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Date: 10/02/2021

Renfrewshire Council Infrastructure Land & Environment Policy Board

Dear Mr Lynch

Thank you for your letter informing Up2Us of the Community Asset Panel decision in response to our CAT application to utilise the property of Barnbrock Farm for the benefit of our community of interest and the wider community.

In response to the decision of council officers, we wish to make the following request to the elected members of Renfrewshire Council's Infrastructure Land & Environment Policy Board.

1. To re-consider the decision made by the Community Asset Panel based on the additional information contained in this document
2. To offer Up2Us a Review Hearing in order to assess first-hand the significant resources at our disposal to transform this vision into a reality; and the community benefits Renfrewshire Council could realise which far outweigh the capital gain from a commercial sale
3. To invite a neighbouring authority such as East Ayrshire, which has significant experience in Community Asset Transfers, to review our application independently and objectively

Our Board members have each provided an individual statement of support for the Barnbrock Farm Initiative but collectively, we would like to answer your specific points.

- 1. Renfrewshire Council, on advertising this property for sale, received a number of offers in excess of the sum which Up2Us Ltd advised they would be willing to pay to assume ownership of the property at the end of the proposed lease**

We are not a commercial enterprise who exist to make a profit. We are a registered charity which supports local authorities and health boards by investing in the lives and futures of some of the most vulnerable and traumatised young people in the West of Scotland and as such we cannot hope to compete with the private sector. We have offered £36,000 in rent, an immediate investment of £65,500 to allow the building to be occupied, and the original sum of £350,000 quoted in the commercial sales information. That means we are prepared to invest a total of £451,500 into a rural community of Renfrewshire. We are honest brokers, we know we could have offered much less under the Community Empowerment legislation, but we work in partnership with local authorities and some of us have many years of experience of balancing budgets and know the pressures you are under. We have the experience and expertise to attract much more capital and revenue funding from external sources for this initiative and Renfrewshire would benefit directly from this development. We also have a track record of successful fundraising and we are confident that this innovation will attract funding which will be invested in Renfrewshire.



2. The perceived wider community benefits of the Community Asset Transfer did not merit the Council foregoing the increased capital sum it would receive if it determined to dispose to the top offeror.

Councillors should be clear that Renfrewshire Council Social Work Department Community Mental Health Team currently commissions Up2Us for 95 hours per week of community support for 52 weeks of the year for four young women with severe mental health issues. This equates to a total spend of £157,000 per annum of Council funds, at an average of £39,000 per young woman to maintain their safety and wellbeing in the community. Our statements of support from your own staff in community mental health and addictions evidence their respect and regard for the work we do in Renfrewshire, but with limited facilities, we are restricted in the extent to which we can help young people with mental health issues become self-sustaining and reduce the financial burden on Renfrewshire Council. Barnbrock Farm could offer such facilities and allow us to use our particular expertise with young people to support more of your young residents with mental health issues, or other presenting issues which results from childhood trauma. For the last five years we have supported an average of twenty boys and young men per year in your neighbouring authority of East Renfrewshire through our Community Prevention project. The objective is to prevent family, school, social work, and health supports from breaking down and thereby avoiding residential care. The estimated saving this has provided based on our own residential childcare costs of £538.65 per day, could be anything up to four million pounds per year of savings to East Renfrewshire for an average spend of £117,000. During COVID, when some of our workers were not available, three of these boys were referred to residential care which demonstrates the efficacy of preventative, community approaches. Creating a community facility in Barnbrock Farm could provide an expanded and more robust version of preventative services for many more than twenty young people, and our intention would be to work with adult services, Job Centres, careers advisors and criminal justice to offer access to a wider population. As Councillor Andy Doig testifies in his statement of support, post COVID many small businesses will have to rebuild their resources and confidence and a project like this could also have an important role to play in a relationship that would benefit both.

In addition, the statements provided by Forensic Psychiatrist, Doctor Norman Clark, Doctor of Research in Criminology, Annie Crowley, former Head of Children's Residential Care, Jim Watson, Former Head of Criminal Justice, Mairi Brackenridge and Former Children's Reporter Caroline Welsh, as well as your local Councillor Andy Doig, all disagree with your council officials' assertion that the perceived wider community benefits do not merit the Council foregoing the increased capital sum. Scotland has the highest drugs death rate in Europe which is a massive drain on resources; mental ill health among young people is rising exponentially and the Scottish Government has set out some ambitious targets in relation to these issues, and through "The Promise" for looked after and accommodated young people. This is exactly our area of expertise and is why the Scottish Government funded us directly for ten years. A community resource of the type described in our CAT application, could be ground breaking and the benefits to our community of interest; traumatised young people; as well as: isolated adults, the elderly, tradesmen and local businesses trying to get back on their feet. This initiative could reach across your communities in Renfrewshire and the West of Scotland, building social capital and creating a better future for young people with adverse childhood experiences.



3. While recognising the limitations of the current pandemic there was insufficient community consultation/support for this proposal

We would ask the Council Infrastructure Land & Environment Policy Board to appreciate that this property did not come to our attention until after the first lockdown on 24th March 2020 and all of our efforts to apply to take ownership of Barnbrock Farm have been within the context of the COVID 19 pandemic. It is disappointing to us that your council officials, who have been working from home, have not appreciated the added pressures on essential services, running three residential units and two community services for 100 young people; visiting homes and families, courts, prisons, hospitals, and mental health wards whilst observing stringent safety measures. The Head of Children's Services in East Renfrewshire expressed surprise that there has not been a single positive test for any of our young people in residential care or the community. We hope you will understand the incredible pressure key workers have been under during this pandemic, we have suffered family losses to COVID 19 and had to protect young people, their families, our staff, and the wider community. As CEO, supporting a staff of thirty five, I've had many more tasks to achieve than time and with much depleted staff resources. We hope that this application is too important to dismiss on the grounds that two community councils and the Lochwinnoch Development Trust were not able to facilitate digital meetings. We specialise in community engagement, as can be seen by some of the statements of support and we would be very capable of drawing the community in around this ambitious but ground-breaking initiative.

Please find appendices to this document which include statements of support from:

1. Jim Watson, Board Chair, former Head of Children's Residential Childcare, West Dunbartonshire
2. Doctor Norman Clark, Board Director, founding member, and Consultant Forensic Psychiatrist
3. Mairi Brackenridge, Board Director, Former Head of Adult Services and Criminal Justice, SLC
4. Caroline Welsh, Board Director, Former Children's Reporter, Scottish Children's Hearing Authority
5. Doctor Annie Crowley, Board Director, Research Fellow Stirling University
6. Rosemary Hunter, Board Director Up2Us, Dunblane Community Development Trust, Weigh Ahead
7. Renfrewshire Councillor, Andy Doig
8. Renfrewshire MP Mhairi Black
9. Darren Reid, Company Director, Boilers and Bathrooms, Lochwinnoch
10. Lindsay Macfarlane, Community Mental Health Team, Renfrewshire Council
11. Gillian McAlpine, Community Mental Health Team, Renfrewshire Council
12. Jennifer Lough, Senior Addictions Nurse, Renfrewshire Alcohol and Drug Service
13. Diane Eaglesham, Ayrshire Court Social Work Service
14. Catriona Langford, parent of service user, East Renfrewshire
15. Diarmid Bruce, Managing Director, Bruce Law Firm, Hamilton
16. Paul Lynch, Defence Lawyer, Tod and Mitchell Law Firm, Paisley
17. Emma Hight Up2Us Time for Change Manager
18. Sylvia Rennie, Residential Care and Operations Manager



4. Concerns that Up2Us may not deliver on the investment suggested within the CAT application, particularly if Up2Us cannot raise the funding they require at the end of year 3 (Application advises acquisition once their property at Shields Holding is fully developed which is a further delay risk).

Our Board of Trustees can testify to our continued financial health, despite the unprecedented times we find ourselves in. COVID 19 has constricted our operations in some areas and increased demand in others. We have managed to maintain our levels of unrestricted reserves and are in communication with three sources of additional external funding from charitable trusts and the Scottish Government to support this innovation. We have a positive track record of successfully delivering externally funded projects and we are confident about our prospects, particularly when we already have a pledge from the Robertson Trust of £68.5k. The Community Asset Panel makes reference to the works at Shields Holding to create an additional funding stream which is our contingency planning to ensure we can support the ongoing revenue costs of this development. I am pleased to report that the building works were completed in December 2020 and we have a resident living in our independent living space which will create an additional maximum income of £196,607 over twelve months. You can see from our business plan that our running costs based on existing local providers' costings are projected to be £107,000.

If Renfrewshire Council has any doubts that we will not be able to deliver on the investment suggested within the CAT application, particularly that we cannot raise the funding we require at the end of year 3, we are prepared to amend our application to purchase, rather than lease. We have been in conversation with our Financial Advisor from the Clydesdale Bank, John Woodrow, who does not foresee any particular difficulty in granting us a second mortgage based on our financial management record, audited accounts for 2019 – 20 and our existing management accounts through COVID 19. Our additional funding stream will offer comfort that we can cover a second mortgage.

5. The purchase price offered of £350,000 was more than 25% less than the top offer and as such was below the threshold for Disposing of Local Authority assets below market value in terms of the 2010 Regulations

We have received conflicting information and advice from your Council officials with regards to this issue and seek clarification. We understood that a competent Community Asset Transfer Application, which was verified by your legal team, suspended any activity to pursue a commercial sale, and should be considered in its own right, independent of commercial offers. We were then informed that we must stipulate the exact price we were prepared to offer, and being unable to request a professional survey during COVID we requested a valuation based on a drive by which confirmed your offers over price of £350,000. As a values based organisation, who operate with integrity, we are aware that we could have offered one pound sterling, but our core objective is to support local authorities who are under extreme financial pressures at the moment. Our Project Manager, Darren Reid estimates an initial spend of £65,500.00 which we will commit immediately to ensure no further damage to the property. This results in an investment of £415,500 which may be closer to your highest offer but the Scottish Government Guidance Community Empowerment Guidance (2017) states: it has long been recognised that best value does not always mean the highest possible price, and all authorities have the ability to dispose of property at less than market value where there are wider public benefits to be gained. We challenge the Community Asset Transfer panel and assert that there are wider public benefits to be gained from our proposal than the short term financial gain from a commercial sale.



