

## Notice of Meeting and Agenda Community Asset Transfer Review Sub-Committee

Date	Time	Venue
Friday, 18 June 2021	14:00	Microsoft TEAMS platform,

KENNETH GRAHAM  
Head of Corporate Governance

### Membership

Councillor Jacqueline Cameron: Councillor Eddie Devine: Councillor Audrey Doig: Councillor Neill Graham:

Councillor Cathy McEwan (Convener):

### Recording of Meeting

This meeting will be recorded for subsequent broadcast via the Council's internet site. If you have any queries regarding this please contact Committee Services on 07934714023. To find the recording please follow the link which will be attached to this agenda once the meeting has concluded. <https://youtu.be/dMpYseyTjYs>

### Apologies

Apologies from members.

### Declarations of Interest

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

## Items of business

- |          |   |                  |
|----------|---|------------------|
| <b>1</b> | <b>Procedure Note</b>   | <b>1 - 4</b>     |
| <b>2</b> | <b>Review Request by Up-2-Us Ltd. Re: Barnbrock Farm, nr. Lochwinnoch</b><br>Report by Director of Finance & Resources.   | <b>5 - 14</b>    |
| <b>3</b> | <b>01/21: Community Asset Transfer Request - Barnbrock Farm, Near Lochwinnoch</b><br>Submit documentation on which the decision to refuse the Community Asset Transfer Request from Up-2-Us Limited in respect of Barnbrock Farm, near Lochwinnoch was based. | <b>15 - 150</b>  |
| <b>4</b> | <b>Previous decision of Sub-committee, request for information and submissions received</b>   | <b>151 - 178</b> |

## **Community Asset Transfer Review Sub-Committee**

### **1. Remit**

- 1.1 The remit of the Community Asset Transfer Review Sub-Committee (“the Sub-Committee”) shall be to consider and decide applications for the review of decisions on asset transfer requests made under Part V of the Community Empowerment (Scotland) Act 2015.
- 1.2 The Sub- Committee will operate in accordance with the Asset Transfer Request (Review Procedure) (Scotland) Regulations 2016.

### **2. Membership**

- 2.1 The membership of the Board comprises five members of the Infrastructure, Land and Environment Policy Board (“the Board”) with three members appointed for the administration group and two members appointed from the opposition groups represented on the Board.
- 2.2 The Chair of the Sub-Committee shall be the Chair or Vice Chair of the Board.
- 2.3 A quorum for the meeting of the Sub-Committee shall be at least three members.

### **3. Application of Standing Orders**

- 3.1 The Council’s Procedural Standing Orders shall apply to the Sub-Committee except to the extent as expressly varied by these procedures.

### **4. Meetings**

- 4.1 The Sub-Committee shall meet to consider the review. All meetings may be held remotely using a system approved by the Council.
- 4.2 The arrangements for the initial meeting shall be made by the Chair in consultation with the Head of Corporate Governance. The date, time and venue for any subsequent meetings shall be agreed by the Sub-Committee.
- 4.3 Where any meeting is not open to the public to view as it happens, a recording of the meeting shall be published on the Council’s website as soon as possible after the meeting has ended.
- 4.4 Prior to the meeting, the Sub-Committee members will have read the papers and documents relevant to the review and note the reasons given for the initial decision to refuse the asset transfer request.

- 4.5 If new material has been submitted which was not included in the original request for review, then Sub-Committee members will decide whether to accept this.
- 4.6 No other parties have the right to speak at the meeting.
- 4.7 A decision will be taken by the Sub-Committee on whether there is sufficient written information to determine the review without further procedure. Where the Sub-Committee is satisfied that it does have sufficient information, it may decide the review at the first meeting where the Sub-Committee considers the review.
- 4.8 Where the Sub-Committee decides that further procedure is required, the Sub-Committee will follow the procedures in paragraph 4.9 below although it may hold further meetings to determine which of those procedures is the most appropriate.
- 4.9 Where the Sub-committee considers that further representations should be made or further information should be made available or provided, this may be by means of:
- a) written submission in which case Regulation 8 of the 2016 Regulations shall apply.
  - b) a hearing session, in which case the Hearing Session Rules in the 2016 Regulations shall apply.

## **5. Decisions of the Sub-Committee**

- 5.1 The Sub-committee may decide:
- a) to confirm the original decision to refuse the asset transfer request,
  - b) to modify the original decision, or any part of that decision (including any terms and conditions specified in the decision notice to which the asset transfer request relates), or
  - c) substitute a different decision from the original decision.
- 5.2 The Sub-Committee must decide the review within 6 months of the date of request for review
- 5.3 A notice of the Sub-Committee's decision must be given to the community transfer body and every person who made (and did not subsequently withdraw) representations in respect of the review must be notified that a decision on the review has been made and how a copy of the notice of the decision may be inspected.

5.4 A copy of the decision notice must be made available for inspection on a website or by other electronic means.

## **6. Appeals**

6.1 Where following a review, the Sub-Committee

- a) refuses the asset transfer request to which the review relates,
- b) agrees to the request but the decision notice issued following the review specifies material terms or conditions which differ to a significant extent from those specified in the request, or
- c) does not issue a decision notice within the prescribed period.

The community asset transfer body making the asset transfer request may appeal to the Scottish Ministers.





**To: Community Asset Transfer Request Review Sub-Committee**

**On: 18 June 2021**

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**Report by: Director of Finance and Resources**

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**Heading: Review Request by Up-2-Us Ltd. Re: Barnbrock Farm, nr. Lochwinnoch**

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**1. Summary**

- 1.1 This is a supplementary report to the report submitted to the previous meeting of this sub-committee on 26 April 2021 (Appendix 1).
  - 1.2 In response to the Sub-Committee's request for further information, the Head of Property Services submitted further information on the reasons for his decision to refuse the application at first instance.
  - 1.3 Up-2-Us Ltd. has not responded to the request for further information, or to the information provided by the Head of Property Services.
  - 1.4 A question as to Up-2-Us Ltd.'s eligibility to make requests of this type has been raised.
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## 2. **Recommendations**

2.1 The Sub-Committee is asked to:

- a) note the terms of the review request and the further information received and decide whether further procedure is required in the form of written representations and/or a hearing;
- b) if no further procedure is required, to determine the review.

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## 3. **Background**

3.1 At the last meeting of the Community Asset Transfer Request Review Sub-Committee, it determined that further information was required from the Head of Property Services and the applicants to inform its decision on the appeal. Formal notice of the requirement was given on 6 May 2021 (a copy of the notification is contained in the agenda papers).

3.2 The Head of Property Services responded to the request and that response was forwarded to Up-2-Us Ltd. for comment on 20 May 2021. That response is included in the agenda papers.

3.3. Up-2-Us Ltd. has not responded to the request or to the Head of Property Services' representations.

3.4 The Head of Property Services has raised the issue of whether or not Up-2-Us Ltd fits the definition of a 'community transfer body'. As noted in the previous report and in the general legal advice note, a body must meet this definition in order to make an asset transfer request. Although Up-2-Us Ltd appears to have charitable status, it is not a Scottish charitable incorporated organisation, which is the specific type of charitable body that may be a community transfer body. There is in any event no evidence that its constitution meets the requirements laid down in legislation. In particular, there is no evidence that Up-2-Us Ltd is linked to a specific community and that that community has representation in its membership.



- 3.5 The Sub-Committee can refuse the application if it does not consider that the applicant meets the definition of a community transfer body. Alternatively, the Head of Property Services has suggested that, if the Sub-Committee is otherwise minded to grant the application, the decision could be made conditional on Up-2-Us Ltd providing evidence of status as a community transfer body.
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## **Implications of the Report**

**1. Financial – The Asset transfer request if successful will involve the transfer of council property to a community body for a sum of money.**

**2. HR & Organisational Development – n/a**

**3. Community/Council Planning – There are no implication for community/Council planning arising directly from this report.**

**4. Legal – The Council is legally required to make a decision in relation to the request by 9 August 2021.**

**5. Property/Assets- If the Asset transfer is approved, the property at Barnbrock Farm will be transferred out of the Council's ownership.**

**6. Information Technology- n/a**

**7. Equality & Human Rights -**

**(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report, as it concerns a review request in relation to a specific application.**

**8. Health & Safety – n/a**

**9. Procurement – n/a**

**10. Risk- n/a**

**11. Privacy Impact – n/a**

**12. Cosla Policy Position – n/a**

**13. Climate Risk- None**

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**List of Background Papers**

- (a) Review Documents.
- (b) Copy of Community Asset Transfer Review Procedure
- (c) General advice on the law relating to community asset transfer requests.

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**Author:** Nairn Young- Assistant Managing Solicitor (Litigation and Advice)  
Tel: 07483 390908



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**To: Community Asset Transfer Request Review Sub-Committee**

**On: 26 April 2021**

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**Report by: Director of Finance and Resources**

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**Heading: Review Request by Up-2-Us Ltd. Re: Barnbrock Farm, nr. Lochwinnoch**

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**1. Summary**

- 1.1 The Community Empowerment (Scotland) Act 2015 includes provisions enabling community bodies to apply to the Council to take over Council owned land and facilities. This is referred to in the Act as an Asset Transfer Request. The Council is required to deal with Asset Transfer requests in a manner set out in the Act and following procedures established in Regulations.
- 1.2 The Council has received a request for a review of a decision by the Head of Property Services to refuse an Asset Transfer Request by Up-2-Us Ltd in respect of their application for the transfer of Barnbrock Farm.
- 1.3 The Sub-Committee has been appointed to decide the review. This report invites the Sub-Committee to do so by, in the first instance, determining whether further procedure is required. If no further procedure is required, it invites the Sub-Committee to determine the review.
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## 2. **Recommendations**

2.1 The Sub-Committee is asked to:

- a) note the terms of the review request and decide whether further procedure is required in the form of written representations and/or a hearing;
- b) if no further procedure is required, to determine the review.

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## 3. **Background**

3.1 Part 5 of the Community Empowerment (Scotland) Act 2015 gives an organisation which meets the statutory criteria to be a “community transfer body” the right to apply to take over property owned by the Council. These applications are known as Asset Transfers Requests.

3.2 Up-2-Us Ltd. made an Asset Transfer Request in relation to Barnbrock Farm near Lochwinnoch (formerly the offices of Clyde Muirshield Park). That request was dealt with in terms of the Council’s procedure and a decision refusing the request was issued by the Head of Property Services on 13 January 2021.

3.3 In terms of the relevant legislation, an applicant whose request is refused is entitled to a review of that decision. At its meeting on 24 March 2021, the Infrastructure Land and Environment Policy Board appointed this Sub-Committee to undertake the review and agreed the detailed procedure by which it would do so.

3.4 In the first instance, the Sub-Committee is required to decide whether it requires further information to make its decision. The content of the papers at this preliminary stage is determined by Regulations; but, should the Sub-Committee consider that further written information is required from the applicants and/ or Property Services, it may ask for these to be provided. It may also decide to fix a hearing. If further procedure is required, the Sub-Committee should be clear as to which

specific questions it wishes to be addressed on via that procedure and who will be responsible for providing any written information requested.

- 3.5 Members should note that as a preliminary issue, the Sub-Committee requires to be satisfied that Up-2-Us meets the full criteria to be considered as a “community transfer body”. If it is not fully satisfied in relation to that point, the Sub-Committee may wish to request that the applicant provide further written submissions to demonstrate why it considers it does meet those criteria.
- 3.6 If further procedure is required, the Sub-Committee will adjourn to allow such steps as are necessary to take place and re-convene to consider the application further thereafter.
- 3.7 The Council must reach a decision on the review within 6 months of the date of receipt of the request for a review. The request for review was received on 10 February 2021, which means that the deadline for deciding the review is 9 August 2021.
- 3.8 The applicant has a further right of appeal to the Scottish Ministers if they remain unhappy with the decision of the Sub-Committee.

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## **Implications of the Report**

**1. Financial – The Asset transfer request if successful will involve the transfer of council property to a community body for a sum of money.**

**2. HR & Organisational Development – n/a**

**3. Community/Council Planning – There are no implications for community/Council planning arising directly from this report.**

**4. Legal – The Council is legally required to make a decision in relation to the request by 9 August 2021.**

**5. Property/Assets-** If the Asset transfer is approved, the property at Barnbrock Farm will be transferred out of the Council's ownership.

**6. Information Technology-** n/a

**7. Equality & Human Rights -**

**(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report, as it concerns a review request in relation to a specific application.**

**8. Health & Safety – n/a**

**9. Procurement – n/a**

**10. Risk- n/a**

**11. Privacy Impact – n/a**

**12. Cosla Policy Position – n/a**

**13. Climate Risk- None**

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#### **List of Background Papers**

- (a) Review Documents.
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(c) General advice on the law relating to community asset transfer requests.

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**Author:** Nairn Young- Assistant Managing Solicitor (Litigation and Advice)  
Tel: 07483 390908





## Item 3

### Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited

#### Appeal Documents:

1. Up2Us Ltd. CAT Request Form (Word), 22/07/2020
2. Up2Us Ltd. CAT Request Form (pdf), 22/07/2020
3. Up2Us Ltd. Business Plan, 25/09/2020
4. Up2Us Ltd. Purchase Offer, 26/10/2020
5. Up2Us Ltd. Support Letter DFM, 11/10/2018
6. Scoring Matrix (Internal, 04/12/2020
7. CAT decision letter to Up2Us, 13/01/2021
8. Up2Us Ltd. Appeal submission, 10/02/2021
9. Up2Us Ltd. Support letter (Mhairi Black MP), 10/02/2021
10. Up2Us Ltd. Support letter (Linda Fabiani MSP), 11/02/2021
11. Objection letters (Mrs Sweeney), 21/01/2021 and 24/02/2021
12. Objection letter (Mr Sweeney), 02/03/2021
13. Up2Us Objections response, Dated 28/09/2020 received 23/03/2021



## Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited



Appeal Documents:

1. Up2Us Ltd. CAT Request Form (Word), 22/07/2020



**RENFREWSHIRE COUNCIL**  
**COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**  
**ASSET TRANSFER REQUEST FORM**

**Section 1.: Information about the community transfer body (CBT) making the request**

**1.1 Name of Community Transfer Body making the asset transfer request**

Up-2-Us Limited

Companies House Registration Number: SC346233

Charity Registration Number: SC039921

**1.2 CBT address This should be the registered address if you have one**

Current Registered Address is:

Room E227, Edinburgh House, Righead Gate, East Kilbride, G74 1LS

New postal address from 21/07/2020 is:

Room 80, East Kilbride Business Centre, 14 Shroud Road, East Kilbride

**1.3 Contact details**

Contact name: Mairi Tulbure

Postal Address: Room 40, East Kilbride Business Centre, 14 Shroud Road, East Kilbride

Postcode: G75 0YA

Email:

Telephone: temporary telephone number: permanent number activated from Friday 7<sup>th</sup> August 2020 Temporary mobile number:

We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above

**Section 2: Information about the land and rights requested**

**2.1 Please identify the land to which the asset transfer request relates**

Barnbrock Farm, By Bridge of Weir, Renfrewshire, PA10 2PZ

Please provide the UPRN if known: Not known

**Section 3: Type of request, payment and conditions**

For ownership (under section 79(2)(a)) – go to section 3A

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

For other rights (section 79(2)(b)(ii)) – go to section 3C

### 3A - Request for ownership

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

Proposed price:- £

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

### 3B – request for lease

What is the length of lease you are requesting?

A minimum of three-year lease with an option to purchase the property

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

Proposed rent: up to £1,000 per month

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

- An option to purchase the property after a full community consultation exercise has taken place, a business plan has been agreed by the Board, and our additional registered placement in Shields Holdings, Ladysmith Road, Howood is fully operational
- To take responsibility to repair the roof, windows and ensure that the drainage is fit for purpose.
- To repair, refurbish and redecorate the buildings without alteration to the structure or character of the farm
- To use all buildings and land attached to the property including the campsite to create training workshops and community enterprises which will provide employment and may generate a small income
- To use the buildings and surrounding land for our charitable aims and objectives for vulnerable children and young people

### 3C – request for other rights

What are the rights you are requesting?

