

Meeting of LCDT and DTAS on Monday 5 February at 2pm in Spruce Avenue

Present: Jim Bunney, John Main (JM), Fiona Taylor (FT), Ken Macleod and Ruth Daubney

Action:

Fiona Taylor - to contact Pamela Campbell and ask can the Trust put a paper to the Council in support of their Stage 1 CAT application, rather than a Stage 2.

Trust – to prepare said short paper and submit it by 15 February.

Jim outlined what's been happening since we last met and explained that at our recent meeting with the Council, they said they were surprised not to have got a Stage 2 CAT application from the Trust.

JM & FT noted that under Section 75 any development must be of some benefit to the community. They wondered whether developers might be prepared to invest in the co-housing initiative to offset another development. FT has been talking to Community Land Scotland and is hoping to find out more about whether the Trust's community development of Campsie View could be an element of a commercial development.

FT – The risk of putting in a Stage 2 CAT is that the Trust currently doesn't have all the information for a business plan so it would likely be rejected and then the Trust wouldn't be able to reapply. She wondered whether it would be possible, instead of putting in a Stage 2 CAT, to put in a paper to the Council meeting on 22 February giving the rationale for our Expression of Interest (a picture of the benefits) and attaching/referencing the letter of support from HSCP, and M O'Connor's report.

If a Stage 2 were submitted, a Prohibition of Disposal would automatically be in place which would mean the Council wouldn't be able to dispose of the asset until they've fully assessed the application.

If we were to submit a Stage 2 CAT at the moment the Council would likely throw out our request – because we have no finances in place. Also, if the council went out to consultation re what's needed in the community at the moment, they'd probably come back saying it's affordable housing. LCDT need to provide more proof that there's a need for elderly cohousing.

FT - The only way to acquire the property via CAT is that it remains in the community and that's also the only way to get Scottish Land Fund funding.

JM – the Chair of DTAS lectures at Stirling Uni and some of his (Masters?) students work on Development Trust processes – JM will contact him to see if they might help in working on a model of co-housing that would suit Lenzie but that would take time.

FT - You don't have a robust proposal to make a stage 2 CAT but you have a good 'plan' so we'll see if they'll accept a paper to go to the Council meeting showing the beneficial nature to the community. JT - say this is with a view to putting in a Stage 2 later but we need to develop our business plan. Ask the Council for help with the design of the project eg about what facilities would help the Council

benefit the community. Eg if there's a shortage of GP space in Lenzie, include a room that could be hired by a GP. Emphasise the benefits of cohousing that will SAVE the council money

JM - Tell Hillhead Housing Association how good your project is and see if they might partner it. They could be sitting on quite a bit of money. It could benefit them because their older tenants might take co-housing places.

FT - emailed Pamela Campbell and got a response this morning saying the Council won't dictate when a Stage 2 comes in, it's up to the community. Fiona will ask can the Trust put in a paper instead that could be tabled to the meeting on 22 Feb. The paper would be submitted by 15 Feb to allow it to be distributed to the councillors.

JM – the article Deirdre circulated could be used to say ED needs an inclusive and agile housing system – well here's an innovative and agile solution. Ageing in place is a good term to use. Retain ppl in the community. Reduce health and social care costs.

FT - older people are being imported, care costs are going up and developers are reaping the benefits.

JM - Whereas cohousing is creating a circular care economy.

JM - Less is more. Just make it couple of pages and attach M O'Connor's report and the HSPC letter. Keep it open, can we work with the council to develop the model? Mention ppl/groups who are interested/supportive.

Bullet point the main bits. It's about telling a story to catch the interest of the Councillors. Make the main points in the 1st couple of paragraphs - WHY it would be of key interest to East Dumbarton. Show progression from Stage 1 to now. Refer to the community consultations.

FT - If the Council decides on the 22nd to put the Campsie View site on open market, the Trust could still put a Stage 2 in at a later date but there would be no Prohibition of Disposal because the site would already be on the market.

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