6. Potential time delays in concluding any lease, could lead to the property deteriorating

We are struggling to understand this statement and would suggest it is unfounded. Our Financial Advisor suggests a mortgage could be set up very quickly and if we were leasing you could grant immediate occupancy and allow us to look after the building whilst a full repair lease is agreed. You can see from our statement of support that Darren Reid, Director of Boilers and Bathrooms in Lochwinnoch will project manage the process of ensuring that Barnbrock Farm is wind and water tight. His company completed the work on Shields Holding within 7 days, and he would prioritise this work without delay. We would not countenance deterioration of the property which would detract from its potential use.

7. Council could be left with an asset in worse condition at the end of the 3 year lease.

As stated above, if this is a genuine concern and Renfrewshire Council concludes that the risk of leasing is too great, we would be prepared to amend our CAT application from a lease to a purchase agreement. Any arrangement would surely be a full repair lease which would insure Renfrewshire Council against any deterioration of the property. Our two current owned properties have increased in value by £190,000 over the last three years and we continue to invest in improvements. Last year we landscaped our outdoor space, modified one existing building and are renovating another building which will be complete by end of February. As a not-for-profit organisation, any surplus we accrue is immediately reinvested into the resources and services young people receive.

8. The Up2Us proposal has limited wider community benefits for Renfrewshire Council residents and communities

9. The Up2Us proposal primarily benefits service users and its Business

Up2Us would not have survived in a growing third sector with static resources to support charities, without the skills, abilities, and capacity to work in partnership with the wider communities in which we operate. We have excellent relationships with local authorities, the courts, prisons, job centres, benefit agencies, other third sector providers and the private sector. We have not yet engaged with Lochwinnoch Community Council, the Development Trust or Bridge of Weir Community Council on mutually beneficial projects but we have a team of highly skilled and specialised employees who are very enthusiastic to engage with the local community on this initiative.

There will undoubtedly be socially isolated individuals in the rural communities of Lochwinnoch and Bridge of Weir who would benefit massively from volunteering opportunities to engage, mentor, train or coach young people in a community garden, community café, social enterprises such as dog grooming, carpentry, cycle repair or agricultural activities. We also want to address the generation gap many of our young people experience who lack the presence of elderly family members and many elderly people in rural communities do not have their families close by. We strongly believe there could be mutual benefit from bringing vulnerable young people together to support and be supported by our elderly population.

The statements of support from our Board members, and staff, who have vast collective experience with those in our society who are marginalised through poverty of opportunity in every area of their lives, testify to the fact that investing in traumatised young people has benefits far beyond the individual service user. A resource of the type we describe can interrupt the cycle of generational poverty and deprivation, reduce anti-social behaviour and crime in our neighbourhoods, improve our relationship with alcohol and drugs, and increase physical and mental wellbeing and in so doing improve the contributions young people make to



local and economic community development. Barnbrock Farm could be instrumental in building community capital across the generations and achieve some of the ambitious targets identified by the Scottish Government with an expectation that they will be achieved by local authorities.

Our only interest is in young people's lives and futures, we are not a third sector organisation with ambitions to take over the world, we simply want to make a difference to some young people's lives and in the communities in which they live and learn.

I trust this information will be helpful to elected members in their decision making and hope we have the opportunity to meet in person to speak to our positive case to accept our appeal.

Yours sincerely

Mairi Tulbure
CEO Up2Us



Contact Details Jim Watson Chair

Email: [REDACTED]

Date: 23/10/2020

Renfrewshire Council Community Asset Appeals Committee

Up2Us has been in existence since 2008, it was originally set up by a group of professionals/managers with a background in Social Work (Children and families/Criminal Justice); Mental Health Services; Academia and Research; Residential Services; Community Support Services. Over the years the organisation has managed to expand our Board expertise by including member with experience in business, finance and accountancy, and the Children's Hearing system. My own background is one of a Local Authority Senior Manager (West Dunbartonshire) in Children and Families Services and for many years I managed residential childcare and know only too well how costly it was in terms of local authority funding as well as the cost of poor future prospects for looked after young people.

The only reason I agreed to join the board of Up2Us and have stayed so long is because their mode and principles of operation are what I believe are necessary to help supplement local services. It was, and still is an organisation that does not expand for the sake of good business, we do not move into expansion unless we feel that we can continue providing high quality services which are needed by our referring local authorities.

The organisation has always been clear about its core purpose, which is to help local authorities and Health Boards deal with those vulnerable groups in society for whom they find great difficulty in supporting through existing services. Children, young people, and families who require much more personal, longer term, and intensive levels of support and who can move across local authority boundaries. By using this approach, we can help not only those families and individuals who may otherwise be lost to services, we can also help to contribute to medium, and long-term savings for those authorities who use our services.

We are an organisation that puts great emphasis on only expanding, developing, or extending services in situations where we have identified a genuine need, and we know we can come up with the goods. We see the development of Barnbrock as the next phase in our move to offer more comprehensive integrated services in the West of Scotland. The professional experience of the Board and the practical experience of staff and managers in Up2Us, suggests that a resource centre which integrates a broad range of support, skills, and work experience in partnership with the local community could facilitate next step changes for young people currently in care and for those who have left care but never managed to move on. This development fits well with my conception of the types of services that help Local Authorities deal with some of their more needy, time consuming families.

Even with the major challenges that COVID has presented to us we believe that the Barnbrock Farm development is one we can manage and sustain over the next couple of difficult years that we all face.

Jim Watson
Chair of the Board Up2Us



[REDACTED]
[REDACTED]
9 February 2021.

Asset Transfer of Barnbrock Farm, Renfrewshire, under the Community Empowerment Act
STATEMENT IN SUPPORT OF THE APPEAL BY UP-TO-US AGAINST THE DECISION
TO REFUSE THE APPLICATION.

I write as a founding member of “Up-to-Us”. This organisation was started in 2008 by a group of professional colleagues from a variety of legal, social work and medical backgrounds who had met over the years due to their common involvement in the welfare and care of children and young people from disadvantaged backgrounds.

It had become apparent to us that the statutory services could not provide the range of care required by these young people. They were a particularly vulnerable group requiring support over an extended period of time from childcare professionals from a wide range of services.

I had previous experience along with my wife, of fostering children from difficult homes. My background is as a Consultant Forensic Psychiatrist with a special interest in children and young people. This involved regular visits to children’s homes, secure units, Borstals and Young Offender Institutions over a period of forty years. It was clear that there was a large gap in provision which Up-to-Us has in a small way, helped to fill.

Up-to-Us has provided care and support for these young people from 2008 with residential and community facilities of a consistent and high level of excellence. All of these young people have suffered significant trauma leading in many cases to lasting mental health problems as adults.

The wish to lease Barnbrock Farm would enable Up-to-Us to further develop community-based services for this highly disadvantaged group of young persons with associated improvements in their mental health and better social functioning. It would also build social capital by creating positive networks around these young people from the local communities in Renfrewshire which research has shown, improves their life prospects. Disconnected adults within local neighbourhoods would also benefit from opportunities for social inclusion in a community resource.

In the twelve years I have been a Board Member with Up-to-Us I have been consistently impressed by the commitment of staff dealing with often very difficult and damaged children. I have no doubt that further developments at Barnbrock Farm would enable this vital work to continue and be further enhanced. I would strongly support the wish of Up-to-Us to expand its range of therapeutic care and services at this site.

Yours sincerely,

(Dr.) Norman Clark. MB.ChB. Dobs.RCOG. DPM. MRC Psych.
Consultant Forensic Psychiatrist.

To whom it may concern

Appeal against refusal of CAT of Barnbrook Farm to Up2Us

I am a trustee of up2Us. Although now retired, my professional life was in a variety of social work and social care settings and I have a cumulative experience of more than 40 years at practitioner and senior management level.

I write with specific reference to the grounds that Up2Us would have minimal impact community impact, which I would take issue with. Up2Us works with some of the most vulnerable and rejected young people in our communities, some of whom have a disproportionate negative effect on both their families and communities. The intensity of the contact offered by Up2Us, the nature of the input and the fact they stick with individuals irrespective of the individual's reaction in the early days of contact mean that they win trust and respect and are able to address issues with individuals that can lead to positive changes in lifestyle, in improved relations with families and consequently with local communities. The positive nature of this contact is evidenced in various evaluations that have been carried out into the work of Up2Us. Although the numbers that we work with are small, our success where others have failed has a disproportionate positive effect.

A new centre with the opportunity to develop more therapeutic and practical skills would enhance the work that Up2Us do and provide an opportunity for wider community participation particularly for other young people who may not have local accessible facilities to support them.

Although referrals come from across the west of Scotland, we have a long standing relationship with Renfrewshire Council and a significant proportion of our referrals are from the area. In addition most of our resources are in the area, so in that sense we are part of the community.

I would be grateful if you would take the above into consideration.

Yours faithfully

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Mairi E. Brackenridge

Mairi Brackenridge

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Statement of Caroline Welsh, Board Member of Up-2-Us in relation to the appeal against a decision of Renfrewshire Council dated 13 January 2021

The whole of Scottish society benefits when the rights and protections of Scotland's most vulnerable young people are taken into consideration fully and meaningfully.

I fully acknowledge the role and responsibility of the authority in this extremely challenging area of work, especially in the light of many years multi-agency experience in the Children's Hearing System and in legal practice.

In response to authority's refusal of the asset transfer request made by Up-2-Us, I wish as a member of the Board to:

1. express my profound disappointment at the decision and the reasons given, in particular nos. 2,3,8 and 9, and,
2. relay some arguments as to why in fact the authority is in a strong and evidence- based position to be able to allow the appeal and grant the request.

As a society we want to see our children and young people protected and the resources made available to them so that they can reach their full potential.

Up-2-Us is a well- established and well-regarded resource for the most vulnerable children and young people.

The Scottish Government states that *the wellbeing of Scotland's children at the heart of everything we do*. Action, therefore, is taken where it is needed so that every child in Scotland grows up loved, safe and respected. That is every child's right, in Scotland.

These rights are embedded in GIRFEC and the role of public authorities is immense in allowing vulnerable children and young people to be safe, healthy, achieving, nurtured, active, respected, responsible and included.

In addition to these existing principles and rights, the authority will be aware that Scotland is set to become the first country in the UK to directly incorporate the UN Convention on the Rights of the Child (UNCRC) into domestic law. The UNCRC (Incorporation) (Scotland) Bill will make it unlawful for public authorities to act incompatibly with the incorporated UNCRC requirements, giving children, young people and their representatives the power to go to court to enforce their rights.