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Do you propose to make any payment for these rights?

Yes

No

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

Proposed payment: £

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

### Section 4: Community Proposal

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

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

### **VISION AND PURPOSE**

Our purpose is to achieve: better life experiences; better life chances; and better wellbeing outcomes for our young people using our collective skills, knowledge, energy and experience - as one strong, creative and innovative team!

### **Vision Statement Development Day 25<sup>th</sup> January 2019**

Up-2-Us is a medium sized charity registered with OSCR and Companies House in 2008, with an annual turnover of approximately 1.5 million, a staff of 45 practitioners and managers, and a professionally experienced Board of Directors. We offer an intensive, holistic and child centred service across the West of Scotland, supporting approximately 100 traumatised and very vulnerable young people each year, aged 12 – 25 who are:

- looked after at home or in our residential care units;
- transitioning from secure accommodation or prison; or
- trying to overcome childhood adversity and trauma alone in their communities.

We have two properties in Renfrewshire, one in Howood and the other in Lochwinnoch and we work with all eight local authorities and 3 health boards in the West of Scotland. In 2019 we were awarded a 6/6 for leadership and management and a 6/6 for residential care and support.

**Crucially, we are not driven by financial gain or profit but by the human cost to individuals and communities of failing our most vulnerable children and young people.**

Children and young people who lack: a safe and healthy environment; positive attachment, love and nurture; encouragement to learn and be active; consistent boundaries and structures; opportunities to communicate effectively; or positive connections to their wider families and communities, contend with the aftermath of childhood adversity and trauma for the rest of their lives. They struggle to understand our societal norms and what is expected of them and can lead with anger, resentment, loss and grief for childhoods others take for granted. Their lack of strong and consistent family foundations and the experience of childhood abuse, adversity and trauma, detrimentally affects young people's growth and development, they can turn to self-harm such as substance misuse, crime or develop mental health difficulties and too many never have a chance to realise their potential. The young people we work with rely heavily on Up-2-Us as their network of support to promote, support and protect their wellbeing. They tell us they feel judged, rejected, excluded, looked down on, singled out, and their journey to adulthood is fraught with difficulties as a result of family experiences over which they had no control.

We carry out research to gather feedback from service users to help us to improve services. Some quotes from young people

- "the staff really care about me"
- "you're like the family I never had",
- "it's so homely it doesn't feel like care",
- "you're the only people who've ever loved me",

## What we know about the young people we work with

- The lowest ACE (Adverse Childhood Experience) score we recorded last year was 8 out of ten
- 81% of young women have a diagnosis of mental illness or personality disorder
- 88% of all service users report anxiety and a third issues around weight
- 98% used the word: worthless; hopeless; pointless; or useless in the last 12 months
- 85% experience difficulties with substance misuse
- 37% of female service users are parents, 32% of whom have lost parental rights which adds to their grief and loss
- Almost 50% of young women have experienced sexual abuse or exploitation and the same proportion domestic violence
- 94% of young men are referred through the children's hearing system or youth justice
- Less than 20% of all service users have engaged with education
- 100% of our service users experience more than two of the issues identified above
- Three of our young people have lost their lives in the last eighteen months

The lives of the young people we work with across the three services are so complex and multi-faceted that no matter how well intentioned, the individual interventions accessed via complex routes in health, education, social work, housing and employment services have very little traction. This year we cared for a 17 year-old who told us it was her 53<sup>rd</sup> placement and she had never attended secondary education. Others report having too much experience of secondary school, moving up to ten times. Young people have experienced multiple changes of: carers; teachers; social workers; doctors; CAMHS workers; drugs workers; youth workers, psychologists; psychiatrists and prison officers. It is no wonder they find it difficult to engage and it is no surprise to us that so many struggle to maintain relationships with adult professionals or sustain the plans designed to help them. We stay with young people for as many years as it takes and no matter where young people move to including the streets, we become the consistent and reliable relationships they have not experienced from their families.

Staff and young people have suggested that a constructive solution might lie in a single Centre of Excellence which recognises that children and young people who have experienced childhood trauma, whether in care or in the community, need daily structure and attention to multiple needs simultaneously, accessed in a protected, familiar setting where they feel they are safe and that they belong.

The aim of this new venture is to utilise the unique facilities and resources offered by Barnbrock Farm to lay down routes for our headquarters and create a Resource Centre which young people would like to call the ACE SPACE, to provide multiple resources and opportunities which will help to change lives.



## ACE SPACE

The ACE SPACE will provide unique access for young people facing multiple challenges to benefit from personal and professional development opportunities which will facilitate positive progress towards a better life including:

- recovery from trauma;
- personal and professional development;
- skills for independent living;
- skills and qualifications for work;
- improved physical, emotional and mental wellbeing.

Our young people are clear about the types of facilities and services they would like to have access to in one place and helped create the wish list below. Up-2-U's would like to utilise the farmhouse, outbuildings, canteen, garden area and campsite as our central base and work with local partners and professionals incrementally to offer:

- therapeutic interventions including one-to-one counselling, speech and language therapy, art therapy, substance misuse support programmes, anger management etc;
- positive wellbeing activities such as massage, reiki, aromatherapy, mindfulness, hair and beauty therapy, colour therapy;
- sports, games, fitness and leisure activities;
- outdoor activities including hillwalking, survival skills, foraging, nature studies and environmental conservation
- arts, crafts, photography, drama and music therapy workshops;
- training courses and groupwork such as parenting, personal development, first aid
- a training kitchen to learn the basics of independent living and as a catering base for young people engaged in group and enterprise projects;
- an internet café to deliver courses in IT and using IT such as: the European Driving License; banking and money management; citizenship; and house maintenance
- a community garden with links to local food banks
- skills for work training in: plumbing, electrics, joinery, bricklaying, plastering, decorating, mechanics, hair dressing, beauty therapy, pet grooming, gardening and catering;
- enterprise projects for young people such as furniture upcycling, bicycle repairs, bake sales, coffee mornings, gardening, woodworking ,
- community projects such as an elderly lunch club, second-hand swap shop; dog walking and grooming; pop up café, guided tours of the local area
- a meeting space for young people to participate in consultation exercises and the decisions that affect their lives;
- a meeting space for professionals to engage with young people either individually or in groups;
- a family contact facility that could include games, films, cooking and eating together as an improvement to the clinical environment of contact centres;
- cultural celebrations, productions, presentations and award ceremonies;
- a sensory room to chill, calm, process and let go in privacy.
- Respite camping weekends for young people or families under stress

The programme of activities delivered from within the ACE SPACE will be managed by a Steering Group of young people, supported by an Activity Co-ordinator and using existing connections and relationships with local businesses and professionals. Young people will be engaged in every aspect of managing the buildings, including: renovation, repair and maintenance, internal fittings, furnishings and equipment; financial costs and decision making, selecting service providers; and monthly reporting to the Board. From consultation exercises with young service users and staff we have agreed on an initial programme of activity for the ACE SPACE that we would like to get up and running once our new revenue stream is operational.

- **Daily:** exercise (gym, cross fit, Zumba, body balance), the sensory room, internet café, community gardening
- **Weekly:** 2 days counselling, 1 day hair and beauty therapy, 1 day alternative therapy, 3 hours speech and language therapy, 1 day art and drama therapy
- **Fortnightly:** a chef available to work with young people to learn a new dish which young people will be invited to share together in a lunch club
- **Monthly:** Trades workshop with two experienced professionals and materials
- **Annually:** The AGM, Summer Fair, celebrations and an arts production

As we develop our skills and experience, our aim is to set up a number of community enterprises such as a community café, furniture upcycling, bicycle repair and dog walking. We plan to generate some income and subsidise those on lower incomes although the sustainability of this venture will not depend on this income.

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

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

The main benefits of this venture would be:

**Economic benefits:** creating employment opportunities for local businesses and young people by: using local tradesmen; employing local professionals; upskilling young people to contribute to the economy

**Wellbeing:** improving the physical and emotional wellbeing of young people and those who benefit from the community enterprises.

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**Addressing inequalities:** by providing opportunities that young people who are looked after at home or in care rarely experience due to prejudice, discrimination or poverty of opportunity

Children who have suffered adverse childhood experiences can struggle and take time to recover but within a safe and familiar environment with relationships of trust which support their multiple needs in one dedicated space, transformational change can take place. Some children will be prevented from entering care or move from our care settings back to their family rather than secure care or prison which will save local authorities up to quarter of a million pounds per year, per person. Young people will successfully maintain independent tenancies saving housing departments and housing associations vast sums to repair and re-house young people in a revolving door. Some will recover from trauma; access services which improve their health, begin to manage their mental health difficulties or change their use of substances and save the NHS vital resources. Some will develop their understanding of empathy and effective communication and form healthy relationships as partners and parents which will positively impact on child protection services. Some will begin to

develop a positive relationship with themselves, understanding the negative impact of self-destructive behaviour and with support will desist from anti-social behaviour, violence and crime which will save youth justice and prison services. Some young people will acquire new skills, qualifications and interests and begin to contribute positively to the economy and their communities, even taking on roles of responsibility or help to support young people with similar experiences. Some will raise children confidently and successfully, ending the repeating the cycle of deprivation and poverty of opportunity.

**Our beneficiaries are:**

Approximately 100 children and young people aged 10 – 25 years will be supported directly. Up to 50 young women within our gender specific Time for Change project; up to 30 families supported by the Community Prevention Team; 20 volunteers as Peer Mentors; and between 20 - 25 within the residential care service.

Around 300 - 400 siblings, parents and extended family members will receive direct or indirect support from one of our services as part of the support package for children and young people

Around 15 schools, 8 local authorities, 3 health boards and numerous local communities will benefit from an appropriate and effective response to traumatised children and young people in difficulty which will improve individual and community wellbeing.

Experience with local business has also taught us that improving understanding and relationships with our young people can be mutually beneficial. We have a number of examples of pairing up our young people with trades who have gone on to become employed full time as reliable and skilled employees. Local professionals will also provide the support services we describe which will generate more income for the local community.

Our Steering Group of Young People, supported by staff, will be fundamental to the project. The confidence, learning and sense of achievement they will derive from being involved from the outset through to final outcomes, cannot be underestimated. Young people with care experience can appear de-sensitised to cost – they have become so dependent on help and support that they struggle to understand financial management. They can struggle with independent living skills. We want young people to be involved in every aspect of planning and decision making, understanding that difficult choices will have to be made, especially when the unexpected happens as it will. This aspect in itself will bring community benefits.

**Restrictions on use of the land**

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

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

We are specifically interested in the environmental appeal of Barnbrock Farm and our aim is to preserve the structure and surroundings of the buildings and land carefully, cautiously and sympathetically preventing any significant changes unless absolutely necessary. We aim to renovate and upgrade the interior such as windows, the kitchen, toilets and upper floor rooms, to allow us to create a central base for our organisation and a Resource Centre which meets our charitable objectives. We are particularly keen to utilise the outbuildings as they are to develop workshops and

studios for carpentry, photography, mechanics, a training kitchen and internet cafe, which would all be possible without major alterations.

We work with children and young people who live a few miles from the countryside but have never been exposed to the outdoors, have no connection to nature and no understanding of leisure activities that take place outdoors. We often find they respond positively to the tranquillity of rural locations and the beautiful natural setting of Barnbrock Farm offers this in abundance. We hope to use this natural environment to improve physical, psychological and emotional wellbeing, expanding young people's horizons, and developing skills that will result in genuine employment opportunities. One of our Board members has set up 2 community gardens in Dunblane and we are keen to use her skills at an early stage to improve the immediate garden surroundings.

The majority of our children and young people have very little family support or role models of a strong work ethic. They don't have uncles or aunts who can provide work experience or put in a word when vacancies arise. We make relationships with individuals who offer our young people an opportunity and we see how they thrive when someone gives them a chance. However, we struggle to find more than one-off experiences or work environments that accommodate their support needs. There is rarely enough experience to develop lasting skills or enough work experience to secure employment. The fact that Barnbrock Farm requires attention which will require a multitude of skills is of particular interest to us so that we can provide unique opportunities for young people to learn.

Any work we complete to improve the exterior or interior of Barnbrock Farm using skilled trades, will offer young people opportunities to participate. We have young people interested in a number of trades and we already have relationships with local business who are prepared to include young people's work experiences and training within contractual arrangements.

We also see that drainage is mentioned specifically in the design brief. We have developed really close relationships with drainage and plumbing contractors in Howood as a result of particular challenges in our house in Kilbirnie. We would offer assurances that we will explore all issues around drainage and prioritise this task in our first period of lease.

Our first priority, however, would be to cost and repair the roof of the main single story section of the farmhouse to prevent further ingress and damage to the structure of the building.

We are confident that the combination of our paid staff, volunteers, business partners and young people will breath new life into Barnbrock Farm ensuring that any work carried out will compliment and enhances the existing environment.

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### **Negative consequences**

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

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

We have found over the last twelve years that there can be a mixed reaction to the presenting behaviours of the young people we work with. Some adults embrace our young people and go out of their way to offer constructive help and support. However young people can also be judged harshly with labels such as 'delinquents', 'Neds', 'trouble makers' or even 'scum'. Our strategy is to proactively build relationships with immediate neighbours and the local community which allows adults to get to know our young people and see them for who they are. For the last three years our



young people have planned, prepared and run a large MacMillan's Coffee morning in our current headquarters building in East Kilbride. Local businesses and ancillary staff such as lawyers, accountants, IT specialists and other businesses make a point of attending and we have struck up some excellent partnership projects from these events. One of our priorities, once we are up and running would be to offer a lunch club for the elderly, delivered by our young people to help bridge the generation gap and facilitate a mutual respect and understanding.

We have also worked through some challenging issues with our immediate neighbours in Howood and together we developed a response to their concerns. Our young people regularly come together as a litter crew to make sure our surroundings are kept clean and clear of debris which may harm the livestock, and we give priority access to plant machinery for the farm. We also did some restorative practice with one of our residents and a younger neighbour who was intimidated.

Unfortunately, because of the unexpected events of COVID 19, we have not had the opportunity to engage meaningfully with our local community on our specific proposals for Barnbrock Farm and we are very clear that this work must be undertaken as soon as it is possible.

Our original intention was to make an offer to purchase Barnbrock Farm but we believe it would be much more prudent to lease the premises until effective community development work can be undertaken to ensure local communities are behind our new venture

#### **Capacity to deliver**

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

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

The Board of Directors are the governing body of Up-2-Us and every aspect of planning and decision making has been fully discussed to this point. The Board includes business management, social enterprise, finance and accountancy skills, legal skills, professional social work management of children, young people and criminal justice, forensic psychiatry and criminology research fellows. The Board has overseen the acquisition of three properties, two in Renfrewshire, two of which are owned and one is leased from a private landlord.

Collectively, we have amassed significant experience in managing new builds. The CEO was responsible for creating three Children's Services Centres in Dumfries and Galloway and the Operations Manager has been responsible for one new build in Howood, and renovation projects in Loch Winnoch and Kilbirnie. We understand that the unexpected can happen and effective building management requires regular maintenance and remedial action to prevent more costly problems. We have noted that the wooden sash and case windows need significant attention and we have a skilled volunteer who has offered help. We also work very closely with local business in Howood and Bridge of Weir who provide the full range of appropriately qualified and experienced tradesmen. They are very sympathetic to our charitable aims and always offer us reduced prices to help us along.

Our intention would be to tackle the project incrementally after we have negotiated the finer details of our responsibilities but the building's need for care and attention is of interest to us because it provides the opportunity to teach young people new skills.

