of the site with several areas of gated access and some informal access points created by residents. The formal gates are located in the north-west corner of the site providing access via the gravel car park and India Drive allowing residents direct access to the grass playing fields. It is also possible for some residents of India Drive to access the playing fields via their rear gardens as these neighbour the playing fields.

Site History

The playing fields have been present in Inchinnan since approximately 1928 based on historical mapping and photography. There is further anecdotal and aerial photographic evidence that confirms its post-industrial use as a site for recreation since at least 1945.

The site was part of the airship factory for the Air Ministry and was subsequently sold to the India Tyre Rubber Company following the First World War and then to Dunlop Tyres (who oversaw the development of the playing fields for the benefit of their employees).

4.3 Needs Analysis

Inchinnan Development Trust has identified that the India Tyres Playing Fields can play a strategic role in the provision of long-term unrestricted access to a well-managed and diverse greenspace that will present a variety of opportunities for its users.

- Addresses the long-term desire for consistent use of a local facility for the benefit of Inchinnan residents (in particular the XX homes immediately adjacent to the playing fields and the wider population of Inchinnan)
- Brings accessible educational, recreation and vocational opportunities for young people in the area through up-skilling and training.
- Addresses the stated ambition of Renfrewshire to meet the gaps in provision for groups and organisations to access open public spaces and the mitigation of climate change through sustainable development.
- Supports the development of a 5-to-10-year plan aimed at improving and furthering public greenspaces and the associated facilities.
- Will work to improve the immediate surroundings and reduce the current sense of dilapidation by facilitating visual and functional improvements to the site.
- Creates a vibrant, communal space that will help to tackle social deprivation, disenfranchisement and encourage the exchange of skills via community engagement amid economic and social recovery from the COVID-19 pandemic.

Asset Mapping

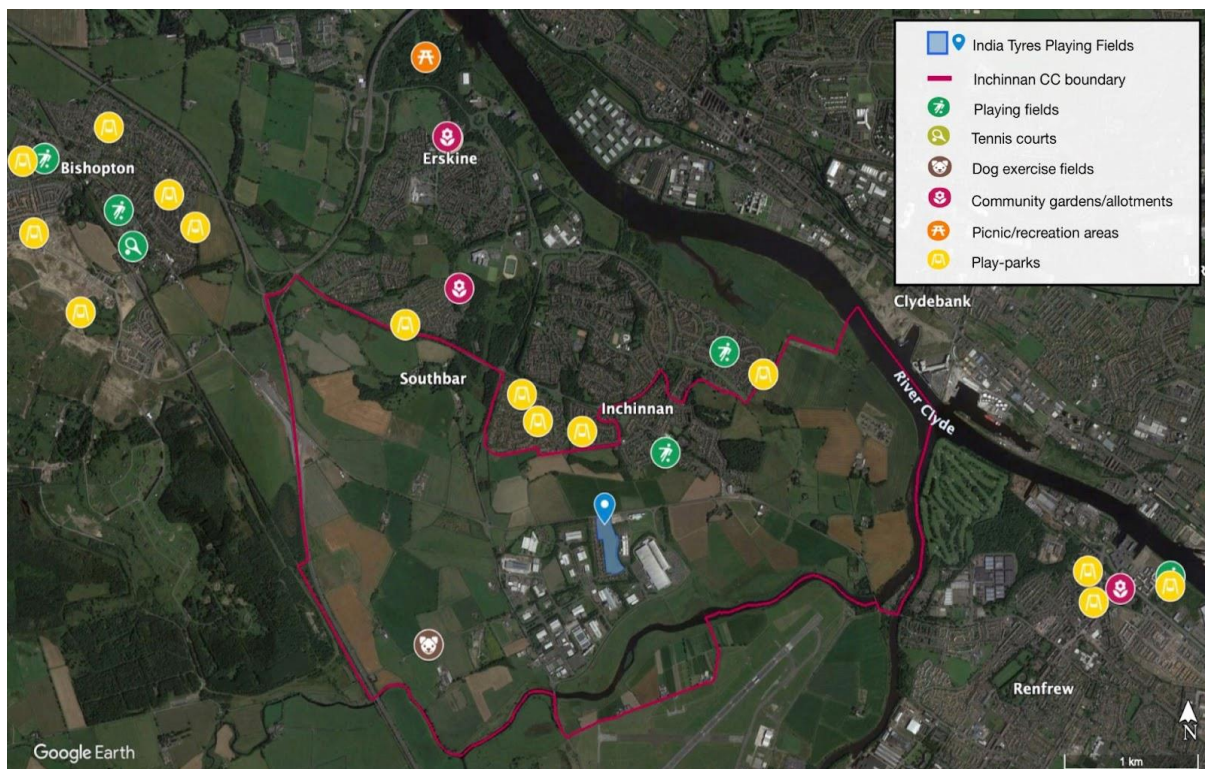


Figure XX. Digital asset map showing various recreation and sports-based facilities within Inchinnan and the surrounding area (Inchinnan boundary is shown in red).