The UNCRC sets out the specific rights that all children have to help fulfil their potential, including rights relating to health and education, leisure and play, fair and equal treatment, protection from exploitation and the right to be heard.

The work that Up-2-Us undertakes is specialised and extends across the rights mentioned above- promotion of health and education, accessing leisure and play, fair and equal treatment via support and representation, help and protection from exploitation. As the CEO has already set out comprehensively in her request, the needs of our stakeholder children and young people are multi- faceted.

Therefore, the authority must give and be seen to give careful scrutiny to the request and the special considerations existing.



The Scottish Bill:

- directly incorporates the UNCRC as far as possible within the powers of the Scottish Parliament
- makes it unlawful for public authorities to act incompatibly with the incorporated UNCRC requirements
- gives power to the Children's Commissioner to take legal action in relation to children's rights
- requires Ministers to produce a Children's Rights Scheme setting out how they comply with children's rights and to report annually
- requires listed public authorities to report every three years on how they comply with children's rights

[The UNCRC \(Incorporation\) \(Scotland\) Bill](#)

We are all behind the vision for Scotland as a country where children's human rights are embedded, where policy, law and decision making takes account of children's rights and where all children have a voice.

Up-2-Us believes that the authority has a fantastic opportunity in the decision making around Barnbrock to help some of Scotland's most vulnerable children and young people experience their rights and be a trail blazer for meaningful change.

Rights are not meaningful unless they are experienced. The authority will be under increasing scrutiny to evidence that the rights of all children and young people are being realised.

In addition, evidence tells us that most vulnerable and those on the fringes of society are experiencing the brunt of the COVID-19 pandemic. Therefore, it is extra difficult for the children and young people Up-2-Us supports to experience their rights.

I refer the authority to the special considerations the Scottish Government is giving in response to COVID-19 through the preparation of Child Rights and Wellbeing Impact Assessments (CRWIA) and the [11 recommended areas](#) for governments to focus on when considering the rights of children in relation to the pandemic.

- [Children's Rights - Covid-19 Response \(5 May 2020\)](#)
- [Children's Rights - Covid-19 Response \(19 May 2020\)](#)
- [Children's Rights - Covid-19 Response \(06 August 2020\)](#)
- [Children's Rights - Covid-19 Response \(2 October 2020\)](#)

As a former Children's Reporter, I can vouch that the myriad of rules, regulations, hearings, reviews, court callings and appeals that average young person involved in the system has to navigate is huge and overwhelming. The right level of support is literally a lifeline. Up-2-Us facilitates and promotes these rights, protections and supports. The reach of this could be



extended significantly if Up-2-Us's vision for Barnbrock becomes a reality. That depends on the decision making of the authority.

Increasingly, the authority's decision making must ensure that children's rights are always respected, protected and fulfilled. All our children are part of our community. Allowing the appeal and the request is an opportunity for the authority to demonstrate that rights are respected, protected and fulfilled and that the authority is determined to implement them.

In particular I would like to highlight that the new law will strengthen the rights of children to access rights of particular importance to their situations.

Specifically, this includes care experienced children and young people (article 9 - Separation from parents, article 18 - Parental responsibilities and state assistance, article 19 - Protection from all forms of violence, article 20 - Children deprived of a family) and those with additional support needs or disabilities (article 23 - Children with disabilities).

The children and young people that Up-2-Us supports fall into the categories above. The authority is in a position to demonstrate they are doing all in their power to assist this marginalised group access the basic rights particular to their situations. It would be fantastic to see this.

In conclusion, existing law and policy allows reconsideration by the authority. Barnbrock usage as laid out in the request would benefit not just Up-2-Us's own service users and business- as stated in decision points 8 and 9- but the wider community, the authority in the application of its duties and ability to demonstrate forward thinking, and society as whole as we care about the fate of our most vulnerable.

In addition, the increased capital sum mentioned in appeal decision 2 is more than offset (many times over) by the cost benefit to the local authority spend on residential care.

In terms of decision point 3, a great deal of consultation on the rights of children and young people has taken place and continues to evolve. It is clear and unequivocal that the most vulnerable children and young people must access and experience their rights and that public authorities find ways for this to happen. For ease of reference, additional information about the Bill can be found here:

- [Business and Regulatory Impact Assessment](#)
- [Child Rights and Wellbeing Impact Assessment](#)
- [Equality and Fairer Scotland Impact Assessment](#)
- [UNCRC Incorporation Bill leaflet](#)



Dr. Annie Crowley, Research Fellow, University of Stirling

Renfrewshire Council Community Assets Appeals Committee: Appeal against decision

I am writing in support of an appeal against the decision of Renfrewshire Council dated 13.01.21 to refuse the Community Asset Transfer Request of Barnbrock Farm to Up-2-Us. I would like to both express my disappointment at this decision, and to present some arguments and evidence to support the appeal. I would particularly like to address the reasons given in the decision numbered 3, 8 and 9 through highlighting a number of bodies of research. These reasons primarily concern perceptions of limited wider community benefits and insufficient community consultation/support.

I have been involved with Up-2-Us since 2013 in a research capacity. Initially this was through my PhD at the University of Glasgow which was in collaboration with Up-2-Us, and later as a board member providing research expertise and support to the organisation. Up-2-Us is a long standing and very well regarded organisation with a track record for providing exemplary holistic services to children and young people in the care and justice systems. It also understands the value of creating a strong evidence base for the efficacy of its work through investment in research, upon which new interventions and services are based. Up-2-Us are an organisation for whom community engagement and involvement are key. It works alongside families and individuals for long periods of time, engaging not only with them, but with all of the organisations and structures with whom they come into contact, building strong relationships across these settings. Its diligent work to reduce the likelihood of young people coming into contact with criminal justice agencies, and to strengthen family relationships, in turn, strengthens the wider communities themselves.

The population with whom Up-2-Us work are highly vulnerable, and without the support that Up-2-Us provide, many face the prospect of secure care or prison. They have often grown up with disrupted or absent positive attachments to appropriate adults, and have often experienced a huge lack of stability and lack of opportunity to flourish. Many of these children and young people, who would stand to benefit from opportunities at Barnbrock Farm, often have a corporate parent due to their circumstances. In practice this means that during the time in which they are transitioning from childhood to adulthood, statutory and voluntary sector organisations have an important role to play. This is a crucial time, and one that is very influential in terms of the development (or not), and desistance from, offending behaviours. Part of this corporate parent role is also to help young people to engage in their local communities. Much researchⁱⁱ – both academic and organisational – indicates that meaningful resilience of vulnerable children and young people is built through genuinely holistic relationships as well as through bonds with, and support from communities. Based upon longitudinal research, Scottish criminologists McAra and McVieⁱⁱⁱ have demonstrated that critical moments in the teenage years are key to pathways out of offending, and that diversionary strategies support the desistance process. They have long argued the case for maximum diversion and minimum intervention in order to reduce violence and offending in young people, and to improve their life chances. McAra and McVie recommend holistic measures, and ones that meet the broader needs of children and young people in ways that are not stigmatising and criminalising. They also highlight the need to



focus upon welfare needs and inclusion, rather than criminogenic needs, a focus that would be enabled through the Barnbrock Farm project. The Scottish Government Youth Justice Improvement Board (2019)^{iv} also outline the argument that for young people, having a greater stake in their community, as well as an improved sense of a more positive and hopeful future, reduces the likelihood of further offending.

The work of Up-2-Us is built upon its belief in the importance of providing holistic relationships to young people, through which its aims are achieved. The proposed project would provide a key opportunity in which to bring together several strands of the work of Up-2-Us and enable realisation of holistic relationships for many young people as well as diversionary, non-stigmatising interventions. Crucially, this project would also provide young people with relationships and links to a place and community. In addition, there is a wealth of research^v evidencing the positive impacts of outdoor space, greenery and nature to the mental health of young people, and for this vulnerable population, the Barnbrock Farm project would provide such an environment.

When vulnerable children and young people rights are respected, so that they are cared for and provided access to opportunities that build their resilience in a meaningful way, whole communities and wider society benefits. Firstly, and importantly, offending, and reoffending of young people is reduced. Family disruption and generational cycles of disadvantage are minimised through the strengthening and supporting of relationships.

These factors both have clear advantages for local communities, but they are not the only benefit. Much research^{vi} has shown that bringing people of difference generations together in activities that are purposeful, and mutually beneficial, creates respect and builds more resilient communities. There are health benefits to local communities too, for example, Public Health England, in its 2019 work^{vii} exploring collaborative approaches to preventing offending and re-offending in children, suggests that communities are empowered by projects that are rooted within them in a variety of ways, including the utilisation of the skills of local people and where possible, the provision of jobs or volunteering opportunities. In addition, there are social-returns on investment too^{viii}: as communities become healthier and more resilient, local spending can be re-directed.

Barnbrock Farm, through the work of Up-2-Us, offers an opportunity to add value to the local community through engagement and commitment in its presence and in its range of suggested activities. It would provide an asset that the community could be involved in, take pride in, and that would improve the lives of its most vulnerable children and young people, as well as the resilience and wellbeing of its wider community.



- i For example see Wilson, G. (2015) Reimagining justice for young women in Scotland: An age and gender informed approach. The Howard League for Penal Reform ECAN Bulletin.
- ii Bateman, T. and Hazel, N. (2014) Resettlement of Girls and Young Women. Research Report. Beyond Youth Custody / Nacro, London
- CYCJ (2013) *Vulnerable Girls and Young Women's Champions Group*. Available at: <https://cycj.org.uk/wp-content/uploads/2015/06/Section-7-Vulnerable-Girls-and-Young-Women.pdf>
- HM Inspectorate of Probation (2014a) *Girls in the Criminal Justice System* [online]. Manchester: HM Inspectorate of Probation.
- Robinson, R. and Ryder, J. (2014) "Sometimes One Does That With Blinders On.". Revisioning Care for Violent Girls. *Women & Criminal Justice* 24:3, 193-208.
- iii <https://www.edinstudy.law.ed.ac.uk/publications/>
- iv <http://www.cycj.org.uk/wp-content/uploads/2019/09/ILC-Common-Factors-paper.pdf>
- v For example, see Engemann et al (2019) Residential green space in childhood is associated with lower risk of psychiatric disorders from adolescence to adulthood. *PNAS* 116 (11) 5188-5193.
- vi For example see <http://www.cycj.org.uk/wp-content/uploads/2019/09/ILC-Common-Factors-paper.pdf>
- vii file:///Volumes/TOSHIBA/Up-2-Us%20Board/CAPRICORN_resource.pdf
- viii https://b.3cdn.net/nefoundation/c001655a17a776e886_gkm6bpycu.pdf



9th February 2021

Dear Mairi,

Please accept this as my letter of Support for Up-2-Us in your bid to take on Barnbrock Farm via an asset transfer to be submitted along with the rest of the appeal paperwork.