Our Steering Group of Young People, supported by staff, will be fundamental to the project. The confidence, learning and sense of achievement they will derive from being involved from the outset

through to final outcomes, cannot be underestimated. Young people with care experience can appear de-sensitised to cost – they have become so dependent on help and support that they struggle to understand financial management. They can struggle with independent living skills. We want young people to be involved in every aspect of planning and decision making, understanding that difficult choices will have to be made, especially when the unexpected happens as it will.

A crucial element of this venture is the quality of individuals who will create and eventually work within the building and we will only use individuals with a proven track record of developing trusting relationships with vulnerable young people. With the exception of speech and language therapy, the services we have planned to deliver are all accurately costed because they are professionals we currently know or work with. In addition, a number of our current staff are qualified in various professions such as: counselling, substance misuse, sports coaching, hair and beauty therapy, decorating, building, plastering, engineering, alternative therapies, photography, art/drama therapy and outdoor activities. A number are part-time with us and can extend their working week to provide some of the services we have planned.

## **Section 5: Level and nature of support**

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

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

We only became aware of this property on 11<sup>th</sup> May 2020 during COVID 19 lockdown and it would be disingenuous to suggest that we have completed a full community consultation exercise. It is for this reason that we have revised our application from a request to purchase to a request to lease. Community development activities will be essential to ensure the community is behind this new venture. We are happy to engage in a full programme of consultation as soon as it is safe to do so.

However, the concept of our Education Hub is not new, before Barnbrock Farm became available we secured planning permission from Renfrewshire Council to create a much more modest project by converting a piggery we already own which was underpinned by a robust consultation exercise.

Since January 2018, we have consulted with and received support from 3 Community Councils, the local trades association, local groups/churches, Councillors, MPs, MSPs, the Scottish Government, referring agents, staff and some neighbours . We listened to and took account of local opinions about an Education Hub situated in Ladysmith Road. Now that Barnbrock Farm has become available we believe it is more ideally placed to minimise disruption and maximise benefit to our young people and the surrounding local communities.

Service users shared their views about the activities and facilities that would help them the most which included a training kitchen, an internet café, a sensory space, a community garden, and the possibility of workshops to help them acquire new skills to get a job.

We are also supported by the Scottish Government and received a note of support for our new venture from John Swinney, Deputy First Minister and Cabinet Secretary for Education and Skills which we have attached.

Since January 2018 the following consultation exercises have taken place

- Four consultation exercises with the full staff team

- Three consultation exercises with service users, one in each service
- The Board Development Day comprising young people, volunteers, staff, managers, Board members providing an opportunity to vote
- Structured conversations with 10 individual service users representing all services
- Visits to 3 community councils and discussion with the local trades association
- Visits from 2 local councillors
- Discussions with the Scottish Government

Below are some of the comments we have gathered from young people, staff and the Board

- *"The ACE SPACE could fill up the shit space in my life!"*
- *"Could we have a sensory room – it could help me chill when my 'heid's fried"*
- *"This is the potential pathway to happiness"*
- *"A gym is essential if you want healthy young people. It helps channel any frustrations and anger into a productive hobby, equals healthier, stronger and disciplined young people"*
- *"It can help to re-connect me to my world. I want to be like other peas in the pod"*
- *"We need somewhere that's ours; where we can do everything in the same place so we can find our way out of this shit storm"*
- *"I want to get into thinking I could go back to college – I've got the potential to be a chef but I need help to keep out of trouble and get back in"*
- *"I've been dingied so many times by the system, I'll gie anythin a go"*

#### Staff members

- Will help young people like myself to love, care and educate themselves – give them more choices, give them confidence and self-pride (lived experience staff member)
- I think the ACE SPACE would benefit the traumatised youth that don't have access to basic mental health services (lived experience Intern)
- Can't rain all the time – ACE SPACE is an umbrella and an escape in a safe place with people who care (staff member)
- The ACE SPACE is their place - to learn, share and be cared for (staff member)
- Help us to create a safe, nurturing environment to enable our young people to grow and move on with their goals in life (staff member)
- The ACE SPACE will provide beneficial skills that will help young people achieve a better future and lay foundations for a positive life (staff member)
- There is no single solution to some of the difficulties our young people face – we need a menu of choices that allow us to put together a unique package of support for every young person, depending on their individual needs. (Board Chair, former Head of Residential Child care)

## Section 6: Funding

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

*You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and*

*donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants*

Up-2-Us has twelve years' experience of successful financial management of our charity and has grown from two employees in 2008 to 45 employees in 2020. We started by supporting ten young people for one local authority and now provide services for 100 children and young people across the West of Scotland. As a non-profit making organisation, our financial objective is to break even – any additional revenue we generate is re-invested in our young people's services, staff or improving our capital assets. In the last two years our owned property has increased in value by £197,000. We also have a proven track record of attracting funding and have been supported by the Scottish Government for many years. We are currently supported by the Big Lottery, the CORRA foundation, and have recently secured £68,500 from the Robertson Trust for our Education Hub.

After ten years of basing ourselves in East Kilbride, we have recently vacated our headquarters premises in Edinburgh House, saving an annual rent of £17,000 plus £6,000 utilities. We have downsized to an administration base costing only £6,000 per year with all utilities included in order to create an organisational base and Resource Centre nearer to our residential units in Renfrewshire. We are offering the savings from our headquarters to lease Barnbrock Farm to demonstrate that we are serious about investing in Renfrewshire. Our audited accounts demonstrate that we are solvent and that the auditors are satisfied that we are a going concern despite the COVID 19 crisis. Our Board of Directors are confident that our cash reserves of approximately £500,000 will see us through the unexpected events of COVID and our capital assets of £497,000 provide a level of comfort.

We have planned our project carefully with the Board, staff and young people. The aim of this new business proposal is to use the resources and assets we currently own to create a new revenue stream; and to ringfence this new income to fund an Up-2-Us Resource Centre as a one-stop-shop which will be a unique resource for young people in care and in the community. We will achieve this by:

- Deploying cash reserves to convert our small office and sleepover facility to an additional independent living space for one young person in Shields Holdings in Howood for which we already have registration. This will provide a maximum potential income stream of £196,607 per year. We have committed to commence this work before the end of August 2020
- Applying to lease Barnbrock Farm through the Community Empowerment (Scotland) 2015 Act with the objective of purchasing the property after full community consultation and the income stream is fully operational
- Ringfencing the new revenue stream to create and run the Resource Centre from Barnbrock Farm.

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#### **Revenue Costings for the ACE SPACE**

The Steering Group will be supported to understand that a full programme of activities cannot be provided until the additional registered place in Shields Holdings is completed, occupied and generating a steady income.

In the first year, based on a projected income of £98,303.65 which represents a 50% occupancy of the additional residential placement, the basic roof and window repairs, kitchen and toilet refurbishment and decoration of the farmhouse will be completed.

We have not been able to obtain quotes for the essential works we envisage because of the restricted access as a result of COVID but our local partners have provided rough estimates and



believe our objectives are achievable in the first year. Should there be any delays with our additional income stream, we have cash reserves to fall back on.

We aim to use our experience to raise funds from charitable trusts and foundations alongside partnerships with local businesses to re-furbish and equip the workshop and activity spaces

In year two, based on a projected income of £119,000.00 which represents a 75% occupancy of the additional residential placement, young people have elected the following activities (with the exception of Speech and Language Therapy which is a staff suggestion to explore at only 3 hours per week)

Activity Co-ordinator	: £38,000
Counselling 2 days @ £35.00 per hour x 45 weeks	= £22,050
Speech and Language Therapy 3 hours @ £40.00 per hour x 45 weeks	= £5,400
Hair and Beauty Therapy 1 day @ £150 per day x 45 weeks	= £6,750
Alternative Therapy 1 day @ £150 per day x 45 weeks	= £6,750
Chef 1 day @£200 X 23 weeks	= £4,600
Trades Workshops 2 trades daily rate plus materials £500 x 12	= £6,000
Utilities based on professional advice and experience £1,500 per month x 12	= £18,000
<b>TOTAL</b>	<b>= £102,000</b>

## **Section 7: Other Supporting Documentation**

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

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



## Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited

### Appeal Documents:

2. Up2Us Ltd. CAT Request Form (pdf), 22/07/2020





**Renfrewshire  
Council**

**COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**

**ASSET TRANSFER REQUEST FORM**

**IMPORTANT NOTES:**

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

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

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

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

**When completed, this form must be sent to: -**

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

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

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

**1.1 Name of the CTB making the asset transfer request**

Up-2-Us Limited Scottish Charity Registration Number: SC039921

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

**Postal address:**

**Current Registered Address is:**  
Room E227, Edinburgh House, Righead Gate, East Kilbride, G74 1LS  
**New postal address from 21/07/2020 is:**  
Room 80, East Kilbride Business Centre, 14 Shroud Road, East Kilbride G750YA

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

**Contact name:** Mairi Tulbure

**Postal address:** Room 80, East Kilbride Business Centre, 14 Shroud Road, East Kilbride

**Postcode:** G75 0YA

**Email:** [REDACTED]

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**Telephone:** temporary landline [REDACTED] temporary mobile: [REDACTED]

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

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

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

	Company, and its company number is	SC346233
	Charity number is	SC039921
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	
	Community Benefit Society (BenCom), and its registered number is	
	Unincorporated organisation (no number)	

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

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

No

Yes

Please give the title and date of the designation order:

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

No

Yes

If yes what class of bodies does it fall within?

A Scottish Registered Charity

## Section 2: Information about the land and rights requested

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

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

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

All land and associated building registered under:  
Barnbrock Farm, By Bridge of Weir, Renfrewshire, PA10 2PZ

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

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

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UPRN:- Not known



**Section 3: Type of request, payment and conditions**

3.1 Please tick what type of request is being made:

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

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

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

**3A – Request for ownership**

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

Proposed price:- £

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

**3B – request for lease**

What is the length of lease you are requesting?

A minimum lease of three years

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

Proposed rent: £ 12,000 per year per month / year (delete as appropriate)

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

**3C – request for other rights**

What are the rights you are requesting?

Do you propose to make any payment for these rights?

Yes

No

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

Proposed payment: £

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

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**Section 4: Community Proposal**

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

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

Please see attached note section 4.1

## **Benefits of the proposal**

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

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

please see the attached note section 4.2

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**Restrictions on use of the land**

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

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

please see attached note section 4.3

**Negative consequences**

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

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

please see attached note section 4.4

**Capacity to deliver**

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

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

please see attached note section 4.5

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## Section 5: Level and nature of support

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

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

It should be noted that Up-2-Us only became aware of this property on 11th May 2020 when it appeared on Galbraiths property website in the midst of COVID 19 lockdown. Like many organisations, we were preoccupied with the emergency measures in response to the Corona virus and it has not been possible to work with our local communities and our community of interest on this specific proposal within this timescale you have set.

However, we have been working since January 2018 on the concept of creating a dedicated space for our service users which improves their physical, psychological and emotional wellbeing and helps them to move towards becoming effective contributors to the economy and their communities.

We consulted widely with the local communities around Howood, Kilbirnie and Lochwinnoch before we applied for planning permission to convert a piggery on Shields Holdings in Ladysmith Road which we own. We received very positive support from the community although our immediate neighbours had reservations and we secured £68.5k from the Robertson Trust for this project.

We are proposing to locate our Education Hub in Barnbrock Farm as a far superior option because of the extensive space, resources and facilities we could create from this location

please see attached note section 5.1 for the efforts we have made to consult on the concept of an Education Hub

**Section 6: Funding**

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

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

Please see attached note 6.1

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## **Section 7: Other Supporting Documentation**

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

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

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

## Signature

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

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

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

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

Name Mairi Tulbure

Address Lawknowe Cottage, Udstonhead, Strathaven, ML10 6SX

Date 22nd July 2010

Position CEO

Signature Mairi Tulbure

Name Jim Watson

Address 

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Date 22nd July 2020

Position Chairman Up-2-Us

Signature Jim Watson

## **Checklist of accompanying documents**

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

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

Memorandum and Articles

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

Barnbrock Farm Brochure

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

Provided as a separate note

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

Provided as a separate note

### **Section 5 – evidence of community support**

This work has not been possible due to COVID 19 but extensive consultation was carried out in 2018

### **Section 6 – funding**

Audited Accounts 2018 - 2019 and June Bank Statement

### **Section 7 – Supporting Documentation**

It has not been possible for the Board to meet before this deadline. Once the Business Plan is agreed by the Board, it will be forwarded



Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited



Appeal Documents:

3. Up2Us Ltd. Business Plan, 25/09/2020





*Love2Care*

# Up2Us Business Plan

## THE ACE SPACE

Company Name: UP-2-US  
Address: Room 80,  
East Kilbride Business Centre,  
14 Stroud Road, East Kilbride, G75 0YA  
Telephone number: 01355 263358  
Legal Status: Registered Charity SC039921

Document Version:	4
Date:	25/09/2020
Completed by:	Mairi Tulbure CEO

### Our Vision Statement

*Our purpose is to achieve better life experiences, better life chances and better wellbeing outcomes for the young people in our care and in the community by using our collective skills, knowledge, energy and experience – as one strong, innovative and effective team*

Board Development Day January 2019

### Our Values and Principles

As a relationship-based charity, with a responsibility to promote, support and safeguard children and young people's wellbeing, service users can expect us to live by our agreed values and principles which are:

- the needs and rights of young people are at the centre of everything we do
- we build relationships with young people at their pace, and we never give up trying
- relationships with young people are based on love, compassion, honesty, trust, respect and dignity
- we focus on strengths and offer support through challenges. We do not judge, blame or reinforce negative labels
- our decisions and actions are consistent and based on our understanding of trauma and difficulty
- We actively seek the views of young people about decisions that affect their lives to help them find the right solutions
- We work in partnership with young people, parents, families and other professionals as part of a co-operative and co-ordinated team

Up-2-Up Full Staff Meeting May 2018

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## 1. Introducing Up-2-Us

Up-2-Us is a medium sized registered charity, with an annual turnover of approximately 1.5 million and a staff of 45 practitioners and managers, governed by a professionally experienced Board of Directors.

We provide intensive, holistic and child centred services, supporting approximately one hundred young people aged 12 – 26 each year who have experienced childhood trauma and are:

- looked after at home or in a local authority or third sector care unit;
- residing in one of our own residential care homes;
- in secure accommodation;
- in prison;
- in transition from any of the above;
- coping with trauma alone in their communities with no support.

Young people with adverse childhood experiences can struggle and falter in their journey to adulthood. Those who have not regularly experienced the appropriate conditions for healthy growth and development, understood in Scotland as the eight indicators of wellbeing rely heavily on professionals as their network of support to promote, support and protect their wellbeing.

- Safe:** protection from danger, harm and exploitation;
- Healthy:** a healthy environment and support to access services;
- Achieving:** encouragement to learn and succeed;
- Nurture:** positive attachment, warmth, and love;
- Active:** support to engage with activities that stimulate body and mind;
- Respected:** respected and respectful adults who model and actively encourage effective communication;
- Responsible:** consistent boundaries, structures and expectations of behaviour;
- Included:** positive connections to their wider families and communities;

Up2Us develops and maintains trusting and lasting relationships with children and young people for as long as it takes from where they are to where they need to go. We help individuals come to terms with past trauma; build skills and strengths; develop resilience; and increase capacity to function independently within families, homes and communities. This includes practical support to navigate the difficulties of: living in care; substance misuse; mental ill-health; homelessness; skills deficits and unemployment; childhood abuse; domestic violence; sexual exploitation, poverty and anti-social behaviour.

As a third sector partner, our unique selling point is that we engage with young people that other professionals cannot reach, we never give up and we stick with young people no matter what their circumstances and no matter how long it takes. Our service users can live chaotic lives with frequent moves across local authority and health board boundaries. We break down barriers and work across professional and geographical boundaries throughout the West of Scotland.