The creation of an asset map (Figure XX) for facilities and spaces both within Inchinnan and the surrounding area allows us to identify current provisions and areas in which these are lacking. Focus was given to facilities related to sports (playing fields and sports pitches) and outdoor recreation (community allotments, picnic areas, and child playparks). As evident from the map, few facilities related to these areas of focus currently exist within Inchinnan with the majority being present only in the larger settlements of Erskine, Renfrew and Bishopton.

In general, the majority of greenspace within Inchinnan is limited to privately owned residential gardens. This makes communal greenspaces (such as the India Tyres Playing Fields) of high value to the community. The development of these spaces to improve accessibility, meet local needs and encourage wider community engagement would bring great benefit to residents.

How fit for purpose the existing facilities local to Inchinnan are can also be brought into question. The local village playing field is not well maintained and under-used while the dog exercise park accepts only singular paid bookings (as opposed to being a communal, free-to-use space). Near-by children play parks mostly exist within small, enclosed spaces in residential estates and are not immediately accessible from main roads. Community allotments are of a high quality but are in great demand, with the Erskine Community Allotments having a current wait list of 52 plots.

Overall, the absence of facilities and quality/accessibility of those which do exist present a gap within the area that the proposed development of the India Tyres Playing Fields has potential to fill.

4.4 Community Consultation

As a community led initiative, consulting with as many residents as possible was a crucial part of the research phase for this proposal. Every effort was made to conduct extensive community engagement to understand need and demand in the community, but the Covid outbreak added a serious complication to this process: our afternoon tea & old photos event for older residents had to be cancelled. We regrouped and adapted our plans to online and outdoor /one to one contact wherever possible. We did manage to hold an outdoor arts event for residents to speak about their ideas and suggestions.

For this initiative, we have engaged with:

- 56 people at a local public meeting.
- Over 100 local residents face to face at outdoor events, and door to door.
- Invited 100 neighbouring residents to undertake a focused online survey

In addition to community research, we also undertake market research into the ideas emerging- with a lens on achievability and sustainability as well as 'added value' rather than displacement / duplication of existing local services. The stages of this process as outlined below:

Awareness raising:	<p>A survey and event promotion plan was produced to ensure that consultations reached widely across the community.</p> <p>Awareness raising activities included:</p> <ul style="list-style-type: none"> • posters displayed prominently around the local area. • Hard copy surveys made available at selected sites to ensure coverage across the area. • Social media, website, and email promotion through our membership distribution list. • Promotion through stakeholders – including through local networks like the school and community nursery, the community council, the local history interest group, the parish church, and through social media.
Desktop research	<p>Analysis of key national and local policy; with a particular focus on alignment with Renfrewshire Council Strategic Priorities.</p> <p>Study of key demographic trends in the local area using Community Insight, a software package that collects data from over 30 databases and a range of other sources.</p>
Community survey	<p>A community survey ran between September 2021 and December 2021. A total of 740 paper surveys were delivered to Inchinnan households. Survey responses represent views from 76 adults and children (10%).</p>
Open event	<p>Two open drop-in sessions were held at the Braehead Tavern and Inchinnan Community association and Social Club, engaging a total of 14 people.</p>
Primary school art works	<p>Pupil Participation in the form of creating artworks reflecting pupils feelings about their village and what improvements they would like to see, on 11th September 2021. We then used the children’s artwork to create a sticker for IDT branding of the community consultation. (See attached appendix picture)</p>
Stakeholder interviews - community	<p>In-depth interviews with 5 organisations active in the community and wider communities; to gather information on the assets and challenges of the local community; views on community asset transfer (long lease option) and developing the site; and priorities for future development.</p>
Stakeholder interviews - sports	<p>In-depth interview with the proposed anchor tenant sports club (St. Mirren Youth FC) and networks active in the area: to gauge need and demand for use of the site; inform competitive analysis; and to identify priorities for future development.</p>

Additional discussions with sports clubs

Several additional sports organisations responded to the community survey and expressed interest in using the site. Additional phone calls were conducted to discuss potential use and requirements.

A new resident survey consisting of 21 questions was created in February 2022. This was shared online (via the IDT's social media channels) and through door-to-door leafleting of the residents neighbouring the India Tyres Playing Fields. The aim of this survey was to determine current usage of the site and to gather opinions on our proposals and whether residents would be likely to make use of any new facilities.

Can add survey results here once completed

4.5 Provision

Inchinnan community council identified that due to the size of the area a partnership approach would be beneficial, this partnership is currently with St. Mirren Youth FC who in 2018 had to find a new home due to their previous site being sold.