As a bit of background. I am a Chartered Financial Planner, Fellow of the Chartered Insurance Institute and former President of the Insurance Society of Edinburgh. I ran a successful Financial services business, mortgage shop and was in business development for other financial services businesses around 25 years. In 2018 I worked briefly on contract for a third sector Charity in business development and running their 34 bed hostel, and then in 2019 opened the first zero waste shop in the Stirling area, as a social enterprise. In addition, I sit on the Dunblane Development Trust Board as well as on the Up-2-Us board as a trustee.

Given my background in finance, business development and more recently in building a now thriving social enterprise (we have just taken keys to a second shop where local artists will also be able to use this as a hub and to promote their works), I fully supported the application by Up-2-Us to take on the responsibilities of Barnbrock.

I can see the benefits to our own service users, of course, that goes without saying, but can clearly see the potential to the whole area that surrounds it. It could be a vibrant project with a great deal of community engagement and benefit. It could be a highlight for Renfrewshire Council, in showcasing community asset transfer in action, to other areas. The property offers literally endless possibilities.

I have seen first-hand how taking over a community asset enhances the community partnerships through my experience with the Dunblane Development Trust. The trust managed the local community building, The Braeport Centre, a former primary school in the town. Stirling Council transferred ownership to the trust after a period of time under a peppercorn lease (£1 a year). The community really engaged with this and our volunteer numbers increased. In addition, we have pressed ahead with our ambition to make Dunblane a dementia friendly town and have a thriving dementia café that pre-COVID was run from the building. Even during COVID the café co-ordinated twice weekly deliveries to around 70 local residents. With direct experience in being party to an asset transfer gave me confidence to recommend to the other board members that I thought we should put in an application.

The DDT is now in discussions to take ownership of an additional building in the town. This would have already been done had COVID not put things on hold last Feb/March. Further the



DDT also initiated quite some years ago, via a wholly owned subsidiary, to build a restaurant with flats above on a gap site in the high street of Dunblane. We now lease these out and the building is now a community asset providing an income that can be used for other community purposes.

I have to say I was somewhat surprised at the rejection letter. In submitting our proposals, we were putting forward what we thought were sensible suggestions around leasing initially followed by purchase. Even while leasing, the charity would be on a full repairing and insuring lease so I can't understand why you think the property could fall into disrepair? To suggest that a lease would take time and the property diminish is also strange. I would have thought the legal processes for setting up a lease as much less onerous than those required for a purchase? Indeed, neither should be onerous with the resources that Renfrewshire Council can bring to bear.

It also feels like we are 'shooting blind' in trying to compete with what presumably are commercial interests in this property and their offers. No acknowledgement seems to have been made for the £12,000 per annum that would have been received as rent until the proposed purchase date. That would surely have to be offset against any immediate shortfall? Even if our offer was more than 75% below the best offer received, and the best (financial) offer was £100,000 more, that is barely above half the funding cost for ONE young person in residential care. If through our work at Up-2-Us, we manage to divert even one or two young people away from the justice system then the chances are the financial saving would be made, not to mention the long-term benefits to the service users themselves and the contribution they could make to the local economy.

Part of the logic for asking for a lease initially was so that we could go to the Scottish land fund and apply for funding. As a stable business with substantial annual income we could ask for mortgage finance now if the council feel that they would only consider transferring to Up-2-Us is if we purchase now. I would be happy to work up such a proposal if that was the case.

It is with the above in mind that I ask that you reconsider your decision. Knowing the organisation, I believe the Council will not regret it.

I would be happy to speak to the appeal too if that would assist.

Yours sincerely

Rosemary Hunter
Up-2-Us Trustee



Renfrewshire House
Cotton Street
Paisley

Monday 2nd February 2021

Letter in Support of the CAT Application by Up2Us for Barnbrock Farm

Dear Sirs/Madam,

I am writing in full support of the CAT application for Barnbrock Farm submitted by Ms Mairi Tulbure on behalf of Up2Us. I have been aware of Up2Us and the good work they do since 2018 when they sought my advice with regard to a planning application. The Chief Executive and Operations Manager took me around their services and explained that they were trying to expand the type of support available to young people by creating an Education Hub on their premises, bringing together skills from the local community to help young people move on.

I was impressed by the fact that they had no intention of charging additional costs to local authorities for additional services, they simply wanted to see if a different approach would make a difference. As I understood the new resource was to be made available to all 100 of the young people in their services. When I met them again in 2019 to offer help with a rogue trader, they were in the process of raising funds for their project and had had some success. However, Barnbrock Farm has caught their attention because the premises and land offer far greater opportunities to make a difference than the original more modest project.

As one of the local Councillors for this Ward, I must agree that the location and the resources on offer would provide far greater opportunities to work with the local community and recruit local skills that could be utilised to help both. Especially now as we move into a post COVID world where many smaller businesses will have to re-build resources, skills and confidence, and this project could benefit both. In particular, I would like to stress that Lochwinnoch Community Council has expressed support for assisting with projects involved in mentoring young people, and given that the village was at one time a hive of industry, within living memory, there are many older skilled tradesmen who would be ideal for this kind of hands on mentoring. Working with Up2Us would be an ideal community project to allow the Community Council to forward its stated aim.

There is also another charity locally called Eadha (Scots Gaelic for Aspen), which is involved in remediating contaminated land by the planting of Aspen trees. They are also looking at various ecological and rewilding projects in the Clyde Muirshiel Country Park which Barnbrock Farm is adjacent to. Many of these projects are labour intensive and



further involve development of, and education in, core agricultural skills which could be of great therapeutic value to the Up2Us service users and also give them vital transferable employment skills at a time when it is very hard to find employment.

As a Drug and Alcohol Counsellor working in the field of addiction, I support adults with significant physical and psychological addiction problems, who may not have been in such a situation, if a full package of emotional support and practical help had been available at a much earlier stage in their lives. Their problems are often multi-faceted, stemming from poor childhood experiences, lack of encouragement to engage in education, parents who suffer from their own issues, all of which result in the absence of resilience, skills, or resources to function within their communities. It is very difficult to undo many years of established patterns of behaviour with adults, where negative self-image, and self-destructive behaviour is reinforced by community prejudice and judgement on a daily basis.

I find it alarming that Scotland's drug death rate is three times that of the UK as a whole and shameful that it is the highest in Europe. I see first-hand the cost to their family members, neighbours, local communities, our local authority, the NHS and criminal justice services. It is nonsense to suggest that the only beneficiaries of changing young people's lives are the young people themselves, we are only too aware of the ripple effect of providing the right support at the right time. We have to start to do something very different, and this charity is working very hard to create innovative approaches that might over time help us to turn the tide and reap the benefits in our communities of young people whose lives have turned around.

Regards,

Councillor Andy Doig



Date: 10th February 2021
Ref: MB

HOUSE OF COMMONS
LONDON SW1A 0AA

Mhairi Black MP
Paisley and Renfrewshire South
9 Wellmeadow Street
Paisley
PA1 2EF

mhairi.black.mp@parliament.uk
Tel (Constituency): 0141 571 4370

Reference for CAT Application by Up2Us for Barnbrock Farm

I am submitting this reference in support of the application by Up2Us for Barnbrock Farm.

As the local Member of Parliament, I am well aware of the good work this organisation does within my constituency. The support they provide is invaluable to the people and families they assist.

Further to this, the support which Up2Us provide is also greatly valued by other local organisations within the community. I have seen multiple testimonies from Social Workers and Health professionals who explain how integral Up2Us have been in making sure people get the support they need.

I know that Lochwinnoch Community Council have expressed their support for projects which mentor and support young people, and it is my firm belief that Up2Us will provide exactly that. The land and premises at Branbrock Farm would serve as a perfect location to allow such projects to grow and thrive.

I seriously hope you will consider approving the application, and please do not hesitate to get back in touch if you wish some more information.

Yours sincerely,

Mhairi Black MP
Member of Parliament for
Paisley & Renfrewshire South



Boilers & Bathrooms LTD
Mansfield
Johnshill
LOCHWINNOCH
PA12 4ES

[REDACTED]
07 February 2021]

Mairi Tulbure

REF: BARNBROCK FARM

As a local businessman in Lochwinnoch, I first came into contact with Up2Us five years ago when they restored the building in Shields Holdings in Howood into a residential home for children and young people. They have always worked on the principle of supporting local tradesmen and I have worked with them ever since. I have also introduced them to other reliable tradesmen that I work alongside. The services we provide are not based on a business relationship alone. As soon as I began working closely around this charity, I became aware of the fantastic work they do and how committed they are to young people others might judge or write off. I see how much they go out of their way to provide a caring and nurturing environment for young people and no matter how troubled these young people are, they continue to invest in them and require building and repair work of the highest quality to give them the kind of home other people might take for granted. I am also lucky enough to be around long enough to see the difference they can make. In 2020, I completed numerous projects which always vary depending on the individual issues young people have. In July, I arranged for a close colleague in Bridge of Weir to landscape the outside space in Shields Holdings so that young people could benefit from the outdoors during the COVID restrictions. In December, the CEO asked me to convert their existing office building in Shields Holdings to an independent living facility which we were able to achieve before Christmas. The young woman who now resides there has thanked us a number of times for the care and attention we took to create her little flat. It was myself who first spotted Barnbrock Farm for sale and although I would have loved to own the property myself, I phoned Mairi Tulbure because I thought it would be a perfect space that would give young people so many other opportunities they can't provide at the moment. I have helped Up2Us to do some initial investigatory work to see what would need done as a minimum to make the property wind and watertight and I have agreed to put together the team of



trades to complete the works. Like all business I do for this organisation, my rates recognize they are a charity and are not in it for the profit. We have had many discussions about the types of skills and training they could provide in Barnbrock and I know they want my help to make sure we work with local people who will be willing to share their expertise and won't judge young people because of past experiences that aren't their fault.