***Crucially, we are not driven by financial cost or profit, but by the human cost to individuals and communities of failing our most vulnerable children and young people.***

Our annual inspections by the Care Inspectorate routinely reflect the fact that we stick with children and young people for as long as it takes to improve their lives. Our longest standing relationships reach back to the beginnings of the organisation; there is no time limit on our support, we are there for as long as we are needed.

## **2. What we have learned about traumatised young people**

The lives of the young people we work with across the three services are so complex and multi-faceted that no matter how well intentioned, the various interventions accessed via complex routes in health, education, employment, housing, and social work services can have little traction. This year we welcomed a 17 year-old to our independent living unit who told us it was her 53<sup>rd</sup> placement and she had never attended secondary education. Others report having too many changes of secondary school, moving up to ten times. The young people we work with have experienced multiple changes of carer, teacher, social worker, doctor, CAMHS worker, drugs worker, youth worker, psychiatrist and prison officer. These young people are the product of their childhood experiences which can include: insecure attachments, parental physical or mental ill health; domestic violence; violent crime; drug and alcohol abuse, or poverty and neglect, and they are ill equipped to establish functional relationships. It is no wonder that they find it difficult to engage with services who are trying to help, and it is no surprise to us that so many struggle to maintain relationships with adult professionals or sustain the plans designed to support their recovery from childhood adversity and trauma.

And when they fail to attend appointments, they are either dismissed from the service or returned to the bottom of the queue and the revolving door continues. We pick them up, we carry on with our support programme and we help them back to the point where they recognise they need specialist health, education, housing, or community support and they re-join the queue.

Collectively, we are failing too many young people and the human cost is too great. We want to take responsibility for the hundred young people we work with each year and see if a fresh approach could change the trajectory of the ~~Page 56 of 78~~ than ferrying young people to appointments and programmes which they will attend an average of 3 times, we want to create a Centre of Excellence with a range of accessible services designed to address their holistic needs. The ACE SPACE will offer personal and professional development opportunities from a familiar place with adults they know and trust; where they feel safe, valued and respected. We want to encourage young people who are struggling to cope with past experiences of childhood adversity, to develop a sense of purpose, and self-worth, offering hope and practical help. Our aim is to give traumatised young people a reason to get out of bed and move on with their lives.

### 3. Business Aims and Objectives

#### Our Business Aim:

To create a unique provision in the West of Scotland, building on twelve years of successful engagement, which will help to change the life trajectory of traumatised and vulnerable children and young people by creating a resource centre capable of meeting their holistic needs.

#### Our business objectives:

- to secure an existing property, through the Community Empowerment Act for the purpose of locating and creating a Centre of Excellence (the ACE SPACE) for young people which will provide the range of services they need in one place;
- to deploy an existing capital award from the Robertson Trust of £68.5k and our own capital reserves if necessary, to upgrade the property to a standard which will meet our requirements for a headquarters base and a resource centre for young people
- to raise additional funding through the Big Lottery and the Robertson Trust up to a maximum of £400,000.00 to ensure that the right mix and quality of services can be delivered for the first three years
- to develop symbiotic relationships with our local community which will benefit children, young people, families, businesses and the local economy
- to create an additional independent living accommodation in Shields Holding under existing registration arrangements, with a maximum potential income stream of £196,607.00 per annum which will be ring fenced to ensure the sustainability of the Resource Centre
- to own the Resource Centre within three years

The Centre and all development programmes will be available to all of our service users, whether living in care or in the community.

### 4. THE ACE SPACE

The ACE SPACE will provide unique access for young people facing multiple challenges to benefit from personal and professional development opportunities which will facilitate positive progress towards a better quality of life including:

- recovery from trauma;
- personal and professional development;
- skills for independent living;
- skills for work;
- improved physical, emotional and mental wellbeing.

Our young people and staff constructed a list of activities which should be included in a resource centre that meets their holistic needs, which are:

- therapeutic interventions including one-to-one counselling, speech and language therapy, art therapy, substance misuse support programmes, anger management etc;
- positive wellbeing activities such as massage, reiki, aromatherapy, mindfulness, hair and beauty therapy, colour therapy;

- sports, games, fitness and leisure activities;
- outdoor activities including survival skills, foraging, gardening and grounds maintenance;
- arts, crafts, drama and music therapy workshops;
- training courses and groupwork such as parenting, citizenship, and tenancy
- a training kitchen and community garden to learn the basics of independent living and as a catering base for young people engaged in group and enterprise projects;
- an internet café to deliver courses in IT and using IT such as: the European Driving License; banking and money management; and house maintenance
- skills for work training in: plumbing, electrics, joinery, decorating, mechanics, hair dressing, beauty therapy, gardening and catering;
- enterprise projects for young people such as furniture upcycling, bicycle repairs, bake sales, coffee mornings, gardening and woodworking;
- community projects such as an elderly lunch club, second-hand swap shop, pop up cafe;
- a meeting space for young people to participate in consultation exercises and the decisions that affect their lives;
- a meeting space for professionals to engage with young people either individually or in groups;
- a family contact facility that could include games, films, cooking and eating together;
- cultural celebrations, productions, presentations and award ceremonies;
- a sensory room to chill, calm, process and let go in privacy.

The business will achieve this by utilising an existing resource which is situated in a perfect location, and ideally constructed for our purposes of creating a headquarters base and a Resource Centre with multiple purpose workshops, a training kitchen, camping facilities which would allow residential experiences, and outdoor space which could be utilised in many and varied ways.

## 5. Evidence of Need

The Centre for Excellence for Children's Care and Protection (CELCIS), reports that although 95% of all children and young people who are looked after at home or in care, have care plans in place, a staggering 74% of young people leaving care in 2017 were not in education, training or work, engaged with throughcare services and for a significant proportion, there was no recorded information because they had disappeared from the system entirely. If there were 14,500 children and young people who are looked after in Scotland, we can expect that 10,700 will leave care with no positive prospects.

Up2Us is a specialist service working with this group of young people and these figures concur with our experience and the evidence we have built up over the last 4 years using our strengths and resilience monitor and wellbeing assessment tool.



## What we know about the young people who use our services

- The lowest ACE (Adverse Childhood Experience) score we recorded last year was 8 out of ten
- 81% of young women have a diagnosis of mental illness or personality disorder
- 88% of all service users report anxiety and a third, issues around weight
- 85% experience difficulties with substance misuse
- 37% of female service users are young parents, 32% of whom have lost parental rights which adds to their sense of grief and loss
- Almost 50% of young women have experienced sexual abuse or exploitation and the same proportion domestic violence
- 94% of young men are referred through the children's hearing system or youth justice
- Less than 20% of all service users have engaged with education
- 100% of our service users are experiencing two or more of these issues on a daily basis
- Two of our young people have lost their lives in the last year

## 6. Consulting with Stakeholders

### Participation of Young People

We have engaged young people in the concept of creating a space for themselves where they belong, which they designed, they own, and they run. Our consultation programme with our young people in care, in the Time for Change gender support programme, The Happiness is Homemade project, and the Community Prevention programme has indicated that a dedicated ACE SPACE may be the answer and it is certainly worth making the effort to try. Some young people have visited the outside of the farm and a cross section have designed the programme of activities.

### 2018 Consultation

In January 2018 Up2Us consulted on a more modest proposal to explore community support for a Resource Centre situated on owned property in Howood. In 2018, we completed the following consultation exercises

- four consultation exercises with the full staff team
- The Time for Change Development Day
- The Houses Development Day
- Three consultation exercises with service users, one in each service
- The Board Development Day comprising young people, volunteers, staff, managers, Board members
- Structured conversations with individual service users representing all services

Below are some of the comments we have gathered from young people, staff and the Board

- *"The ACE SPACE could fill up the shit space in my life!"*
- *"Could we have a sensory room – it could help me chill when my 'heid's fried"*
- *"This is the potential pathway to happiness"*

- *"A gym is essential if you want healthy young people. It helps channel any frustrations and anger into a productive hobby, equals healthier, stronger and disciplined young people"*
- *"Can't rain all the time – ACE SPACE is an umbrella and an escape from yourself in a safe place with people we know care"*
- *"It can help to re-connect me to my world. I want to be like other peas in the pod"*
- *"The ACE SPACE is our place - to learn, share and be cared for"*
- *"We need somewhere that's ours; we might find a way through this shit storm not told to do things"*
- *"I want to get into thinking I could go back to college – I've got the potential to be a chef but I need help to keep out of trouble and get back in"*
- *"I've been dingied so many times by the system, I'll gie anythin a go"*
- Will help young people like myself to love, care and educate themselves – give them more choices, give them confidence and self-pride (lived experience staff member)
- Help us to create a safe, nurturing environment to enable our young people to grow and learn their goals in life
- I think the ACE SPACE would benefit the traumatised youth that don't have access to basic mental health services (lived experience Intern)
- The ACE SPACE will provide beneficial skills that will help young people achieve a better future and lay foundations for a positive life
- There is no single solution to some of the difficulties our young people face – we need a menu of choices that allow us to put together a unique package of support for every young person, depending on their individual needs.

### **Barnbrock Farm Consultation**

Following submission of our Community Asset Transfer Application, Renfrewshire Council requested that we engage in consultation with the two closest Community Councils: Lochwinnoch and Bridge of Weir; and the Lochwinnoch Development Trust.

This task was undertaken within the restrictions of the COVID 19 global pandemic, at the point when a second wave and further restrictions had been announced. As a charity delivering essential support to vulnerable people, this is a challenging time for us and the community councils also report being under pressure to support the elderly and vulnerable in the community. COVID 19 has created a general anxiety, and those who are not engaged directly in trying to mitigate against the impact on the most vulnerable, are experiencing anxiety about their health, jobs and finance.

Discussions took place with representatives from each of the community organisations who expressed interest but reported difficulties in facilitating a meaningful consultation exercise for the following reasons:

- Face-to-face group meetings have been postponed until the spring of 2021
- The Lochwinnoch Community Council has had two digital meetings in June and July, but reported technical challenges in achieving a quorum and cannot help at this time
- The Lochwinnoch Development Trust, although very willing, report difficulties in bringing a group together at this time
- The priority for Community Councils is supporting local residents, particularly the elderly and vulnerable, with the practical challenges of COVID 19

The CEO engaged representatives of the two Community Councils and the Lochwinnoch Development Trust with the concept, benefits and challenges of our proposal and received a favourable response. Lochwinnoch community representatives saw the project as a positive response to disadvantaged young people which would also have community benefits, their responses are below:

*"I'm 100% behind this idea. It could really help young people"*

Lochwinnoch Community Council

*"I think it's a really strong idea, and I believe people would get behind it"*

Lochwinnoch Community Development Trust

Initial responses from two community representatives may not be sufficient to reassure Renfrewshire Council of the support for the work we do and this proposal is predicated on sharing the skills, experience and resources in the community, with disadvantaged young people. However, we have been based in Renfrewshire for more than ten years, with houses in Howood, Lochwinnoch and Kilbirnie, and we have built relationships with the two local authorities and local businesses who have already agreed to support our project. We run a dedicated community project for East Renfrewshire Council, supporting up to 25 young men through the intensive support team.

The owner of Boilers and Bathrooms based in Lochwinnoch knew we were looking for premises, and informed us of the proposed sale of Barnbrock Farm. Through this young business we have developed relationships with local roofers, joiners, electricians, builders, decorators and landscapers all within Renfrewshire. We have been offered the roofing repair for Barnbrock at a cost price of labour, and fair rates for installing the kitchens, heating, bathroom and toilet facilities in the main building. All of these trades are extremely generous with their time and the rates in recognition of the charitable work we do. Between these connections, our current employees, and the independent providers we use, we currently have access to a variety of skills to set up our resource centre.

A key objective of this project is to expand relationships between Up2Us and the community by exploring mutual benefits. We believe it would be an invaluable experience for young people to understand citizenship and being a good neighbour in practice as well as and the concept of good neighbours from practical experience as well as their Personal Development Awards. Some of the ideas we intend to explore with the community as soon as we can are as follows:

- Paying local businesses and professionals to deliver a programme of skills workshops for young people throughout the year and building relations to improve work experience opportunities
- Employing local professionals to offer the personal development and therapeutic activities wherever possible
- Offering free workshop space to business start-ups or lone traders who are struggling to cover overheads, in exchange for sharing their skills with our young people.
- Free doggy day care, grooming and walking for those on a low income
- A befriending service and mobile lunch club for elderly members of the community
- Arts and crafts events driven by the interests of the community

We recognise that a full consultation exercise is an outstanding task that must be achieved and Up2Us is confident in our ability to recruit community support. We would ask that Renfrewshire Council takes cognisance of the unusual circumstances we find ourselves in, and our lack of meaningful engagement with our local community cannot be interpreted as a reflection of our commitment, or the merits of the project, but much more about the unprecedented context in which we were asked to consult. As soon as it is safe and legal to do so and within COVID guidelines, Up2Us will engage in a comprehensive consultation exercise to reassure ourselves, elected members, officials and local residents that our proposal will bring real benefits and additionality for disadvantaged young people and the community.

Consultation would include:

- Face-to-face meetings with Lochwinnoch and Bridge of Weir Community Councils, and Lochwinnoch Development Trust
- Meetings with local businesses
- An open public meeting to explore potential support, concerns or anxieties about our Barnbrock Farm proposal
- Meetings with local children and young people's community groups such as young farmers, guides, cubs, scouts, youth groups, Renfrewshire Council Leisure and Community services to explore whether the Resource Centre could benefit the wider community of young people
- Meetings with adult community and activity groups to explore ways of working together
- Within sixteen weeks of the entry date, Up2Us would hold an Open Day event in Barnbrock Farm for the local community, to build relationships and recruit support

## 7. Up-2-Us Human Resources

Up2Us is an experienced organisation which attracts skilled and qualified employees and volunteers. The Board of Directors are mainly retired professionals but not exclusively.

Board of Directors

- 1 x Former Head of Service Children and Families Social Work
- 1 x Former Head of Adult Services and Criminal Justice Social Work
- 1 x Forensic Psychiatrist (prisons)
- 1 x Child and Family Lawyer (former Children's Reporter)
- 2 x Company Directors (recruitment and retail)
- 1 x Research Fellow Criminology

The Company Secretary and CEO has more than thirty years' experience of setting up, and managing new services for vulnerable children, young people and adults in the statutory, and third sectors. She has a business degree and a Masters in Public Policy. Between 2006 – 2008 she was employed by the Scottish Government as the national Programme Manager for Getting it right for every child.

The Depute CEO and Operations Manager has more than thirty five years' experience in children's services in the community and residential care. She is one of the founder members of Up2Us and is qualified in social care and management.



The forty three staff employed by Up2Us come from a variety of backgrounds and offer a mix of ages, gender, qualifications, experience and skills. Up2Us benefits from experience in: childcare; the building trades; painting and decorating; mechanics and engineering; hairdressing/beauty therapy; alternative therapy; catering; counselling; photography; graphic design; outdoor education; sports coaching; drama, art and music; business management; training; psychology; law; finance, politics; and change management, as well as lived experience of being looked after and accommodated.

In addition to the staff on payroll, we commission additional professional services including psychotherapy; assessment and planning for ASD; counselling; accounting; the building trades; landscaping; specialists in sprinkler systems, drainage, fire alarm systems, security; and we maintain positive working relationships with all.

## **8. Up-2-Us Financial Status and Management**

The annual audited accounts for Up2Us are testament to a successful business model for a non-profit making organisation with a turnover of 1.5 million pounds. Our financial objective is to break even: generating income from some services; raising charitable funds for others; and reinvesting any surplus into the organisation each year. We are registered with Companies House and OSCR and meet the requirements of both. In twelve years, the business has grown from three employees, to forty-five, amassing capital assets of £437,000 and current cash reserves of approximately £500,000.

Our objective is to own Barnbrock Farm to establish permanent roots in Renfrewshire and expand the range of services we offer. However, in view of the unprecedented circumstances of COVID 19, which include significant restrictions on business and leisure activities, as well as the economic uncertainties of a global pandemic, the Board of Directors have elected a phased approach to our new development.

