

Lenzie Community Development Trust

NOTES ON MEETING OF LCDT BOARD – 22ND APRIL 2024 – 2.30pm

7 Douglas Ave Lenzie

ATTENDANCE: KM, MR, JW, MW, CR, JB, DC, SM

APOLOGIES: RD, ST, MW

Cohousing within Lenzie

MW explained that the co-housing bid for Campsie View School had come to a halt due to burn out from those agencies supporting our bid. As well as this several funding applications were not successful. The lack of financial funding still proves a problem as finance is badly needed in the first instance to pay for an experienced businessperson to provide a business plan for the project. MW stated that Campsie View School is now under the authority of the East Dunbartonshire Housing Department which is more favourable to our bid.

A report/business plan would show that cohousing can be financially advantageous for the council. It could mean that the council save money by not providing care at home to older people or placing them in a care home within East Dunbartonshire. By having Cohousing within East Dunbartonshire would help provide “homes for life” for older people who are presently living in larger homes and these homes would be released for families. Most seniors are reluctant to do this at the moment as it would mean moving away from Lenzie to find an affordable home.

JB suggested we set up our own Housing Association but this could prove tricky due to a lack of experience in setting this up. Experience is needed specifically for legal structure, compliance, purchasing properties, grants and funding as well as tenders and bidding. It would be better to have an experienced Housing Association as well as a Development Construction Company on board to act as our sponsors and who are both passionate about our concept of cohousing.

It was agreed that to move things forward it was important we have a business plan in order to have a viable bid. Perhaps the Development Company can provide a Project Manager who can write a business plan for the project.

JW had mentioned *Fleming Buildings Ltd* who are a Lenzie based company and could possibly be a company that would be interested in the project. This could eventually be beneficial for a construction company and housing association to get onboard and it would be good publicity for them to be the first to pilot a cohousing project in Scotland.

JW also mentioned that there is a hub of people who volunteer their services to communities such as project managers, lawyers, architects.

DC also contacted a construction company on Instagram called *Makar* from Inverness who are interested in helping communities with constructing their community buildings.

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CR mentioned that we need a 3 point plan as follows :-

Point 1: Draft out a few points to a developer of what we require for our cohousing project ie a brief and explaining they can act as our sponsor for cohousing and whether they can they provide a business plan. To determine also whether they are the right fit for Lenzie cohousing.

Point 2: We have an interested developer on board that can provide funding for a business plan which states housing for all seniors regardless of status, is affordable and is based within Lenzie and is accessible from ward 6 “*Lifetime Homes*” near family and friends.

Point 3: The Council would provide a financial incentive to free up big council homes to smaller homes within the cohousing complex. This would in turn attract people to come into cohousing. This would also have a direct impact on the Health and Social Care funding. The financial savings for the council could be huge given we have an ageing population in East Dunbartonshire. Residents will require care in their older age and the correct type of housing. Cohousing could be the answer which will enable seniors to live in a cohousing community living a healthy, sociable life near family and friends which in turn will combat loneliness in their later years of life and increase their longevity.

Action: JW to contact Fleming construction to discuss if this would be a possibility to act as a sponsor for cohousing. JW will send on the volunteer hub details.

Action: DC to contact Makar Construction again to see if they would be interested in Lenzie cohousing project and ask what they can do for us.

Action: MW to send KM the Inverkeithing plan to perhaps give us a brief of what we require in our cohousing.

Myrtle Gardens – CR stated that funds are still required to provide tools.

Finance - KM provided an up to date financial statement showing the current allocation of funds. Total funds standing at £2,187, He noted that the General Fund as it stood did not contain sufficient funds to pay our forthcoming insurance renewal, citing the lack of any income flow through donations. He may be able to reallocate a recent payment to the Myrtle Project to facilitate payment, however to maintain our annual fixed and regular maintenance spending we need to generate some income for the General Fund.

East Dunbartonshire still have funding available for communities which KM explained is now in two Schemes; A up to £5,000 and B from £5000-£10,000. In the 24/25 year there are 3 periods open for grant applications The first period for funding application expires on April 26th.

Action: KM gave a set of Scheme A funding forms to CR for completion of a grant application with the aim of providing the wording to KM for a submission online by the 26th if possible, failing which the next period for applications begins 1 July.

Date of next meeting

It was agreed that next meeting will be take place in the same venue at the same time on third Monday of May.

Action: MW to send a date and time to everyone