I am very happy to recommend Up2Us to you. I am constantly impressed by how hard they work and how many different skills they need to run this type of service and I'm convinced they would bring Barnbrock Farm to life again and many others in the community would be as proud that this service exists on our doorstep as I am.

Yours sincerely

Darren Reid – Director

Appendix 10



From: Lindsay McFarlane <lindsay.mcfarlane@renfrewshire.gov.uk>
Sent: 08 February 2021 09:55
To: Emma Hightet <emmahightet@up2us.scot>
Subject: RE: testimony

The Time for Change project in Up2Us have been working with a young woman who I have supported for a number of years. They have provided consistent staff and a consistent approach in the months that they have been supporting her, which is exactly what this young person needs. Staff have come up with ways to make progress within the home environment before moving to encourage with support out of the home which is a major issue for this service user. By using their skills in active listening and getting to know the service user well they have been able to identify her interests and use these as a way to look at her life story and help her to understand more about what happened to her growing up. This has played a key part in the relationship building process and has provided a good foundation for the service user to trust the support workers which has resulted in an increase in visits out in the community. The staff team have been great at communicating what they have been doing with the service user and have engaged in all reviews and meetings required. They are happy to provide updates when asked.

Hope it helps,

Lindsay McFarlane Social Worker Paisley Community Mental Health Team, Renfrewshire

Appendix 11

From: Gillian McAlpine <gillian.mcalpine@renfrewshire.gov.uk>
Sent: 08 February 2021 13:04
To: Emma Hightet <emmahightet@up2us.scot>
Subject: RE: testimony

For Emma Hightet Time for Change Project Manager, Up2Us

I am a Social Worker within the Paisley Community Mental Health Team. I work alongside Time for Change with a young woman with significant support needs for her mental health. Time for Change have been integral in supporting this young woman during her inpatient stay in hospital and her time out in the community. They have built and maintained a trusting and supportive relationship with this young woman, which has been integral in supporting myself with Adult Protection processes and risk assessments associated with this service user. Without the communication and support from Time for Change, I strongly believe that the outcomes for this young woman could have been and will be a lot more negative and harmful.

Time for change have been essential in offering emotional support and guidance but also practical support with all aspects of daily living that the young people they work with essentially need. With Covid having a significant impact on services, access to service users and staffing issues, they have maintained this relationship (which I also know they do with service users linked to my Social Work colleagues) to ensure that service users are still supported in all areas of their life.

I endorse Time for Change in relation to seeking permanent property in Renfrewshire to allow this important and integral work to continue. Access to wards and communal areas is restricted due to Covid, so having a base in Renfrewshire for Time for Change (Up2Us) to use for their staff and service users would be so beneficial to all involved.

Good luck!

Gillian McAlpine Social Worker Paisley Community Health Team

Appendix 12



From: Lough, Jennifer <Jennifer.Lough@ggc.scot.nhs.uk>
Sent: 05 October 2020 16:18
To: Emma Hightet <emmahighet@up2us.scot>
Cc: Hamish Matthews <hamishmatthews@up2us.scot>
Subject: support for service
Re Up 2 Us Service

I am employed as a Senior Addiction Nurse within Renfrewshire Alcohol and Drug Service and would like to highlight how supportive it has been to have the Up 2 Us Service co-working with one of my younger service users. Many young people can be difficult to engage with addiction services, particularly during periods of relapse and crisis. They can have issues with trust, and often disengage when they are at their most vulnerable. It has been my experience that Up 2 Us Support Workers can maintain their relationships with such young people, despite whatever crisis is going on, and are not seen as a threat, whereas addiction services can sometimes be perceived as the enemy. Through liaison between services young people can be kept safer, than would otherwise be the case, with Up 2 Us Support Workers providing valuable insights for addiction staff, providing a “bridge” between the young person and their addiction worker, which can help maintain them in treatment.

I have found Up 2 Us staff to be very supportive, even when a member of staff is on leave, someone else has always stepped in to help, and ensure that the young person’s needs are met.

I would find my role more difficult without the help and support provided by Up 2 Us. The young service user I work with has had excellent support from this service, and is coping better due to what they have learned from their involvement with Up 2 Us over the past several years, which will stand them in good stead in the future.

Yours faithfully

Jennifer Lough, Senior Addiction Nurse, Renfrewshire Alcohol and Drug Service
Backsneddon Centre, 20 Backsneddon Street, Paisley, PA3 2DJ
Tel: 0141 618 2585 (own ext 0141 618 6554)

Appendix 13

From: Eaglesham, Diane <Diane.Eaglesham@south-ayrshire.gov.uk>
Sent: 10 February 2021 16:17
To: Emma Hightet <emmahighet@up2us.scot>
Subject: RE: new project

Hi Emma

I facilitate the women’s screening programme at Ayr Sheriff Court which is offered to all women who are in police custody to provide the court with immediate information and to offer community support to all women. The service screens every woman providing the Sheriff with a court action note to inform on current difficulties and issues and includes a proposed bail support plan to offer Sheriff’s a viable alternative to remanding women in custody. The service also ascertains the women’s individual community support needs and where possible a referral is submitted to The Time for Change Project to assist with the proposed bail plan to support with mental health, addictions, housing, benefits, women’s aid and any other crisis intervention support that the women require within the community.



I have made numerous referrals to the Time for Change project over the past 3 years to assist and support vulnerable young women to make positive changes in their lives . The project offers a relationship based, holistic approach to prevent young women entering a 'long term' career in the Criminal Justice System. The time for change project offers the young women a 24/7 on call crisis service 365 days a year and intensive continued daily/weekly community support. Throughout my time working alongside Time for Change and referring vulnerable women to their service I have found that they provide a person centred, timely and attentive service and they ensure that the women's needs and requirements are always met to assist the women to achieve their required goals and reduce their risk of reoffending.

Case note - Examples of Outcomes and work completed with the support from Time for Change
A women was referred to Time for Change Project in 2019 . She has a history of non-engagement with services and a chaotic lifestyle.

Concerns – chaotic lifestyle, increase in risk taking behaviour and alcohol use, health, finances and ongoing child protection issues.

Work completed with assistance from Time for Change - supported to attend addiction services, Phone provided to ensure she can remain in contact with services and access internet, supported to all future court dates, access to clothing, provided with numerous household items, food parcels, provided support to engage with mental health services, Supported to apply for PIP and referred to Information and advice hub for benefits maximisation and supported to attend all child welfare/protection meetings.

Outcome – The woman remains abstinent from alcohol . She is putting on weight, her mental health is much improved, and she is ensuring she is staying away from negative influences in her life. She has attended all her court dates and is not currently involved with the criminal justice system and she continues to engage positivity with the children and families social work team. She is receiving on going mental health support and engages with Ayrshire Council on Alcohol and has on-going recovery support. Risk of re-offending reduced due to intensive person-centred support provided by Time for Change Project.

Thanks

Diane Eaglesham

<mailto:diane.eaglesham@south-ayrshire.gov.uk>

Appendix 14

From: Catriona Langford <catrionalangford@gmail.com>

Sent: 08 February 2021 13:01

To: Emma Hight <emmahight@up2us.scot>

Subject: Feedback on Up2Us

My daughter has been using Up2Us for almost three years now after a referral from social work. Our daughter has poor mental health and struggles with the energy to socialise with her friends, as a result she is very isolated. The Up2Us support workers take her out several times a week, giving her an opportunity to get out of the house and have some well needed social interaction and practice social skills.

Our daughter has built up excellent relationships with the support workers and looks forward to going out with them. This not only benefits her, but it also gives the rest of us in the family some respite knowing that she is being well looked after. Our daughter has a number of mental health professionals involved in her life, and Up2Us are there to provide some necessary fun, relaxation and a space to just be herself. They also have a role in building up her skills by



achieving small steps at a pace she can manage. I genuinely believe they have made a big difference to my daughter's life and her future prospects.

Our daughter is about to transition to adult services, and we are all very grateful that Up2Us are able to continue to offer their support. **Catriona Langford (parent of service user)**

Appendix 15

From: Admin <Admin@brucethelawyers.co.uk>

Date: 8 February 2021 at 19:55:59 GMT

To: [REDACTED]

Subject: Up 2 Us

To whom it may concern regarding Up 2 Us.

We are currently the biggest criminal Legal Aid firm in the West of Scotland and the second biggest in the whole of Scotland. As a consequence of this we represent many clients and something that always strikes me is the level of vulnerabilities many have. It is not a level playing field and it is often upsetting for me to hear about the often tragic and unfortunate backgrounds of many of our clients. They often cannot read or write, and their familial backgrounds are often underprivileged, abusive, and violent. These are clearly people that require supports to address their difficulties and to deal with life. In that regard I have been very impressed with Up2Us who specifically work with vulnerable young persons of the most challenging and chaotic type up to the age of 26. The current COVID crisis and the financial Armageddon that will follow thereafter will only exacerbate the difficulties these vulnerable people will face in life. I genuinely believe organisations like Up2Us should be commended for the selfless work they undertake in assisting such people. They are clearly devoted to their cause and channel their energies towards these young people in a bid to help them in their life.

I feel such work is essential and must be encouraged. I am of the view that Up2Us are a template for the type of help such vulnerable people require.

Yours sincerely,

Diarmid Bruce
Managing Director

Bruce The Lawyers
2nd Floor, 1 Merry Street, Motherwell, ML1 1JJ
Tel: 01698 260033



Paul Lynch Defence Lawyer
Tod and Mitchell, Terrace Buildings, The Cross, 4 High Street, Paisley, PA12YA
Testimonial for Up2Us Time For Change

As a criminal defence agent for more years than I care to remember, I have represented thousands of accused persons and dealt with numerous different agencies working in and around the criminal justice system.

Since the 2000s there has been a noticeable increase in the number of female accused, in particular young women, appearing before the courts. Many of these women come with significant adverse childhood experiences, bringing with them very complex issues; presenting with challenging behaviours; most have drug and alcohol abuse problems; and many suffer from poor mental health with psychological and/or psychiatric disorders.

The majority of these young women have suffered abuse and neglect, and have experienced periods in care having been removed from the family unit by social workers. And this, in my opinion, is why these women have such an ambivalent and at times defiant attitude towards social workers.