Up2Us proposes to lease the farm property initially for an annual sum of £12,000 investing capital into the fabric of the building which will enable the organisation to develop and diversify the range of support services offered to children and young people. Depending on timescales and where we are with COVID 19, the first phase of the development will be achieved using existing staff resources and the contractors who have supported us thus far through COVID. As restrictions ease and more social mobility and interaction becomes possible, we will expand our community connections to develop and grow the programme of activities on offer.

The property was placed on the market for offers over £350,000 which is the purchase price we are working to. We would like to own the property within three years, but we are happy to progress the sale earlier if circumstances allow.

Our current funders, the Big Lottery, and the Robertson Trust have each expressed an interest in investing in the running costs of our new proposal, and both have encouraged us to submit funding applications. These charitable foundations are very experienced in the field of children's services and both recognise that our ACE SPACE has the potential to support an unmet need for very vulnerable young people recovering from trauma. We cannot submit funding applications until we have written confirmation that our proposal for Barnbrock is acceptable to Renfrewshire Council as the project is dependent on the building. We are known to both funders and they have offered reassurance that the project meets their strategic objectives and suggested applications of up to £50k per

year, the Big Lottery for three years, and the Robertson Trust for five years. This will bring a total fund of £400k to invest in our Renfrewshire project.

## 9. Our Plans for Barnbrock Farm

The potential of Barnbrock Farm as a resource centre to support the needs of vulnerable young people is limited only by people's imagination. Every corner of the buildings and land could be put to excellent use and benefit so many people, even change lives. Our aim is to establish a resource centre which offers a unique mix of activities and opportunities.

Some of our young people have driven up to see the building with staff and they too can see a huge potential. An internet café has been a consistent request which is possible, within the existing wooden structure, and the sensory room they've always wanted to help them process trauma, would be ideally situated at the end of the L shape. When they saw the Piggery they thought it would make a fantastic cinema room, and some of the boys thought the Barn would be ideal for the mechanics workshops, with room on the other side of the farmhouse for a wood workshop.

The campsite is an exciting addition which would facilitate residential experiences for young people based on some of the common challenges they face as a result of their childhood experiences. Our ultimate aim as we grow into the building would be to offer week-long residential holidays for vulnerable young people to help re-set their future life pathway.

As we become established, we would hope to widen the access from Up2Us and the community, into the local authorities, and national representative bodies such as Who Cares.

Our plan is to start with the 100 young people we work with to explore and establish the right mix of personal and professional development experiences using evidenced based research and our own relationship-based practice. We want to be able to adapt and evolve as young people show us the way forward with what works best. Within five years, we hope our young people will be consistently moving into paid employment, some with our own organisation, running community enterprises and projects which benefit the local community.

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## 10. Operational Objectives

### Year 1 Objectives:

- Steering Group in place
- Funding package confirmed (or budget from reserves)
- Building up and running
- Headquarters base established
- Community support secured
- Initial personal and professional development programme in place
- Campsite in limited use for trial leisure activities only
- Café used for limited enterprise activities
- Planning, groundwork, and planting for Community Garden

## Year 2 Objectives:

- Young people's skills development programme evolves to weave in more skills from the community
- Community integration activities on offer (lunch club, befriending)
- Campsite in use for trial weekend residential workshops
- First yield from Community Garden
- Internet Café staffed by young people running regularly
- All services designed by young people available

## Year 3 Objectives:

- Community enterprises up and running based on young people's interests and skills
- Outdoor spaces developed to provide leisure activities
- Full programme established, reviewed and revised by young people
- Internet Café established and open to all young people
- First residential holidays offered outside of the organisation
- Property is owned by Up2Us

## 11. Set up Costs for ACE SPACE

We have not had the opportunity to survey the property with the tradesmen who would carry out the work, but they have been consulted based on the plans. The roofer, plumber and IT installation engineer have visited the outside of the property.

### Phase 1 First 12 Months

The timeframes are estimated based on our experience of the trades we use and their commitment to our charity, but timescales would also be dependent on the entry date, the season, and where we are with COVID 19 restrictions.

Within the first 12 months, Up2Us aims to bring the building up to a standard that we can use as a headquarters base, able to deliver the initial personal and professional development programme that we currently have access to. Our aim is that all works will give young people the opportunity to learn and assist

- Establish the building as wind and water-tight
- Essential facilities kitchen and toilets
- Install networking facilities throughout the building, as extensively as budget allows
- Windows replaced, repaired
- Cost efficient heating system throughout the main building
- Decorate to usable standard
- Flooring fitted

Job	Price	Timeframe
Roof Repair Cost price of labour	£2,500.00	Within 6 weeks of entry
Drainage	Unknown	Assessment within 6 weeks
IT Networking	£15,000.00	Within 12 weeks of entry
Heating System Boiler and radiator replacement	£7,000.00	The current heating system has not been assessed - functioning heating within 12 weeks
Window Replacement Timber frame	£10,500.00	Within 24 weeks of entry prioritised by state of repair
Kitchen	£5,000.00	Within 24 weeks
Toilets x 4	£8,000.00	Within 32 weeks depending on state of repair
Decorating	£5,000.00	Following window and heating works
Flooring	£9,500.00	Following window and heating works
<b>TOTAL</b>	<b>£62,500.00</b>	
<b>Project Works</b>		
Outside painting	Volunteer labour	Within 36 weeks
Grounds Maintenance Work	Volunteer labour	Within 36 weeks
Community Garden	Volunteer/ Community project	Within 36 weeks

## 12. Running Costs for ACE SPACE

Up2Us runs two community teams with an existing range of skills and experience. Both teams will be based in the Resource Centre and from the point the building is habitable we will immediately be able to deliver the following within our existing budget:

### Group sessions

- Making Monday's,
- Walking Wednesdays,
- Therapeutic Thursdays
- TGI Friday Lunch Club

### One-to-one sessions

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- Hair and Beauty Therapy
- Alternative therapies
- Workshops in anger management, anxiety management, mindfulness
- Substance misuse support service
- Parenting classes and workshops
- Photography
- Graphic Design
- Gardening

The Steering Group will be supported to understand that we must operate within the restrictions and guidance of COVID 19, planning each activity and participation, to comply. Based on initial discussion with the Big Lottery and the Robertson Trust, we project an income of £100,000.00 for at least three years,



ACE SPACE Co-ordinator	: £45,000
Counselling 2 days @ £35.00 per hour	x 45 weeks = £22,050
Speech and Language Therapy 3 hours @ £40.00 per hour	x 45 weeks = £5,400
Hair and Beauty Therapy 1 day @ £150 per day	x 45 weeks = £6,750
Alternative Therapy 1 day @ £150 per day	x 45 weeks = £6,750
Chef 1 day @ £200	X 23 weeks = £4,600
Trades Workshops 2 trades daily rate plus materials	£500 x 12 = £6,000
Rent for building space @ £1,000.00 per month	x 12 = £12,000
Utilities based on professional advice and experience	£1,500 per month x 12 = £18,000
<b>TOTAL</b>	<b>= £102,000</b>

### 13. Managing the ACE SPACE

The programme of activities delivered from within the ACE SPACE will be managed by a Steering Group of young people, supported by an Activity Co-ordinator with representatives from the local community. Young people will be engaged in every aspect of managing the building, including: internal fittings, furnishings and equipment; financial costs and decision making, selecting service providers; and monthly reporting to the Board. Our consultation exercises with young service users and staff has resulted in an initial programme of activity for the ACE SPACE

### 14. Contingency Planning

Our latest accounts are about to be audited but early indications suggest that our out turn for financial year August 2019 – July 2020, shows a surplus of around £100k. Although we are experienced and successful in fundraising; and have shared our CAT application with both funders who are very keen, we understand that there are never any guarantees of securing external funding to support the running costs.

Up2Us is prepared to utilise cash reserves to cover unexpected set up costs and the running costs in the initial stages so that community benefits can be realised as quickly as possible. We will continue to apply for financial support from charitable trusts and foundations.

Our additional independent living accommodation will ultimately fund the running costs and we know from the referrals we receive that this type of accommodation is requested by local authorities. We also know that this type of space is required longer term for young people to develop independent living skills in a quiet, rural location

under close supervision of experienced staff which will result in a steady income. We have already received enquiries about this space and do not envisage any difficulty in having it occupied. This modest build, converting office space into this provision will be brought forward as a priority to underwrite our plans for Barnbrock.

We would aim to purchase the property for £350,000 within three years, but are happy to proceed earlier, should circumstances allow. Our credit rating is high, and we can raise a mortgage against existing capital assets. We would not envisage any difficulties in securing a mortgage for the property at the point we are ready to purchase.

For more information contact:

Mairi Tulbure

Email: [REDACTED]

Tel: [REDACTED]

Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited

Appeal Documents:

4. Up2Us Ltd. Purchase Offer, 26/10/2020





## Joe Lynch

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**From:** [REDACTED]  
**Sent:** 26 October 2020 21:54  
**To:** Frank Hughes; Joe Lynch  
**Subject:** Barnbrock Farm  
**Attachments:** Business Plan.docx; Letter signed by the Chair.jpeg

Frank

I am very sorry for the delay in getting this to you, but my time is not my own at the moment and every day is different than you expect it to be. The demands for our services are increasing, staffing is under pressure with shielding, positive testing and self-isolating. Three of our staff have lost their parents to the virus and we are working across the West of Scotland which is complex to say the least. My priority has to be to keep young people and staff safe and my normal day job suffers.

The Board have approved the business plan and the costs are as realistic as I can get them at this point. Our proposed purchase price is £350,000 plus we will invest upwards of £60k in the fabric of the building and pay a total of £36k in rental if we lease for the full three years.

I understand that the community consultation is outstanding but I hope we will not be too harshly judged in these unusual times.

I look forward to hearing from you in due course

Thanks and kind regards

Mairi Tulbure  
CEO Up-2-Us

[REDACTED]



Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited



Appeal Documents:

5. Up2Us Ltd. Support Letter DFM, 11/10/2018



Deputy First Minister and Cabinet Secretary for  
Education and Skills  
John Swinney MSP



Scottish Government  
Riaghaltas na h-Alba  
gov.scot

F/T: 0300 244 4000  
E: dfmcse@gov.scot

Mairi Tulbure  
Up-2-Us

11 October 2018

First of all apologies for the delay in getting this letter to you.

It was good to speak to you recently and hear about the good work Up-2-Us do for vulnerable girls and women. I am aware that Scottish Government provide funding through the Youth Justice team and the CYPFEIF/ALEC fund.

I have noted your continued efforts to gain funding to enable your organisation to transform an unused barn into an Education and Training hub. I wish you well with your on-going funding applications and please find a quote of support for the work you deliver.

*"Up-2-Us provide excellent support to vulnerable young women, improving their capacity to achieve, nurture, become active, respected, responsible and included and addressing their wellbeing. We recognise there are gender differences and that gender specific approaches should be strengthened, where appropriate. I, therefore, welcome the dedicated work provided by Up-2-Us which supports the Governments preventative agenda and delivery of the Youth Justice Strategy through improving life chances for young women."*

I wish you and Up-2-Us all the best for the future.



JOHN SWINNEY

Scottish Ministers, special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See [www.lobbying.scot](http://www.lobbying.scot)

St Andrew's House, Regent Road, Edinburgh EH1 3DG  
[www.gov.scot](http://www.gov.scot)





Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited

Appeal Documents:

7. CAT decision letter to Up2Us, 13/01/2021





## Joe Lynch

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**From:** Joe Lynch  
**Sent:** 13 January 2021 17:25  
**To:** Mairi Tulbure  
**Cc:** Frank Hughes (frank.hughes@renfrewshire.gov.uk)  
**Subject:** BARNBROCK FARM  
**Attachments:** 20210113 Decision Letter.pdf; Barnbrock Farm Plan.pdf

Hi Mairi,

As discussed earlier, I attach herewith our Decision Letter. A hard copy will be posted.

Regards,

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](mailto:joe.lynch@renfrewshire.gov.uk)**



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**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.



**Finance and Resources**  
**Director: Alan Russell CPFA**  
Renfrewshire House, Cotton Street, Paisley PA1 1JB  
[www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)



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.

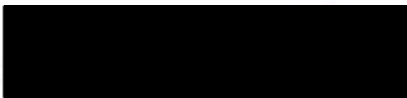
**Right to review / appeal**

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

Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited



Appeal Documents:

8. Up2Us Ltd. Appeal submission, 10/02/2021





Contact Details Mairi Tulbure CEO

Email [REDACTED]

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, Mhairi 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 in 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 24<sup>th</sup> 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 Dumbartonshire
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 offer 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.



**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 any negotiations are underway. 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

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.**





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.

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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.



**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 research<sup>ii</sup> – 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 McVie<sup>iii</sup> 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)<sup>iv</sup> 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<sup>v</sup> 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<sup>vi</sup> 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<sup>vii</sup> 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<sup>viii</sup>: 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.

<sup>i</sup> 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.

<sup>ii</sup> Bateman, T. and Hazel, N. (2014) Resettlement of Girls and Young Women. Research Report. Beyond Youth Custody / Nacro, London

CYJC (2013) *Vulnerable Girls and Young Women's Champions Group*. Available at: <https://cycj.org.uk/wpcontent/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.". *Revising Care for Violent Girls. Women & Criminal Justice* 24:3, 193-208.

<sup>iii</sup> <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](file:///Volumes/TOSHIBA/Up-2-Us%20Board/CAPRICORN_resource.pdf)

viii [https://b.3cdn.net/nefoundation/c001655a17a776e886\\_gkm6bpycu.pdf](https://b.3cdn.net/nefoundation/c001655a17a776e886_gkm6bpycu.pdf)



## Statement of Caroline Welsh, Board Member of Up-2-U's 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-U's, 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-U's 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 \(2 October 2020\)](#)

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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](#)



9<sup>th</sup> 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 2<sup>nd</sup> 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



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**



### **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.

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In conclusion therefore I believe it would be huge loss if Up2Us is not afforded the opportunity to work with these young people at Barnbrock 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.



### **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 Leverndale 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.





**From:** Lindsay McFarlane [REDACTED]  
**Sent:** 08 February 2021 09:55  
**To:** Emma Hight [REDACTED]  
**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**

**From:** Gillian McAlpine [REDACTED]  
**Sent:** 08 February 2021 13:04  
**To:** Emma Hight [REDACTED]  
**Subject:** RE: testimony

**For Emma Hight 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**



**From:** Lough, Jennifer [REDACTED]  
**Sent:** 05 October 2020 16:18  
**To:** Emma Hight [REDACTED]  
**Cc:** Hamish Matthews [REDACTED]  
**Subject:** support for service

To whom it may concern,

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 [REDACTED]

**From:** Catriona Langford [REDACTED]  
**Sent:** 08 February 2021 13:01  
**To:** Emma Hight [REDACTED]  
**Subject:** Feedback on Up2Us

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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)**





**From:** Eaglesham, Diane [REDACTED]  
**Sent:** 10 February 2021 16:17  
**To:** Emma Hight [REDACTED]  
**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:\[REDACTED\]](mailto:[REDACTED])



**From:** Admin [REDACTED]  
**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**  
*2<sup>nd</sup> 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 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.



### 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 practitioner 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.



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Barnbrock

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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 McGroggan – 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 o

ppportunity to offer a young people new learning experiences and open their world and minds to try new experiences in a safe and secure environment.

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## **CASE STUDY**

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 of 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-U's 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-U's 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.



Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited

Appeal Documents:

9. Up2Us Ltd. Support letter (Mhairi Black MP), 10/02/2021





Date: 10<sup>th</sup> 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.

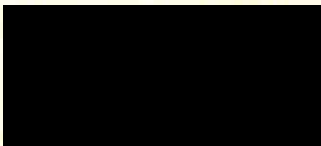
As the local Member of Parliament, I am well aware of the good work this organisation does within my constituency. The support they provide is invaluable to the people and families they assist.