There is one small grass park located in Inchinnan village with a small pavilion; its role fulfils the needs of teams from Renfrewshire for a park for training, and for the local primary school for grass facilities. (See appendix photo)

There are no other open grass park areas in the Inchinnan boundary with the nearest being located to the west of Erskine and Bishopton. The playing fields are a considerable local asset due to their location and scale which allows multiple uses to occur in the one area. It has off road car provision with a car park and is bounded by a main front road, rear of housing and a local residential road to the south.

4.6 Providing space for local organisations

St. Mirren Youth FC are currently using the playing fields for their teams training, league matches, and tournaments. The old pavilion sports facility burnt down over 15 years ago so the club is currently using port aloo facilities, and storage containers for valuable equipment such as goals and grass cutting equipment.

4.7 Support for young people

The playing fields has always been a green space used by the community for many kinds of sporting activities and out adventures. Bringing a children's play park to the fields is a very welcomed addition to the green space and is hugely supported by the community and has been for many decades.

5. Development Costs and Delivery

5.1 Project Cost

Costing details will be delivered as part of the commissioned feasibility study/business planning document, funded by Renfrewshire Council community empowerment fund. Application submission May 2022.

5.2 Delivery Programme

By adopting a phased approach to our proposed improvements to the India Tyres Playing Fields, we hope to improve the quality and provision of facilities, increase biodiversity of the land, and encourage greater community engagement over a period of several years.

- Phase one (2023/24)
 - Reinststate and repair broken drainage for football pitches (waterlogged).
 - One-mile circular track with benches and historical/environmental interpretation boards.
 - Improved gated pedestrian access to playing fields.
 - Improved car parking area.
- Phase two (2024/25)
 - Enhanced biodiversity, rewilding, and tree planting.
 - Children playpark installed by Renfrewshire Council.
 - Installation of no dig allotments (stand-alone business).
- Phase three (2025/26)
 - Pavilion reinstated (new build/portacabin, funding dependant)
 - Astroturf (3G) playing field

5.3 Funding and Investment Options

Investing in communities fund

Village investment fund via Renfrewshire Council

Greenspaces fund via Renfrewshire Council

St. Mirren Youth FC

Inchinnan business park - local businesses

6. Monitoring and evaluation

We intend to fully work up a development/business plan as we deliver on our first key priorities. We will create annual work plans to keep our work on track. These plans will form the basis of reporting to the board and will help us identify any slippage or changes required so we can adapt our plans if required.

We will continue to evaluate our programme of work through surveys and feedback sessions with participants and clients, so we know that we are delivering the best possible outcomes for the community.

7. Risk assessment

Description	Probability	Severity	Overall Risk	Mitigation
Financial				
Fundraising targets not achieved	Medium	High	High	<ul style="list-style-type: none"> • Excellent programme of work • Develop relationships with funders. • Allow plenty of run-in time to raise funds. • Realistic goals set. • Targets reviewed
Earned income targets not achieved.	Low	High	Medium	<ul style="list-style-type: none"> • Use networks and comms to build lets. • Income/costs are balanced across various aspects of management of the asset so not reliant on one area. • Targets reviewed. • Adapt the plan to suit income
Poor budget control and reporting	Low	Medium	Medium	<ul style="list-style-type: none"> • Excellent track record • Robust financial procedures in place • Regular reporting to board
Inadequate reserves policy	Low	Low	Low	<ul style="list-style-type: none"> • Reserves already policy in place
Fraud	Low	Medium	Medium	<ul style="list-style-type: none"> • Individual bank logins • Authorisation procedures in place

Description	Probability	Severity	Overall Risk	Mitigation
				<ul style="list-style-type: none"> 2 signatories required for cheques
Premises				
Repairs	Medium	High	High	<ul style="list-style-type: none"> Survey conducted as part of refurbishment plan. Lease negotiation with Renfrewshire Council Adequate insurance
Flooding/Fire	Low	High	Medium	<ul style="list-style-type: none"> Health and Safety policies Risk Assessments
Operational				
Staff leave	Medium	Medium	Medium	<ul style="list-style-type: none"> Commitment to fair pay Notice period required. Staff appraisal
Equipment fails	Low	Medium	Low	<ul style="list-style-type: none"> Equipment maintained. Renewal plan built in
Programme				
Reduction in number of people participating	Low	Medium	Low	<ul style="list-style-type: none"> Young people inform the development of the organisation Dedicated engagement role
Wider community do not engage	Low	Medium	Low	<ul style="list-style-type: none"> Programme and activity based on research and demand. Ongoing evaluation and consultation to review programme for community
Pandemic				
Reduced capacity	Medium	Low	Low	<ul style="list-style-type: none"> Forecasts take this into consideration mainly outdoor activities
Future lockdowns	Medium	High	High	<ul style="list-style-type: none"> We have track record of accessing funding