This can cause serious consequences for these vulnerable young women when the court places them on a statutory orders, such as a Community Payback Order (CPO). These orders are often supervised and enforced by the very same social work department which placed them in care years earlier. The criminal justice social worker is constrained by statutory requirements and national standards which often leads to these community orders being breached and returned to the court when another disposal is suggested. Many of these orders are imposed as a direct alternative to custody and any breaches are taken extremely seriously. These vulnerable women are then left in a very precarious position.

For all these reasons and more I cannot commend the Up2Us Time for Change service highly enough. The Project Workers whom I have dealt with over the years, such as Nikki and Hamish, provide an invaluable, indispensable, and unique service to society's most neglected, vulnerable, and damaged women.

Time for Change has assisted and supported many of my clients with some of the most basic day to day tasks the rest of us would take for granted. They have helped many people successfully complete court orders, for example, by providing transport to appointments and court hearings when otherwise these orders would inevitably have been breached and the offender sent to custody. They have provided support and encouragement for these young women to achieve within education and building aspirations for the future, matters which other young people take for granted.

I will finish with just one example. I have many similar experiences. One such extremely vulnerable young woman I represented had been placed on a CPO. The social worker had submitted a breach report due to alleged noncompliance. The sheriff (Pettigrew) was told, however, that the accused regularly engaged with her Time for Change project worker. As a result, Sheriff Pettigrew deferred sentence for a period to monitor the accused's engagement with



Time for Change and asked for a report from the organisation on her attendance. Ultimately the sheriff was so impressed with her co-operation with Time for Change that he did not send her to custody.



Emma Hight Up2Us Time for Change Manager Testimony

We work with some of the most isolated and vulnerable young women in society, often being the only support they have. I have witnessed over the years many of our young women struggle with daily life. Their worlds are not secure, often dangerous, with little stability. They use illicit substances to block out pain from their childhood. Many of our young women have had numerous care placements, ranging from kinship care to secure units to ultimately prison. Our young women grow up without a positive role model from which they can learn. Not all our young women have come through the care system and have been referred to us through either addictions or criminal justice. They have no stability and feel a sense of resentment that they never had the 'family' that they believe everyone else has. They feel cheated and a sense of unfairness. For most young women, we support they have faced multiple trauma and loss in their lives, and some have become mothers, only to have their child taken from them, ultimately, because of the lack of love, nurture and positive parenting in their earlier years. With a sense of not belonging to mainstream society, these young women often form relationships with negative peers and associate with people who often abuse them physically, sexually, financially, and emotionally. A small group of our young women, re-offend to enable them to return to prison, often seeing this as a more positive experience than being in their local community. Prison offers them a sense of belonging, safety, routine. Their basic needs of food and shelter are met, and they are given the chance to work. This provides them with a feeling of self-respect, that they are worthy and can achieve. Something which they are not afforded in their local community. They are not judged in prison, everyone is the same, they do not feel the injustice of life, in prison, like they do in the community.

One of our aims is to be able to support young women to want to stay out of prison and be able to provide them with opportunities in a community that will help them realise their full potential. Through partnerships with the local communities in Renfrewshire, we want to offer them skills that could ignite a desire within them to consider education, to fulfil their own dreams and become a responsible, contributing member of society. By working closely with individuals and groups in Renfrewshire, we want to create a community of support, improving the life chances of these young women, we can create a new narrative which breaks the cycle of offending behaviours.

Barnbrock Farm would provide the organisation with a community base allowing us bring new opportunities to increase their skill set and build up their confidence and self-esteem. There would be opportunities for young women to work alongside community business, activists and volunteers to create social enterprises, and social capital, empowering both to realise their own potential. Working in this way, we could also create a positive network of support and protection around those who are vulnerable to exploitation and abuse.

In Renfrewshire we currently work with 4 young women who all live with complex mental health issues. We are at present commissioned by Renfrewshire social work for 95hrs per week of support, which equates to an annual cost to Renfrewshire Council of £157,092, an average of £39k per individual. We can be restricted in the support we are able to provide due to the continuing cycle of admissions to Dykebar and Leverdale hospitals. If we can provide young women with severe mental health issues with opportunities to spend time constructively, we hope to reduce their need for hospitalisation and begin to build up their resources and resilience. The reduction of the need for statutory services would benefit the wider community by saving resources that could be invested in other ways.



By providing a more therapeutic, nurturing environment for young women to be included in meaningful activities, we also offer them a sense of belonging, only ever experienced through their time spent in prison, secure units, and mental health wards. Many of our young women have not been afforded a warm, nurturing environment in which they can grow and develop, and this impacts their early adult life. With expectations placed upon them to achieve daily living skills, such as maintaining personal hygiene, cooking, cleaning, and budgeting, they feel a pressure placed upon them and they begin to disengage and withdraw from society, with a belief that they will 'never be able to get it right'. The importance of supportive relationships is the key to the success of these young women. We understand and know the importance and value young women place on a trusting relationship. This in addition to the opportunities Barnbrock Farm can provide, will offer hope and a future to some of the most isolated and vulnerable young women in our society.



Statement of Support Sylvia Rennie Residential Manager and Operations Manager Up2Us.

I have 35 years' experience of working with marginalised groups of children and young people and am a huge supporter of "The Promise" – the National Scottish plan to change the lives of our children and young people who have experienced neglect, trauma, abuse, and poverty which has led them into care.

In considering our response to being turned down for Barnbrock farm I must emphasise "The Promise" Scotland's response to children and young people who are in the care system. These children and young people are often victims of generational poverty and neglect. They are being limited by many socioeconomic factors and suffer from the associated risks eg. problematic substance use, mental health issues, anti-social behaviour and offending and risk of further abuse and exploitation into adulthood. It is widely accepted that these conditions generate stress for the individual and for their families; another widely accepted factor is that exposure to nature, fresh air and having a purpose can often combat some of these stressors. It is also known that families and children who experience poverty and neglect are more likely to enter the "care system" and or become subject to child protection concerns, creating a generation of children and young people who are already hampered by the effects of intergenerational trauma that Scotland will be expected to support in the years to come. It is our responsibility to break the cycle and to work to promote, support and safeguard the wellbeing of this generation.

We in Up2Us are well placed to break the cycle through the use of the relationship-based approach, we have successfully adopted and honed over the past 12 years. Barnbrook Farm would offer a place that would give sanctuary to children and young people who live the experience described above. The exposure to the country, fresh air and purposeful tasks delivered within a therapeutic environment, will in our experience, result in improved wellbeing outcomes and positive experiences they have never been exposed to.

It has long been accepted that this group of children and young people do not thrive in mainstream education, yet these children and young people like their peers in mainstream education have a fundamental right to an education enshrined in our statutes. Barnbrook Farm would provide the space and facilities to enable us to expand and explore with these young people an alternative to mainstream education that could begin to heal the traumas and neglect of their childhood by merging learning with the vital help that comes from positive relationships and influences provided by a caring community of workers, local volunteers and professionals. I am familiar with the old adage "it takes a village to raise a child", for our young people who are disconnected from their families and communities, it takes a very special and caring community to raise our children.

In conclusion therefore I believe it would be huge loss if Up2Us is not afforded the opportunity to work with these young people at Barnbrook Farm . "The Promise" is our blueprint for the future and Up2Us are well placed to be at the forefront of demonstrating that this national commitment can be translated into practical action.

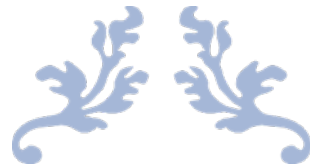


Current Commissioned Renfrewshire Cases.

- XXXXX 26yrs – Mental Health. XXXX has been assessed as a vulnerable adult on account that she cannot keep herself safe. Renfrewshire are her legal appointee. XXXXX has been the victim of sexual abuse (childhood) and has also been in several domestically violent relationships. XXXX's family can be supportive, however cannot sustain this for long periods of time. XXXXX is often taken advantage of as she finds it very difficult to say no to people. This includes neighbours, friends, family, and partner. We are currently commissioned for up to 12hrs per week, we regularly provide 8hrs. XXXXX was referred to our service on 24.06.2020.
- XXXXX 19yrs – Mental Health. XXXXX has been diagnosed with Emotionally Unstable Personality Disorder. XXXXX has not been assessed as a vulnerable adult on account that she can and often safeguards herself. XXXXX self-harms on a regular basis to cause herself significant harm, ranging from cutting to inserting objects into open wounds. XXXXX will drink and take recreational drugs often leading to episode of self-harm. Last year over a 6-month period XXXXX presented to A and E over 65times. Whilst XXXXX has a supportive family, they are at a loss and cannot cope with her behaviours. XXXXX lost her mum when she was 8 yrs. old and struggles with this. She has never received counselling for her grief. XXXXX struggles to be on her own and will ensure that she always has someone with her, whether this be a support worker of friends or family. XXXXX will often spend time with negative peers, seeing this as a safer alternative to being on her own XXXXX was referred to our service on 20.8.20, initially for 35hrs per week, however due to continual presentations to A and E and admissions to Dykebar Hospital we have never managed more than 5 days continued support for XXXXX. XXXXX unfortunately due to her mental health issues has become a drain on the local police, with very few out of hour supports for XXXXX her health and safety is often left to police.
- XXXXX 18yrs – Mental Health – XXXXX has been diagnosed with Emotionally Unstable Personality Disorder. XXXXX also presents with an eating disorder; she was recently admitted to Skye House where she was NG fed for several days. XXXXX has just been given her own tenancy in the community and is at risk of physical, financial, and emotional abuse from a female who lives in Paisley. XXXXX is reluctant to report this matter to the police. She has support from her family, although often chooses her 'female friend' and pushes and closes off to her family. XXXXX has suicidal tendencies and when living in the Blue Triangle attempted to hang herself. She was cut down by staff and almost completed suicide. XXXXX has also drunk bleach in the past to end her life. XXXXX will not engage with her workers when her friend is around, however when on her own XXXXX engages well. We are currently commissioned for 24hrs per week, only achieving 5-8hrs on a regular basis. XXXXX will keep in contact via calls and messages daily. XXXXX was referred to us on 5.11.20.
- XXXXX Campbell 23yrs – Mental health – XXXXX has worked with our service for 8yrs. She has been detained under the Mental Health Act for the last 3½ yrs. Danielle's mum died when she was 4yrs old and spent her childhood in foster placements, children's units and secure care. XXXXX has self-harmed to extremes that as a practioner I have never seen before. She has nearly lost her leg, after attempting to cut it off at the knee. XXXXX will also take recreational drugs and often uses street Valium. Danielle regularly smokes cannabis. Unfortunately for XXXXX she has never lived independently in the community and will require a substantial care package when discharged from hospital. Currently we are observing a period of stability, she has presented sober for the last 3 months. The risks to XXXXX will be when she is in the community for a prolonged period. Currently commissioned for 24hrs. We regularly achieve 6-8 hrs per week whilst she remains in hospital.