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





Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited



Appeal Documents:

10.Up2Us Ltd. Support letter (Linda Fabiani MSP), 11/02/2021





The Scottish Parliament  
Pàrlamaid na h-Alba

11<sup>th</sup> February 2021

Mr Joe Lynch  
Head of Property Services  
Renfrewshire Council  
**PAISLEY**

Dear Mr Lynch,

**UP2US – COMMUNITY ASSET TRANSFER – BARNBROCK FARM**

For some years now I have been aware of the work of Up2Us, headquartered in my constituency and supported by direct funding from the Scottish Government Youth Justice Division. As a third sector organisation within the field of health and social care, both by visiting the organisation and meeting some of the client group I have recognised that Up2Us has an important role with vulnerable young people who often disengage from statutory support services.

I understand that the organisation has made application for a Community Asset Transfer of Barnbrock Farm, for development as a Centre of Excellence to benefit the client group by bringing together the required professional and voluntary skills to provide a solid base to enhance the life trajectory of young people who have suffered adverse childhood experience which can present mental health issues and associated behaviours which are detrimental to their development. I understand too that there is a commitment to utilising skills within Renfrewshire to the benefit of the local community.

In terms of 'Getting it Right for Every Child', Up2Us extends support to young people as they move from children's services but still require intensive support, and I know that the organisation has routinely provided evidence to the Scottish Government of the positive outcomes that can be achieved, for individuals and wider society, by investing in young people with particular difficulties.

In support of the ongoing work of Up2Us with their client group I would also support this Community Asset Transfer application as a focused approach to helping some of the most disadvantaged young people in all our communities.

**Yours sincerely**

**Linda Fabiani MSP**

Linda Fabiani MSP for East Kilbride  
1/3 Strathmore House, East Kilbride, G74 1LF  
Tel: 01355 232 800 Fax: 01355 232 770  
E-mail: [linda.fabiani.msp@scottish.parliament.uk](mailto:linda.fabiani.msp@scottish.parliament.uk)



Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited



Appeal Documents:

11.Objection letters (Mrs Sweeney), 21/01/2021 and 24/02/2021



## Joe Lynch

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**From:** Margaret Sweeney [REDACTED]  
**Sent:** 24 February 2021 12:53  
**To:** Joe Lynch  
**Subject:** RE: BARNBROCK FARM - UP2US COMMUNITY ASSET TRANSFER REQUEST

Dear Mr Lynch

Thank you for informing me that UP2US are appealing their Community Asset Transfer Request.

I still remain very anxious and concerned that this development will be happening right on my doorstep. As indicated in my email of 20 January 2021 this is not a secluded and isolated location but situated on a busy country road.

I am very concerned about my health, welfare and safety in such close proximity to people, according to the UP2US submissions, who have very serious mental health problems.

I note also that mention is made of liaising with Lochwinnoch Community Council. Barnbrock Farm address is Kilbarchan and not Lochwinnoch therefore Kilbarchan Community Council, Bridge of Weir Community Council and Kilmacolm Community Council should also be made aware of this development, all being within a similar or shorter radius than Lochwinnoch, and whose residents regularly use the road for accessing the countryside by car, cycle or foot.

I wish my emails of 20 January 2021 and today 24 February 2021 to be represented as part of the review and please inform me if you require them in any other format.

I would be pleased if you could give me some idea of a time frame for completion and decision of the Appeal.

I thank you very much for keeping me informed of developments and would be pleased if you continue to do so and do not hesitate to contact me if you require further information.

Yours sincerely

Margaret Sweeney

On 23 February 2021 at 17:42 Joe Lynch <joe.lynch@renfrewshire.gov.uk> wrote:

Mrs Sweeney,

I can advise that we have received an Appeal regarding our decision to refuse the Community Asset Transfer for Barnbrock Farm. We will now make arrangements to consider the Appeal.

The Appeal, and this correspondence, are in accordance with 'The Asset Transfer Request (Review Procedure) (Scotland) Regulations 2016'. Link attached for ease of reference:

<https://www.legislation.gov.uk/ssi/2016/358/regulation/4/made>

In accordance with the Regulations:-

- The Appeal has been submitted by Up-2-Us Limited.
- The Appeal relates to Barnbrock Farm.
- Copies of previous representations will be considered when determining the review.
- Further representations may be made by responding to this email within 10 working days.
  - Copies of any further representations submitted will be sent to Up-2-Us for comment.
- The Appeal document (listed as a Related Document) and the original application (detailed in the Community Asset Transfer Application List) are available for inspection at:-
  - [Community Asset Transfer - Renfrewshire Website](#)
    - Please advise if you have any difficulty accessing these documents.

Regards,

**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](mailto:joe.lynch@renfrewshire.gov.uk)**



Please consider the environment before printing this e-mail

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**From:** Margaret Sweeney [REDACTED]  
**Sent:** 21 January 2021 15:06  
**To:** Joe Lynch <[joe.lynch@renfrewshire.gov.uk](mailto:joe.lynch@renfrewshire.gov.uk)>  
**Subject:** RE: BARNBROCK FARM - UP2US COMMUNITY ASSET TRANSFER REQUEST

Page 134 of 178

Dear Mr Lynch

Thank you very much for your very prompt reply to my email of yesterday.

I am pleased that the Community Asset Transfer application from Up2Us has been refused but acknowledge that the applicant has the right to appeal.

I would be grateful if you can keep me informed of any developments re the appeal.

I thank you very much for your assistance and please do not hesitate to contact me re further information.

Yours sincerely



Margaret Sweeney

On 20 January 2021 at 17:24 Joe Lynch <[joe.lynch@renfrewshire.gov.uk](mailto:joe.lynch@renfrewshire.gov.uk)> wrote:

Mrs Sweeney,

Thank you for your email.

I can advise that the Community Asset Transfer application (Up2Us) has been REFUSED and the applicant advised accordingly.

In accordance with the Community Empowerment (Scotland) Act 2015, the applicant does have a right of appeal. Full details are available at [Community Asset Transfer - Renfrewshire Website](#).

Regards,

**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](mailto:joe.lynch@renfrewshire.gov.uk)**



Please consider the environment before printing this e-mail

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**From:** Margaret Sweeney [REDACTED]  
**Sent:** 20 January 2021 13:26  
**To:** Joe Lynch <[joe.lynch@renfrewshire.gov.uk](mailto:joe.lynch@renfrewshire.gov.uk)>  
**Cc:** Sandra Black <[sandra.black@renfrewshire.gov.uk](mailto:sandra.black@renfrewshire.gov.uk)>; Frank Hughes <[frank.hughes@renfrewshire.gov.uk](mailto:frank.hughes@renfrewshire.gov.uk)>  
**Subject:** BARNBROCK FARM - UP2US COMMUNITY ASSET TRANSFER REQUEST

Dear Mr Lynch

I am opposed to the proposed Up2Us Community Asset Transfer Request to take over Barnbrock Farm on a proposed 3 year lease.

Firstly I am most concerned that this was not brought to our attention either by yourselves or Up2Us and that any information acquired about this project has been as a result of ourselves asking direct questions to the Council otherwise we would have been unaware of this development. I do not accept that the Coronavirus pandemic is an excuse to exclude neighbours of this development on their doorstep. We are all still able to send emails and write letters!

In partnership with my husband we own the original land belonging to Barnbrock Farm which is directly across the road from Barnbrock Farm. My Father bought Barnbrock Farm and land in the late 60s and subsequently sold the farmhouse to Renfrewshire Council in the early 70s retaining the land to extend Laigh Auchencloich Farm which is situated about half a mile east of Barnbrock Farm. I was brought up on Laigh Auchencloich Farm and bought the land originally belonging to Barnbrock Farm on its north side from my brother in 1999. My family still remain in Laigh Auchencloich Farm, I stay in Howwood and my husband stays in Glasgow.

In the past 6 weeks we have reinstated a shed on our land directly across from Barnbrock Farm. This is to replace a shed that was burnt down in a criminal act in 2013. At the same time Barnbrock farm was also broken into and valuable equipment was stolen.

I visit my land every day along with my dog and as an elderly lone female I am concerned that there will be very disturbed people up to the age of 26 literally on my doorstep and observing my movements. I already feel vulnerable and anxious about this situation.

Also in the past 6 weeks there has been a major development directly on the southern boundary of Barnbrock whereby a local farmer has relocated her farming enterprise with the construction of outbuildings. She is also a lone female who will be looking after her livestock at all hours of the day and night particularly during lambing time in the Spring.

Barnbrock Farm is not an isolated and remote location but sits on a fairly busy country road with 2 developments right on its doorstep. The road is used by local farmers, a number of landscapers working out of a neighbouring farm, cyclists, dog walkers visiting Locherwood and through traffic. I would suggest that the Council and Up2Us should visit Barnbrock Farm again and take into account that they have neighbours right on their doorstep going about their daily business. We should have been informed about the impending plans.

There are already 3 residential care facilities within a half mile radius of Barnbrock Farm. These are Moniabrock Farm, Carruthmuir Farm and Tandlehill Cottage all on the Lochwinnoch to Kilmacolm Road. All of these facilities are situated up their own private farm roads and do not have passing traffic and developments on their doorstep. It has now been brought to my attention that Up2Us have 2 facilities in Lochwinnoch and Howwood so in total we have 5 residential Care facilities within a 5 mile radius of Barnbrock Farm. I would put it to you that this is not a healthy social balance of care and private residential development in the countryside around Barnbrock Farm.

Renfrewshire Council has a duty of care towards all its residents and I would ask you to give serious consideration to not granting the proposed development of Barnbrock Farm by Up2Us in order to strike a social balance in the countryside in the vicinity of Barnbrock Farm.

I thank you for your assistance and please do not hesitate to contact me if you require further information.

Yours sincerely

Margaret Sweeney



Renfrewshire Council Website -<http://www.renfrewshire.gov.uk>

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Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited

Appeal Documents:

12.Objection letter (Mr Sweeney), 0203/2021



2/3/21

Mr Joe Lynch - Head of Property  
Property Services, Finance and Resources, Renfrewshire Council,  
Renfrewshire House,  
Cotton Street, Paisley. PA1 1JD

Dear Mr Lynch

**Submissions in Opposition to the Appeal by Up2Us, re refusal of their Asset Transfer Request.**

We would be pleased if the following submission is placed before the members of the Infrastructure Land & Environment Policy Board re the above noted appeal.

We urge the Council to reaffirm its rejection of the Asset Transfer Request by Up2Us for the following reasons:

**Overview**

With the exception of the large city District Councils, Renfrewshire Council has one of the lowest percentages of agricultural land in its district.

There is therefore an increased responsibility upon the Council to preserve, and enhance, its limited precious resources, and its relationship with the agricultural community.

Barnbrock farm sits in an area of continued vibrant agricultural production. The subjects of the appeal are bounded by three working farms containing sheep, beef, and silage.

Prior to sale, Barnbrock farm was specifically identified, and used, as a community asset - both in the management and servicing of Clyde Muirshiel Country Park, and in the utility of a public campsite. This use was fully in harmony with its agricultural environment.

**Agricultural Environment Considerations**

Any divestment of the asset to Up2Us would result in a gross distortion of the local cultural environment, and a removal of the asset from wider public enjoyment.

The Up2Us application and appeal betrays a chauvinistic sense of entitlement, bereft of any concern re the impact of their proposal upon the agricultural community.

That position is evident in their complete omission to address the Council's reasons for refusal at Point 8. - *'The Up2Us proposal has limited wider community benefits for Renfrewshire Council residents and communities.'*

The truth is of course that, even up to this date, there has been NO contact from Up2Us to ANY of the bounding farms, or adjacent farms/businesses. (Council point 3). The facts evince the untruth of their claim that *'We specialise in community engagement'!!!*

There is universal opposition from the bounding farms to the establishment of yet another facility for the care/treatment of persons with mental health issues in the immediate locale.

If Up2Us succeed, it would establish the third such facility within a 1/4 mile radius - re Moniabrock and Carruthmuir farms, (and a fourth within a 1/2 mile radius, Tandlebrae).

Far from being a part of the community, the Up2Us facility would be an island apart in the community, and incompatible with it.

It is important to note that the three presently established facilities all sit in positions of significant isolation, set well back from the public road, and within their own surrounding grounds.

Conversely, Barnbrock farm sits immediately on the Auchencloich road, which has very busy agricultural and other traffic. Our own farm compound and field entrances are immediately opposite the Barnbrock entrance.

### **Safety & Security Considerations**

There are real safety and security concerns. The proximity of traffic and agricultural machinery and operations, to persons with mental health issues, has not been addressed anywhere by Up2Us. In addition, there is the fast flowing Locher burn adjacent to Barnbrock.

Foreseeable increased incursions, with the attendant potential for theft/damage/accident, would be a significant concern for the bounding farms, as would be the consequential and inevitable increase in repair, security and insurance costs.

We have in the past - along with Clyde Muirshiel Park at Barnbrock - suffered the significant theft and destruction of expensive farm machinery, and the complete destruction of an agricultural shed by arson. The Up2Us facility would heighten risk to persons and property in the community.

Up2Us are expansionist in their business interests, and skilled and aggressive in focusing solely upon their own potential benefit. As identified at Council refusal point 9., their proposal is singularly considerate of their own service users and commercial interests.

Their statements of support DO NOT come from any potential bounding neighbours, or the local community; but from persons who are service users or financial beneficiaries themselves in various regards.

They are platitudes. They speak to a general concept, not the location. They do not address any of the specific issues, problems, or dangers of siting the facility within the agricultural community at Barnbrock.

### **Financial Considerations**

We support the Council view that the Up2Us proposal is not financially secure, or of best benefit to the Council electorate, or achievable of the highest financial return for divestment of a valuable public asset - as noted at Council points 1.2,4,5,6, and 7.

Indeed, one of the obvious inherent flaws, is the professed sense of entitlement that Up2Us shall continue to be resourced from public funds from Renfrewshire Council and elsewhere - and which, even if correct, would force the Council to subsidise its own loss of amenity and financial loss!

This is absurd. Especially in these times of looming restrictions to public finance. The Council has a responsibility to its electorate to maximise reward for any disposal of public asset. Best value is reasonably demanded.

Nor should the Council be reliant upon others to preserve their assets in good condition; or projecting years forward, to have confidence in the financial acumen and probity of a self interested business entity such as Up2Us.

### **Conclusion**

For the above reasons, allied with prior and other oppositions, we strongly urge the Infrastructure Land & Environment Policy Board to reject the appeal by Up2Us for transfer to them of the public asset of Barnbrock farm.



Any transfer to Up2Us, would cause evident disharmony in the agricultural community, bring forth security and insurance concerns, and deprive the Councils' electorate of best price for disposal of a valuable public asset.

We thank you for your considerations.

Yours

G Sweeney





Community Asset Transfer (CAT)

Asset - Barnbrock Farm, nr Lochwinnoch

Applicant - Up2Us Limited



Appeal Documents:

13.Up2Us Objections response, Dated 28/09/2020 received 23/03/2021





Contact Details Mairi Tulbure

Em [REDACTED]

Date: 28/09/2020

To the Infrastructure and Land Committee Renfrewshire Council

### Response to the Objections against the Up2Us CAT application for Barnbrock Farm

I am sorry that you have received two objections to our Community Asset Transfer Application from the immediate neighbours. It is disappointing that Mrs Sweeny and Mr Sweeny are concerned about having this community facility on their doorstep. Some of the comments presented by the objectors indicate that there is a lack of understanding about how the facility will be used.