Appendix 20



Barnbrock

Application





Up2Us - Talent of Workers

- ✚ Nikki McDonald – Graphic Designer/Photographer
- ✚ Hamish Matthews – Therapist/Life Coach
- ✚ Joanne Kelly – Beauty Therapist
- ✚ George Davis – Sports Coach
- ✚ Andy Rowans - Outdoor Activity Worker/Duke of Edinburgh
- ✚ Gabby Graham – Chef
- ✚ Michael McCormick – Chef
- ✚ Lorna McDonald – Counsellor
- ✚ Mick O’Neil – Car Mechanic
- ✚ Stephen Clark – Substance Misuse specialist
- ✚ Claire Ferguson – Psychologist
- ✚ Chris Daniels – Painter and Decorator
- ✚ Scott Sinclair – Builder
- ✚ Gail Ellis – Parenting specialist
- ✚ Cheryl Cunningham – Hairdresser
- ✚ Jennifer McGrogan – Sexual health specialist
- ✚ Barbara Kennedy – Autism specialist

As well as being highly skilled practitioners in childcare and youth work, Up2Us employees also bring a wide range of skills in other areas which we can utilise. This provides us with the opportunity to offer a young people new learning experiences and open their world and minds to try new experiences in a safe and secure environment.



CASE STUDY 1

Time for Change is an outreach project working in the community with young vulnerable women who are at risk of homelessness, offending, addiction, social isolation, abuse, and severe mental health disorders. We offer a relationship-based approach and provide holistic support to young women, many of whom have spent time in the care and criminal justice systems. Due to the chaos of these young lives the project also provides a 24/7 on call service for young women to access should they require. This is used mainly for crisis support and interventions.

I would like to tell you about one young woman we supported from Renfrewshire when she became a care leaver at the age of 16yrs. To protect her identity, I shall refer to her as Ali.

Childhood

Ali spent most of her childhood with the label of 'looked after and accommodated'. Being born to parents who both had substance misuse issues, Ali was the youngest of five children. During her childhood Ali stayed in various care settings which included several foster placements, children's residential and secure units. Ali's foster placements never lasted for a sustained period as Ali felt guilty at living in a house with a foster mum and dad, she never wanted her parents to feel like she was trying to replace them. This led to placements breaking down and so began her time in residential and secure units. With various placements, Ali struggled to find a sense of belonging to wherever she was placed. Throughout this time Ali remained in contact with her parents and siblings, often seeing them on a supervised visit.

Time for Change

The time for Change project became involved with Ali a short while after her mum died. Ali had longed to reach 16yrs of age, be able to come home to Paisley to be with her mum. Within a matter of weeks of leaving care, Ali's mum died in police custody. This devastated Ali, she struggled to cope. At this point, 3 out of her four siblings all struggled with substance misuse, her remaining sibling had joined the navy and moved away, later forging out a successful career for himself. With Ali's mum dying in police custody, Ali had no respect for the police or authority, blaming them for the premature death of her mum. Struggling to come to terms with the loss of her mum, a 'family friend' offered Ali heroin to 'square her up', and so began Ali's 8 year battle with heroin addiction.

Prison

Over the next 6 years Ali battled her addiction, when heroin was not readily available, she would rely on Street Valium, Pregabalin and Gabapentin. To fund her habit Ali would shoplift and prostitute herself, often taking her into very unsafe situations and highlighting her vulnerability. Ali would also be 'pimped out' by partners and siblings, again putting her at huge risk of harm and abuse. Shoplifting was usually carried out whilst under the influence of drugs, often resulting in arrest. Sheriffs often showed Ali leniency in the courts, being made aware of her childhood and lack of family support. However, it was not long before remands and custodial sentence became a regular pattern of life for Ali. As professionals we often felt relieved and welcomed any time spent in custody as we felt this was a 'life saver' for Ali, as this was an alternative to rehab. In Renfrewshire residential rehabs are not available for females, Turning Point offer this service to males, so prison was the 'next best thing' to rehab for Ali. It afforded her time to re-focus, become stable on Methadone, and re-evaluate her life and think about dreams and goals she wished to achieve. On liberation days we would meet Ali at the prison gates, she would appear looking healthy and happy, determined to never return to the life she knew so well.



Life

Unfortunately the odds were always stacked against her, never really being able to avoid the drug dealers, she was a target for them and they would hook her back into her addiction, often giving her free bags to get hooked again. We did successfully support Ali to visit her brother in England over Christmas back in 2010, I recall a conversation with her on her return and she found it strange to be able to go to a fridge at any time of the day or night and be able to get something to eat. This highlighted to me that Ali did not really live life, she merely existed.

Character

It is fair to say, that amongst statutory services and support agencies Ali did not always portray herself in a positive light. Often under the influence of substances and frustrated with her daily battle to survive her reputation often preceded her. In the eight years that I worked with her, she had three tenancies, and was not able to sustain any of them, leaving her homeless to either stay in homeless hostels or sofa surf, which given her lifestyle made her more vulnerable and unsafe. I recall one tenancy where her brother broke in to her flat and stole the white goods from her kitchen to fund his own habit. Ali never reported this to the police or housing, always keeping that strong family bond and accepting the hurt and disrespect that her family imposed.

In 2017 Ali's older sister was found dead in her flat, her death was caused by substance misuse. This was a traumatic time for Ali, at this point in her life she was 7 months pregnant and stable on Methadone. Ali was left to organise the funeral. With support she accessed a funeral grant and was able to provide a dignified ceremony for her sister. Several weeks after this, Ali gave birth to a baby girl, being born dependant on Methadone her daughter had to be safely weaned off it in hospital. Ali was a very proud mum, determined this time to stay clean and be the best mum she knew she could be. Her daughter had been placed on the child protection register at birth and went into temporary foster care to allow social work to offer parenting support and the chance to assess Ali's parenting skills. Ali managed to comply with everything that was being asked of her, regularly seeing her daughter twice a week. However, struggling emotionally with the separation from her daughter, Ali began to struggle and thinking she was in control of her heroin addiction began to use again. It was only a matter of time before Ali's addiction was controlling her, she lost the contacts with her daughter and an adoption order was placed with the court. This was all too much for Ali, her life began spiralling out of control at a rate we had not witnessed before. We were concerned for Ali and were struggling to reach out to her. A hospital admission in March 2019 with sepsis was unfortunately the last time we saw Ali, she sadly died at the age of 25yrs.



CASE STUDY 2

Up2Us have worked with this young woman since she was referred to our residential service at the age of 15. Since moving on from there, Time for Change project managed her transition and continue to support her in the community. She is now 22 years old. I will refer to her as Beth to protect her identity.

Looked After and Accommodated Childhood

Beth was born in Paisley, the youngest of three sisters living between mum, gran and other family members until the age of 6. Beth's mum had a chaotic lifestyle and was suffering from serious addiction problems leading to Beth being placed in Foster care. Beth was placed in foster care with her sister while her oldest sister was able to stay with gran. Beth had contact with her family, but her mum's life was chaotic leading to minimal and scarce contact with mum for this period. Beth has stated she felt abandoned by her family and had no meaningful connection with her foster carers. However, Beth has always stated she felt safer at home with her Gran than anywhere else.

Beth claims to have suffered emotional and physical abuse by her foster carers, recalling an incident where she was sent outside in the snow with only a nightie on because of her behaviour. She recalls many other incidents in foster care that have left her with traumatic memories. Beth felt that her family had 'wanted rid if her' and did not understand that social work had removed her for her own safety. Beth and her sister were also separated during their foster placements after spending years together. This led to Beth harbouring serious trust issues with authority, particularly social work.

After 6 years Beth's foster care placement broke down leading to Beth being placed in residential children's houses. At the age of 14 Beth's placement ended when she set a fire in her residential house, from there she was placed in the Good Shepard Secure Unit in Bishopton. This placement was the closest to her family in comparison with the others which had been at some distance.

Time for Change visited Beth during her placement in the Good Shepard supporting her on community visits and completing focused work on integrating back into the community. Beth built positive relationships with Time for Change project workers and progressed to a placement with Up-2-Us residential respite accommodation where she continued to work well and could express herself creatively. Beth was able to participate in supervised visits with her family but unfortunately Mum relapsed into heroin addiction and moved down to London. The effects of Mum leaving were clearly and destructively expressed by Beth who appeared wholly unable to cope with her emotions, Beth struggled with her mental health and self-harm and was placed back in the Good Shepard for another period of time before returning to Up-2-Us residential respite while waiting for a placement in supported accommodation finally being placed in Charleston Square at the age of 17. Beth continued to work with Time for Change positively throughout this period. Beth also gradually rebuilt her relationships with Gran and her 2 sisters being able to see them more often.

From LAAC to adult life

Beth moved to her first scatter flat in the West end of Paisley from Charleston Square when she was 18. From the age of 16 Beth had been engaging in beauty and hair dressing training with CATCH, attending training for a few hours per day. Beth shows talent in this activity and is naturally creative, she stated that she enjoyed this training as it gave her a purpose and built her confidence. On moving into her flat Beth decorated extensively and quickly, she was positive



about her future. Mum had returned from London and by now had many health issues, Beth would go with mum to hospital appointments and try 'to be a good daughter to her'. Beth had a strong instinct to try to attain her Mums approval and love.

Only two weeks after moving in it was obvious that Beth could not manage her own tenancy. It was inevitable as it was clear that Beth was not ready for this however, the wheels turned with procedure, the flat was destroyed by Beth and crowds of young people, Beth picked up charges and ended up in homeless accommodation. She kept gravitating towards her Mum and her family, staying at her Mum's homeless accommodation instead of her own leading to her losing her bed in the Blue Triangle. Beth struggled with relationships in her peer group and gravitated towards people with similar issues ending up being involved in anti-social behaviour and picking up more charges.