1. Mrs Sweeney and Mr Swinney are both correct in their assertion that Up2Us has not communicated or consulted widely with the local communities, including the closest neighbours of Barnbrock Farm, and any of the Community Councils in the immediate or surrounding vicinity. We understand that local people may have concerns, and genuine answers to their queries could have helped, if we had been able to conduct a public consultation exercise. As stated in the appeal, this entire exercise has been conducted during COVID 19. As a service providing essential services and possibly more exposed to the virus than the general population, it was never an option to knock on people's doors or invite interested parties to a public event in the last twelve months. The Scottish Government guidelines would simply not have allowed it. It should also be noted that our modest staff resources have been severely depleted in the last twelve months, as a result of positive testing, loss, and bereavement, and it was not in our gift to find the additional resources for project management during a pressured and distressing year. We are very proud of how we have conducted ourselves in the face of a global pandemic but we would again emphasise that had it been a different time, our actions would have been very different. We stand by the fact that we specialise in community development and look forward to engaging with the community on the subject of this development.
2. We are sorry that Mrs Sweeny reports feeling anxious about her health, welfare, and safety due to the close proximity to people with serious mental health problems. We are saddened that she should feel threatened by young people who have suffered childhood trauma, which can result in depression, anxiety, and self-harm but these young people are more of a threat to themselves than members of the community and they will be gainfully employed in projects on the farm and accompanied by professional workers one-to-one at all times. The unknown can provoke fear, but we are confident that if Mrs Sweeny met some of our young people and the staff, I'm sure she would feel very differently, and we would look forward to building positive relations with our neighbours.
3. We note that Mr Sweeny is concerned that Barnbrock is surrounded by three working farms and that Up2Us would in some way devalue precious agricultural resources. We would seek to reassure Mr Sweeney that the two managers who will have most influence over this development, The Community Services Manager and the CEO both come from rural backgrounds themselves, one was raised by farmers in Ayrshire and we already have offers of help and assistance to explore the agricultural

Up-2-Us Head Office, Room 80, East Kilbride Business Centre, 14 Stroud Road, East Kilbride, G75 0YA.

Telephone and Fax 01355263358 Website [www.up2us.scot](http://www.up2us.scot)

Up-2-Us is a voluntary organisation in the Scottish Care and Justice sector.

Registered charity SC039921 Company registration 346233

projects that might be within our means. The CEO grew up in Dumfries and Galloway and has raised her own children on a working farm. She currently lives between a dairy and sheep farm, one on either side, in South Lanarkshire. Up2Us would do everything within our means to be sympathetic to the agricultural environment, enhancing the building and land wherever possible and respecting the important contribution our adjoining neighbours make to the local economy. We hope to create community gardens, upcycling projects, a community café for walkers, and we would love to explore the possibility of bringing the campsite back to life.

4. Our greatest hope is that the Resource Centre will be used as a community facility by anyone who wants to participate in any of the activities or services offered there. It will not be a closed unit providing residential childcare like the other examples Mr Sweeny has cited in the local area. We hope to work closely with residents in the community to provide access to the environment and for young people with limited experience to learn to enjoy the outdoors. We are sorry that our interest in the local cultural environment of Renfrewshire has not been conveyed in our application or additional information contained in the appeal. Our appeal answered points 8 and 9 together in one statement. We quote some of the wider community benefits we suggested.

*“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”.*

*“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”.*

5. Mr Sweeney compares the proposed development of Barnbrock Farm to existing provision in the immediate vicinity, possibly based on our existing three residential houses. We would emphasise that this development is not related to any of these provisions, it is a type of facility that does not yet exist anywhere to our knowledge in the West of Scotland. We are not looking to create an island with our workers and service users shut off from life. Our aim is to create a community facility drawing on the energy, skills, and enthusiasm of adults with an interest in the environment to share new outdoor experiences with young people to help them move forward from adverse childhood experiences. We would hope that the adult community using the facilities would far outnumber our young people, who would attend in very small numbers with their workers. The idea is to create a positive network of support around them building their experience and skills for a more positive future.
6. No we haven’t spoken to local farmers, we do not believe that taking any risk of spreading COVID 19 amongst a group of already pressured farmers is in the best interest of the rural community. We are told we are one of the only residential childcare providers that has not had a positive test of COVID within our houses and that has been down to our meticulous management of risk. We believe that

face-to-face contact with our immediate neighbours is required rather than a perfunctory telephone call and we look forward to engaging as soon as national guidelines permit.

7. Managing the safety of young people in our care is our primary function. Since 2008 when Up2Us commenced, the majority of annual inspections have received scores of fives or sixes out of six. We are seen as a responsible organisation which prioritises the wellbeing of people over any other matter. We understand the misconceptions about our service users, but it is not a reality. Every single young person in our care has an individual risk assessment and management plan and anyone who may present a risk to themselves or others is cared for in a way that reduces or minimises risk. Should traffic, plant machinery or farming operations present a risk to any young person, or to the livestock or farming community they will be gainfully employed in the range of alternative activities that we currently deliver, in very different locations. We would ask Renfrewshire Council to accept that we would manage any potential for theft, damage, or accident and take immediate remedial action which would include covering the cost of any of the aforementioned.
8. We believe that Mr Sweeney's fears of damage, destruction, devalued property, and increased insurance are not borne out in our experience. However, we would be happy to work with the neighbouring farms in the planning and development of this resource centre to ensure that the farming community is not exposed to any negative impact.
9. We are struggling to respond to the points Mr. Sweeney makes about our organisation being chauvinist, aggressive, expansionist, focusing on our own business interests, or having a sense of entitlement. Within the caring sector, we are a tiny charity, determined to control our growth in favour of remaining small and contained in the hope that we can improve the life experiences of a small group of children and young people who didn't get the best start in life. We have never submitted a Community Asset Transfer application before, we were originally interested in purchasing the property and have in fact offered a fair price to Renfrewshire Council. It was an officer of Renfrewshire Council who suggested we submit a CAT application instead.

I hope this information is helpful to the Appeals Committee in considering our application

Yours faithfully

**Mairi Tulbure**  
**CEO Up2Us**





**From:** Robert Devine  
**Sent:** 06 May 2021 08:38:51  
**To:** Mairi Tulbure; Joe Lynch  
**Cc:**  
**Subject:** Community Asset Transfer Review Sub-committee: 26 April 2021  
**Attachments:** Notice.doc

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Dear Sir/Madam

I refer to the meeting of the Council's Community Asset Transfer Review Sub-committee held on 26 April 2021 and attach for your attention a copy of the formal notice detailing the decision taken by the Sub-committee.

Regards

*Robert*

Robert Devine  
Senior Committee Services Officer  
Renfrewshire Council  
Renfrewshire House  
Cotton Street  
Paisley

01416187107

[robert.devine@renfrewshire.gov.uk](mailto:robert.devine@renfrewshire.gov.uk)

**Telephone:** 07483 390908  
**Email:** [nairn.young@renfrewshire.gov.uk](mailto:nairn.young@renfrewshire.gov.uk)  
**Contact:** Nairn Young  
**Date:** 6 May 2021

Up-2-Us Ltd  
Room E227  
Edinburgh House  
Righead Gate  
East Kilbride  
G74 1LS

Dear Up-2-Us Ltd,

**COMMUNITY ASSET TRANSFER REQUEST REVIEW RE: BARNBROCK FARM**

**NOTICE OF REQUEST FOR FURTHER INFORMATION IN TERMS OF REGULATION 8(1)  
OF THE ASSET TRANSFER REQUEST (REVIEW PROCEDURE) (SCOTLAND)  
REGULATIONS 2016**

Notice is hereby given that the Community Asset Transfer Review Sub-committee of Renfrewshire Council decided, at its meeting of 19 April 2021 concerning your review, to request the following further information from you and from the Head of Property Services in the form of written submissions:

From Up-2-Us Ltd:

- more information on the wider community benefits for Renfrewshire Council residents and communities engendered by your proposal;
- submissions on how the difficulties described in your application re: consultation can be overcome, so that any bounding farms, or adjacent farms/businesses can be consulted, as well as local Community Councils in the immediate or surrounding vicinity.



**Finance & Resources**  
**Director: Alan Russell CPFA**  
Head of Corporate Governance: Kenneth Graham LLB dip L.P.  
Renfrewshire House, Cotton Street, Paisley PA1 1TT  
DX 590702 Paisley – 3  
LP 1 – Paisley 2  
[www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)



From the Head of Property Services:

- more information as to the basis for the decision not to grant the request from Up-to-Us Limited, and what his views were on the application from Up-to-Us Limited being amended from lease to purchase of property, if necessary.

This information is to be provided no later than **20 May 2021**.

Please note that, following provision of the further information, Up-2-Us Ltd. and the Head of Property Services have 10 working days to respond in writing to any points raised in each other's submission, in terms of regulation 8(4) of the Asset Transfer Request (Review Procedure) (Scotland) Regulations 2016. Both the written submissions and any response will form part of the papers to be considered by the Sub-committee at its next meeting.

Yours sincerely,

Director of Finance & Resources



“From the Head of Property Services:

- more information as to the basis for the decision not to grant the request from Up-to-Us Limited, and what his views were on the application from Up-to-Us Limited being amended from lease to purchase of property, if necessary.”
- The reasons for the decision by the Head of Property Services not to grant the request to Up-2-Us are outlined in the Decision Letter (dated 13 January 2021) - previously provided.
- Further detail on the decision making information is provided in the Scoring Matrix (dated 04 December 2020) - attached.

In summary, it was determined to refuse on the basis that the community benefits to the wider Renfrewshire communities (rather than the restricted Up-2-Us communities) do not balance against the financial opportunity cost as well as the Applicant is in a financial position to purchase the property commercially.

- Albeit the Applicant’s purchase offer remains lower than the top offer (if indeed the top offer remains valid after almost 1 year delay), a purchase agreement (rather than lease) addresses a number of the concerns and risks considered in the decision making process.
- Any decision to uphold the Applicant’s appeal would require the Applicant to evidence their status as a ‘Community Transfer Body’ prior to any Community Asset Transfer.





## Community Asset Transfer Assessment Framework 2019

### Purpose

The Community Asset Transfer Assessment Framework has been developed to provide officers with a consistent method of assessing Community Asset Transfer (CAT) proposals from eligible Third Sector organisations based in or working in Renfrewshire.

The Framework provides an assessment of the community benefits that a CAT proposal would deliver and its alignment with the Council's key priorities and Best Value guidance.

### Criteria

The Community Empowerment (Scotland) Act 2015 (referred to below as the 'CEA') provides that in determining a CAT Request, the Council must consider whether the proposal would promote or improve:

- Economic Development;
- Regeneration;
- Public Health;
- Social wellbeing;
- Environmental Wellbeing; or
- Reduce Socio-economic inequalities; or
- Any other benefits

These benefits align with the key priorities and objectives of the Renfrewshire Council Plan 2017-22 and the Renfrewshire Community Plan 2017-27 (listed below) and organisations must demonstrate how their proposals will deliver these outcomes.

### Key Priorities

Renfrewshire Council Plan 2017-22	Renfrewshire Community Plan 2017-27
Reshaping our place, our economy and our future	Our Renfrewshire is:
Building strong, safe and resilient communities	<b>thriving:</b> maximising economic growth that is inclusive and sustainable
Tackling inequality, ensuring opportunities for all	<b>well:</b> supporting the wellness and resilience of our citizens and communities.
Creating a sustainable Renfrewshire for all to enjoy	<b>fair:</b> addressing the inequalities that limit life chances
Working together to improve outcomes	<b>safe:</b> protecting vulnerable people and working together to manage the risk of harm.

In assessing a proposal, the Council will also give due cognisance to the key elements of Best Value including: -

- Vision and leadership
- Effective partnerships and local community support
- Governance and accountability
- Use of resources
- Performance management
- Sustainability
- Equality

The Council will consider each application in terms of the benefits that can be derived for the local community. Each proposal will be measured against the foregoing legislative and Best Value criteria to assess the extent to which the proposal aligns with the Council's key priorities and objectives. A proposal that can be seen to contribute very significantly could score highly however, a proposal that cannot demonstrate alignment with a specific objective or outcome will be assigned a nil score for that measure. A proposal with a combined score of 52 (i.e. 40%) and above, will be deemed as having achieved the required threshold and will be considered for approval, although depending upon the particular circumstances of the application this may involve a conditional grant of approval.

Organisations seeking a reduction in the price of an asset will have to demonstrate the extent to which their proposal will add clear community benefit. The strength of the proposals will be considered against the financial implications of any decision both for short-term budget planning and long-term asset strategies. This will include the consideration of the current use of the asset and any consequent implications that could arise from the transfer of the asset.

The assessment framework will support this process by ensuring that any discount is proportionate to the value of the asset and the benefits that will be derived. A larger discount will require a stronger case to be made with an appropriate level of benefits demonstrated effectively



<b>Renfrewshire Council</b> <b>Community Asset Transfer Assessment Framework</b> <b>CAT Panel Score 04 December 2020</b> Each measure should be scored on the following basis: Excellent 9-10; Good 6-8; Fair 4-5; or Poor 0-3.	<b>Scoring Range</b>
<b>1. Alignment with CEA / Council Priorities (Max Score 60)</b>	<b>Score 0 – 10</b>
<b>1.1 Economic Development</b>  Strong proposals will promote inclusive growth and deliver good economic and cultural benefits, promote employment and lifelong learning skills.	6  Minimal economic development
<b>1.2 Regeneration</b>  Strong proposals will empower communities and impact positively on the local community.	3  Minimal regeneration empowerment of communities
<b>1.3 Public Health</b>  Strong proposals will foster community based services that respond to local need, promote diversity and life skills to improve health, poverty and active lifestyles.	3  Benefits restricted to service users – not RC residents/community.
<b>1.4 Social Wellbeing</b>  Strong proposals will empower communities and provide opportunities for attainment and high quality care and support services for vulnerable children and adults.	3  Benefits restricted to service users – not RC residents/community.
<b>1.5 Environmental Wellbeing</b>  Strong proposals will lead on local environmental management issues, support carbon management activities and encourage recycling and waste reduction.	4  Limited environmental impact.
<b>1.6 Reduce Socio-Economic Inequalities or Other Benefit</b>	4  Minimal impact albeit benefits to service users

Strong proposals will reduce inequalities and demonstrate financial sustainability to deliver good quality services and learning and development opportunities.	
<b>2. Alignment with Best Value Themes (Max Score 70)</b>	<b>Score 0 – 10</b>
<b>2.1 Vision and Leadership</b>  Strong proposals will demonstrate a clear vision and plan for achieving the intended outcomes, ideally showing links to local or national priorities. Members of the organisation will have the relevant skills and experience to deliver the intended objectives.	5  Various activities proposed but limited in terms of developed proposal.
<b>2.2 Effective Partnerships and Local Community Support</b>  Strong proposals will show how the organisation, and its partnerships, provide a collaborative approach with the local community to help ensure successful delivery of the intended benefits (may be through surveys, consultations, events etc).	5  Limited consultation with local CCs and wider partnership(s)
<b>2.3 Governance and Accountability</b>  Strong proposals will demonstrate the organisation has structures, policies and leadership that support the application of good standards of governance and accountability. There will be transparency and feedback mechanisms that engage the local community and show continued involvement in project development.	8.  Up-2-Us is a medium sized charity with c. 12 years experience, £1.5m turnover pa,45 staff and a structured Board. Cash reserves of £500,000 are noted which can be used for unexpected set up costs and initial running costs.
<b>2.4 Use of Resources</b>  Strong proposals will demonstrate a clear long-term plan for the use of the asset and how the organisation's effective management of resources (including staff, assets, and information) will contribute to the delivery of outcomes.  Ideally, a medium to long term plan (5-10 years) will explain how these resources will be used, addressing issues such as maintenance of the asset and the funding requirements of the organisation (including any sources of funding already in place).	4.  The Business Case document is not yet fully developed and references Big Lottery funding and Robertson Trust funding as well as Up-2-Us resources. However, 2.3 illustrates the scale of Up-2-Us.  Note Offer of £350,000 compares to highest commercial offer of £525,000 (i.e. -33%)
<b>2.5 Performance Management</b>	6.  Up-2-Us have developed a phased