Beth's family were trying to support her through this difficult time, her oldest sister was letting her stay with her. For a period of around 5 months, Beth worked in her oldest sister's hair salon in Paisley. Beth had never looked healthier and happier while she worked with her sister, she would be immaculately presented every day for work in great contrast to her past presentation. Beth acted more appropriately to her age, started speaking more confidently and began to take some responsibility for herself. Unfortunately, Beth's relationship with her sister's and Gran breaks down frequently. This has a deep effect on Beth, she becomes very distressed and feels rejected and sometimes quite viciously bullied. She is slowly learning to cope with this in a more positive way but retrospectively Beth would spiral into destructive anti-social behaviour often leading to police charges, violence and self-harm. When Beth's Mum died in 2015, Beth dealt with this very well discussing her feelings and expressing herself through poetry.

Beth attended court dealing with her charges and was placed on various community payback orders over the years, complying with the support of Time for Change but being remanded on 2 occasions. Presently Beth is not involved with criminal justice and completed her final community payback order successfully.

Beth continues to struggle at the age of 23 to maintain any tenancy, homeless placement or stay with friends/family. She manages for a while but ultimately tends to destroy her environment and relationships.

Motherhood

In April 2017 Beth became pregnant while staying down at her sisters in the Scottish Borders for a few months. She decided to move from there up to her older sisters towards the end of her pregnancy. There was a marked improvement in Beth's attitude and behaviour during her pregnancy. Although Beth was anxious about becoming a mother, she reasoned out how she would or would not be able to cope in a mature, open, and honest manner. She was very worried that she might not be able to be a 'good enough person' regarding the responsibility of being a parent. She did not believe she had the knowledge, life experience or maturity to be a parent but she did believe she could protect and love her child and learn with support. Beth had interference from her older sister who did not believe that Beth could be a parent and negativity from her peer group. Beth decided after many discussions and genuine tears that she would try to be a mother and take full responsibility for her baby.

A pre-birth child protection conference was organised where the unborn child was placed on the child protection register. Beth gave birth to her daughter in December 2017 and from then on had a battle with social work, herself, and her family regarding her daughter's safety. From Beth's pregnancy to when her daughter was placed in care, Beth led the least chaotic part of her life and was taking responsibility, behaving respectfully. She listened to advice and admitted when she



got things wrong, attended all social work meetings and children's hearings but did not go back to stay in her own flat with the baby when social work asked her to, preferring to stay with her older sister. Beth did this because she preferred to have support of family and did not want to live alone with her baby, which is understandable given Beth's history. This non-compliance and other behaviours noticed in supervised contact was proof enough that Beth was incapable and to remove Beth's daughter and move towards adoption.

Beth did not cope with this and spiralled quickly out of control into an even more chaotic lifestyle than before. Beth's family became angry and verbally abusive towards her leaving Beth isolated, ashamed, and confused. It was during this period that Beth picked up her final community payback order and was remanded in prison.

Presently.

On release from prison, Beth spent the calmest period staying with a friend. This was the longest non-chaotic part of Beth's present life, she stated that she had come through a difficult time and did not want to return to prison or a chaotic lifestyle. Beth has attended court regarding her daughter's adoption and has not coped with this very well having a few ups and downs over the past year.

Recently Beth missed a court hearing regarding the finalisation of her daughter's adoption and has unfortunately found herself homeless again. Beth is now in a dangerous situation becoming involved in alcohol, drug misuse and prostitution. She has low self-esteem and cannot see a positive future.

Beth has worked with Time for Change throughout all of this and rarely misses contact, she values and trusts the service. The most recent worrying problem being drug and alcohol addiction which has never been an issue before. Today she has made another homeless application after a discussion regarding her exploitation living in an older male's house and has agreed to be referred to the Renfrewshire Drugs Service on Monday.

What Barnbrook Farm Can Offer

Inclusion, Safety, Life skills, A Different Experience and Alternative Narrative, Responsibility, Active, Learning, Healthy, Positive peer group, Acceptance, Confidence

All the above, are experiences, that for a variety of reasons many of our young women sadly lack, due to circumstances beyond their control. These are all elements of wellbeing that parents want for their own children to enable them to grow into stable, safe young adults, who offer something back to society. Sadly wellbeing is sadly lacking for the young women supported by Time for Change. Barnbrook Farm would provide our organisation with a community base to offer young women all the above. Barnbrook already provides camping pods and a campsite. This could be used to offer looked after and accommodated young people short stays providing opportunities to run focused workshops and set up social enterprises.

Appendix 1

Barnbrock Farm

Report Plan Ref: E2938B

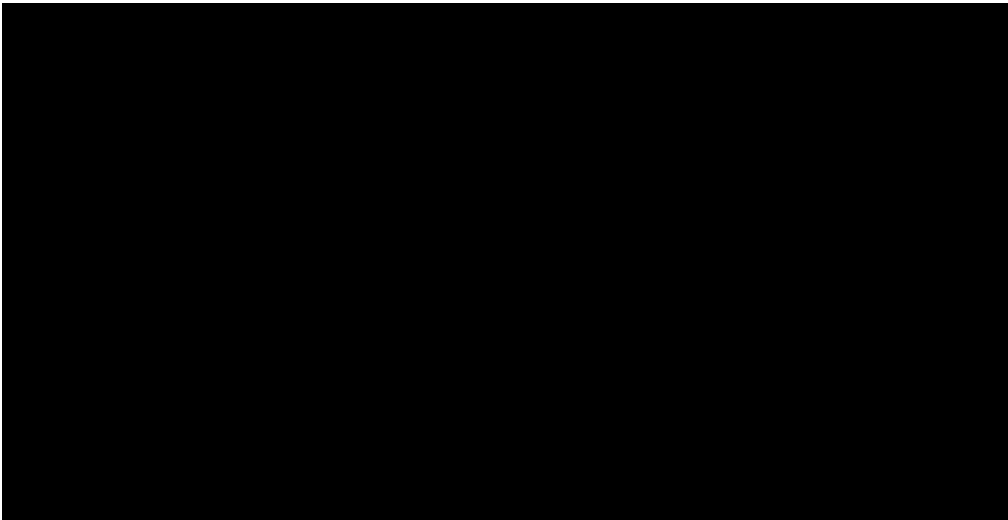


User: hocraigj1

Date: 30/07/2020



Notes:



From: Joe Lynch <joe.lynch@renfrewshire.gov.uk>
Sent: 16 February 2021 13:36
To: Mairi Tulbure <mairitulbure@up2us.scot>
Cc: Frank Hughes <frank.hughes@renfrewshire.gov.uk>; Ken Graham <ken.graham@renfrewshire.gov.uk>
Subject: RE: Up2Us Barnbrock Farm CAT Appeal

Hi Mhairi,

Thank you for your email.

I acknowledge receipt of your Appeal documentation (dated 10 February 2021). I have also received a hard copy sent to Renfrewshire House which we will now publish on our website (in our Community Asset Transfer pages). The website (link below) also includes general information on the Community Asset Transfer Appeals process.

We will confirm details of the Appeals process and programme and advise you asap

[Community Asset Transfer - Renfrewshire Website](#)

Thanks again.

Joe

Joe Lynch - Head of Property

Property Services, Finance and Resources, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley. PA1 1JD

Tel: 0141 618 6159

Mobile: 07900 190792

E-Mail: joe.lynch@renfrewshire.gov.uk



Please consider the environment before printing this e-mail

From: Mairi Tulbure <mairitulbure@up2us.scot>

Sent: 10 February 2021 17:17

To: Joe Lynch <joe.lynch@renfrewshire.gov.uk>

Subject: Up2Us Barnbrock Farm CAT Appeal

Joe

Please find attached our appeal documentation for Barnbrock Farm.

I appreciate that the letters have been cut and paste from PDFs and some don't include signatures but I am trying to get the information to you by end of play today. Two letters of support, I just couldn't cut and paste into the document so I have had to send as attachments

I will print off hard copies of everything and deliver it your office tomorrow as I am over your way to deliver training.

Thanks and kind regards

Mairi Tulbure

CEO Up-2-Us

mairitulbure@up2us.scot

tel: 07841113924

Your Ref:
My Ref: JL/MG
Contact: Joe Lynch
Telephone Number: 0141-618-6159
E Mail: joe.lynch@renfrewshire.gov.uk
Date: 13 January 2021

Mairi Tulbure
Up2Us Ltd Head Office
Room 80
East Kilbride Business Centre
14 Stroud Road
East Kilbride
G75 OYA

Dear Mairi

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT - MODEL DECISION NOTICE – REFUSED

13 January 2021 – Barnbrock Farm Community Asset Transfer Requests

This Decision Notice relates to the asset transfer request made by Up2Us Ltd on 22 July 2020 and subsequently amended by email (26 October 2020) in relation to the property known as Barnbrock Farm as indicated on the attached plan.

Renfrewshire Council has decided to refuse the request.

The reasons for this decision are as follows:

1. Renfrewshire Council, on advertising this property for sale, received a number of offers in excess of the sum which Up2Us Ltd advised they would be willing to pay to assume ownership of the property at the end of a proposed 3 years lease.
2. The perceived wider community benefits of the Community Asset Transfer did not merit the Council foregoing the increased capital sum it would receive if it determined to dispose to the top offeror.
3. While recognising the limitations of the current pandemic there was insufficient community consultation/ support for this proposal.
4. Concerns that Up2Us may not deliver on the investment suggested within the CAT application, particularly if Up2Us cannot raise the funding they require at the end of year 3. (Application advises acquisition once their property at Shields Holding is fully developed which is a further delay risk).
5. The purchase price offered by Up2Us of £350,000 was more than 25% less than the top offer and as such was below the threshold for Disposing of Local Authority assets below market value in terms of the 2010 Regulations.
6. Potential time delays in concluding any lease, could lead to the property deteriorating.



7. Council could be left with an asset in a worse condition at the end of the 3 year lease.
8. The Up2Us proposal has limited wider community benefits for Renfrewshire Council residents and communities.
9. The Up2Us proposal primarily benefits service users and its Business.

Right to review / appeal

You have a right to review/ appeal this decision by the Council's Asset Transfer Panel to a sub-group of Renfrewshire Council's Infrastructure Land & Environment Policy Board.

Any application for review / appeal must be made in writing to **Head of Property** by **10th February**, which is 20 working days from the date of this notice.

Guidance on making an application for review / appeal is available at [Community Asset Transfer - Renfrewshire Website](#).

Yours sincerely



Joe Lynch
Head of Property