<p>Strong proposals will show clearly how project outcomes will be measured and monitored. There will be a clear reporting process in place that informs the local community and key stakeholders of progress at all stages.</p>	<p>approach to the project illustrated in their Business Plan document.</p> <p>The charity is also registered with Companies House and OSCR.</p> <p>A 'reporting process' is not yet developed.</p>
<p><b>2.6 Sustainability</b></p> <p>Strong proposals will demonstrate how the project will be sustainable in the long term, having regard to the following five broad principles:</p> <ul style="list-style-type: none"> <li>• promoting good governance;</li> <li>• living within environmental limits;</li> <li>• achieving a sustainable economy;</li> <li>• ensuring a stronger healthier society; and</li> <li>• using sound science responsibly.</li> </ul> <p>This may include demonstrating how the organisations future funding or self-financing arrangements are to be achieved, or how the project will have a positive impact on the natural environment.</p>	<p>6.</p> <p>Up-2-Us have developed a phased approach to the project illustrated in their Business Plan document.</p> <p>The charity is also registered with Companies House and OSCR.</p> <p>A 'reporting process' is not yet developed.</p>
<p><b>2.7 Equality</b></p> <p>Strong proposals will demonstrate that equality is embedded in the organisation's vision and strategic direction. The whole community will benefit from the proposals with different needs of the community having been considered in the development of the project. Evidence of positive impacts for specific equalities groups would also be outlined.</p>	<p>5</p> <p>Benefits restricted to service users – not RC residents/community.</p>
<p><b>Total Project Score (Maximum Combined Score 130):</b></p>	<p>62</p>
<p><b>Percentage Score:</b></p>	<p>48</p>
<p><b>Recommendation to Approve / Refuse:</b></p> <p><b>Refuse on the basis the community benefits to Renfrewshire communities do not balance against the financial opportunity cost.</b></p> <p><b>The applicant is in a financial position to purchase property commercially.</b></p>	

### Assessment Framework Guidance:

Evidence	Overview	Score (%)
Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money: suitability, effectiveness, prudence, quality, value and the avoidance of error and other waste	80 – 100%
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.	60 – 79%
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.	40 – 59%
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrates questionable value for money.	20 – 39%
Poor	Governance and financial arrangements are poor. There is little evidence of Best Value characteristics in the proposal. Related projected benefits are ill defined and/or unrealistic and do not demonstrate value for money.	0 – 19%

Joe Lynch

Craig Thorpe

Frank Hughes

Alastair MacArthur

Fraser Carlin

Stuart Graham

Karen Anderson

John Trainer

Ken Gray

DRAFT



**From:** Robert Devine  
**Sent:** 19 May 2021 08:37:46  
**To:** 'Mairi Tulbure'  
**Cc:**  
**Subject:** FW: Community Asset Transfer Review Sub-committee: 26 April 2021  
**Attachments:** Notice.doc

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Morning Mairi

I refer to the attached email (below) and would respectfully remind you of the imminent deadline for submission of the requested further information.

Regards  
Robert

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**From:** Robert Devine  
**Sent:** 06 May 2021 08:39  
**To:** Mairi Tulbure <mairitulbure@up2us.scot>; Joe Lynch <joe.lynch@renfrewshire.gov.uk>  
**Subject:** Community Asset Transfer Review Sub-committee: 26 April 2021

Dear Sir/Madam

I refer to the meeting of the Council's Community Asset Transfer Review Sub-committee held on 26 April 2021 and attach for your attention a copy of the formal notice detailing the decision taken by the Sub-committee.

Regards  
*Robert*

Robert Devine  
Senior Committee Services Officer  
Renfrewshire Council  
Renfrewshire House  
Cotton Street  
Paisley

01416187107  
[robert.devine@renfrewshire.gov.uk](mailto:robert.devine@renfrewshire.gov.uk)

**Telephone:** 07483 390908  
**Email:** [nairn.young@renfrewshire.gov.uk](mailto:nairn.young@renfrewshire.gov.uk)  
**Contact:** Nairn Young  
**Date:** 6 May 2021

Up-2-Us Ltd  
Room E227  
Edinburgh House  
Righead Gate  
East Kilbride  
G74 1LS

Dear Up-2-Us Ltd,

**COMMUNITY ASSET TRANSFER REQUEST REVIEW RE: BARNBROCK FARM**

**NOTICE OF REQUEST FOR FURTHER INFORMATION IN TERMS OF REGULATION 8(1)  
OF THE ASSET TRANSFER REQUEST (REVIEW PROCEDURE) (SCOTLAND)  
REGULATIONS 2016**

Notice is hereby given that the Community Asset Transfer Review Sub-committee of Renfrewshire Council decided, at its meeting of 19 April 2021 concerning your review, to request the following further information from you and from the Head of Property Services in the form of written submissions:

From Up-2-Us Ltd:

- more information on the wider community benefits for Renfrewshire Council residents and communities engendered by your proposal;
- submissions on how the difficulties described in your application re: consultation can be overcome, so that any bounding farms, or adjacent farms/businesses can be consulted, as well as local Community Councils in the immediate or surrounding vicinity.



**Finance & Resources**  
**Director: Alan Russell CPFA**  
Head of Corporate Governance: Kenneth Graham LLB dip L.P.  
Renfrewshire House, Cotton Street, Paisley PA1 1TT  
DX 590702 Paisley – 3  
LP 1 – Paisley 2  
[www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)





From the Head of Property Services:

- more information as to the basis for the decision not to grant the request from Up-to-Us Limited, and what his views were on the application from Up-to-Us Limited being amended from lease to purchase of property, if necessary.

This information is to be provided no later than **20 May 2021**.

Please note that, following provision of the further information, Up-2-Us Ltd. and the Head of Property Services have 10 working days to respond in writing to any points raised in each other's submission, in terms of regulation 8(4) of the Asset Transfer Request (Review Procedure) (Scotland) Regulations 2016. Both the written submissions and any response will form part of the papers to be considered by the Sub-committee at its next meeting.

Yours sincerely,

Director of Finance & Resources



**From:** Robert Devine  
**Sent:** 20 May 2021 10:50:54  
**To:** Mairi Tulbure  
**Cc:** Nairn Young  
**Subject:** Community Asset Transfer Review Sub-committee : 26 April 2021  
**Attachments:** From the Head of Property Services.docx; 20201204 Scoring Matrix for CAT Framework V1.pdf

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Attached for your attention is a copy of the response received from the Head of Property Services to the request (from the Community Asset Transfer Review Sub-committee) for further information as to the basis for the decision not to grant the request from Up-to-Us Limited, and his views on the application from Up-to-Us Limited being amended from lease to purchase of property, if necessary.

Your comments/observations on this submission are invited. Please note you're your response requires to be submitted to me no later than 4 June 2021.

In terms of regulation 8(4) of the Asset Transfer Request (Review Procedure) (Scotland) Regulations 2016. these written submissions and any response will form part of the papers to be considered by the Sub-committee at its next meeting.

Regards  
*Robert*

Robert Devine  
Senior Committee Services Officer  
Renfrewshire Council  
Renfrewshire House  
Cotton Street  
Paisley

01416187107  
[robert.devine@renfrewshire.gov.uk](mailto:robert.devine@renfrewshire.gov.uk)



## Community Asset Transfer Assessment Framework 2019

### Purpose

The Community Asset Transfer Assessment Framework has been developed to provide officers with a consistent method of assessing Community Asset Transfer (CAT) proposals from eligible Third Sector organisations based in or working in Renfrewshire.

The Framework provides an assessment of the community benefits that a CAT proposal would deliver and its alignment with the Council's key priorities and Best Value guidance.

### Criteria

The Community Empowerment (Scotland) Act 2015 (referred to below as the 'CEA') provides that in determining a CAT Request, the Council must consider whether the proposal would promote or improve:

- Economic Development;
- Regeneration;
- Public Health;
- Social wellbeing;
- Environmental Wellbeing; or
- Reduce Socio-economic inequalities; or
- Any other benefits

These benefits align with the key priorities and objectives of the Renfrewshire Council Plan 2017-22 and the Renfrewshire Community Plan 2017-27 (listed below) and organisations must demonstrate how their proposals will deliver these outcomes.

### Key Priorities

Renfrewshire Council Plan 2017-22	Renfrewshire Community Plan 2017-27
Reshaping our place, our economy and our future	Our Renfrewshire is:
Building strong, safe and resilient communities	<b>thriving:</b> maximising economic growth that is inclusive and sustainable
Tackling inequality, ensuring opportunities for all	<b>well:</b> supporting the wellness and resilience of our citizens and communities.
Creating a sustainable Renfrewshire for all to enjoy	<b>fair:</b> addressing the inequalities that limit life chances
Working together to improve outcomes	<b>safe:</b> protecting vulnerable people and working together to manage the risk of harm.

In assessing a proposal, the Council will also give due cognisance to the key elements of Best Value including: -

- Vision and leadership
- Effective partnerships and local community support
- Governance and accountability
- Use of resources
- Performance management
- Sustainability
- Equality

The Council will consider each application in terms of the benefits that can be derived for the local community. Each proposal will be measured against the foregoing legislative and Best Value criteria to assess the extent to which the proposal aligns with the Council's key priorities and objectives. A proposal that can be seen to contribute very significantly could score highly however, a proposal that cannot demonstrate alignment with a specific objective or outcome will be assigned a nil score for that measure. A proposal with a combined score of 52 (i.e. 40%) and above, will be deemed as having achieved the required threshold and will be considered for approval, although depending upon the particular circumstances of the application this may involve a conditional grant of approval.

Organisations seeking a reduction in the price of an asset will have to demonstrate the extent to which their proposal will add clear community benefit. The strength of the proposals will be considered against the financial implications of any decision both for short-term budget planning and long-term asset strategies. This will include the consideration of the current use of the asset and any consequent implications that could arise from the transfer of the asset.

The assessment framework will support this process by ensuring that any discount is proportionate to the value of the asset and the benefits that will be derived. A larger discount will require a stronger case to be made with an appropriate level of benefits demonstrated effectively

<b>Renfrewshire Council</b> <b>Community Asset Transfer Assessment Framework</b> <b>CAT Panel Score 04 December 2020</b> Each measure should be scored on the following basis: Excellent 9-10; Good 6-8; Fair 4-5; or Poor 0-3.	<b>Scoring Range</b>
<b>1. Alignment with CEA / Council Priorities (Max Score 60)</b>	<b>Score 0 – 10</b>
<b>1.1 Economic Development</b>  Strong proposals will promote inclusive growth and deliver good economic and cultural benefits, promote employment and lifelong learning skills.	6  Minimal economic development
<b>1.2 Regeneration</b>  Strong proposals will empower communities and impact positively on the local community.	3  Minimal regeneration empowerment of communities
<b>1.3 Public Health</b>  Strong proposals will foster community based services that respond to local need, promote diversity and life skills to improve health, poverty and active lifestyles.	3  Benefits restricted to service users – not RC residents/community.
<b>1.4 Social Wellbeing</b>  Strong proposals will empower communities and provide opportunities for attainment and high quality care and support services for vulnerable children and adults.	3  Benefits restricted to service users – not RC residents/community.
<b>1.5 Environmental Wellbeing</b>  Strong proposals will lead on local environmental management issues, support carbon management activities and encourage recycling and waste reduction.	4  Limited environmental impact.
<b>1.6 Reduce Socio-Economic Inequalities or Other Benefit</b>	4  Minimal impact albeit benefits to service users

Strong proposals will reduce inequalities and demonstrate financial sustainability to deliver good quality services and learning and development opportunities.	
<b>2. Alignment with Best Value Themes (Max Score 70)</b>	<b>Score 0 – 10</b>
<b>2.1 Vision and Leadership</b>  Strong proposals will demonstrate a clear vision and plan for achieving the intended outcomes, ideally showing links to local or national priorities. Members of the organisation will have the relevant skills and experience to deliver the intended objectives.	5  Various activities proposed but limited in terms of developed proposal.
<b>2.2 Effective Partnerships and Local Community Support</b>  Strong proposals will show how the organisation, and its partnerships, provide a collaborative approach with the local community to help ensure successful delivery of the intended benefits (may be through surveys, consultations, events etc).	5  Limited consultation with local CCs and wider partnership(s)
<b>2.3 Governance and Accountability</b>  Strong proposals will demonstrate the organisation has structures, policies and leadership that support the application of good standards of governance and accountability. There will be transparency and feedback mechanisms that engage the local community and show continued involvement in project development.	8.  Up-2-Us is a medium sized charity with c. 12 years experience, £1.5m turnover pa,45 staff and a structured Board. Cash reserves of £500,000 are noted which can be used for unexpected set up costs and initial running costs.
<b>2.4 Use of Resources</b>  Strong proposals will demonstrate a clear long-term plan for the use of the asset and how the organisation's effective management of resources (including staff, assets, and information) will contribute to the delivery of outcomes.  Ideally, a medium to long term plan (5-10 years) will explain how these resources will be used, addressing issues such as maintenance of the asset and the funding requirements of the organisation (including any sources of funding already in place).	4.  The Business Case document is not yet fully developed and references Big Lottery funding and Robertson Trust funding as well as Up-2-Us resources. However, 2.3 illustrates the scale of Up-2-Us.  Note Offer of £350,000 compares to highest commercial offer of £525,000 (i.e. -33%)
<b>2.5 Performance Management</b>	6.  Up-2-Us have developed a phased

<p>Strong proposals will show clearly how project outcomes will be measured and monitored. There will be a clear reporting process in place that informs the local community and key stakeholders of progress at all stages.</p>	<p>approach to the project illustrated in their Business Plan document.</p> <p>The charity is also registered with Companies House and OSCR.</p> <p>A 'reporting process' is not yet developed.</p>
<p><b>2.6 Sustainability</b></p> <p>Strong proposals will demonstrate how the project will be sustainable in the long term, having regard to the following five broad principles:</p> <ul style="list-style-type: none"> <li>• promoting good governance;</li> <li>• living within environmental limits;</li> <li>• achieving a sustainable economy;</li> <li>• ensuring a stronger healthier society; and</li> <li>• using sound science responsibly.</li> </ul> <p>This may include demonstrating how the organisations future funding or self-financing arrangements are to be achieved, or how the project will have a positive impact on the natural environment.</p>	<p>6.</p> <p>Up-2-Us have developed a phased approach to the project illustrated in their Business Plan document.</p> <p>The charity is also registered with Companies House and OSCR.</p> <p>A 'reporting process' is not yet developed.</p>
<p><b>2.7 Equality</b></p> <p>Strong proposals will demonstrate that equality is embedded in the organisation's vision and strategic direction. The whole community will benefit from the proposals with different needs of the community having been considered in the development of the project. Evidence of positive impacts for specific equalities groups would also be outlined.</p>	<p>5</p> <p>Benefits restricted to service users – not RC residents/community.</p>
<p><b>Total Project Score (Maximum Combined Score 130):</b></p>	<p>62</p>
<p><b>Percentage Score:</b></p>	<p>48</p>
<p><b>Recommendation to Approve / Refuse:</b></p> <p><b>Refuse on the basis the community benefits to Renfrewshire communities do not balance against the financial opportunity cost.</b></p> <p><b>The applicant is in a financial position to purchase property commercially.</b></p>	



### Assessment Framework Guidance:

Evidence	Overview	Score (%)
Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money: suitability, effectiveness, prudence, quality, value and the avoidance of error and other waste	80 – 100%
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.	60 – 79%
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.	40 – 59%
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrates questionable value for money.	20 – 39%
Poor	Governance and financial arrangements are poor. There is little evidence of Best Value characteristics in the proposal. Related projected benefits are ill defined and/or unrealistic and do not demonstrate value for money.	0 – 19%

Joe Lynch

Craig Thorpe

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“From the Head of Property Services:

- more information as to the basis for the decision not to grant the request from Up-to-Us Limited, and what his views were on the application from Up-to-Us Limited being amended from lease to purchase of property, if necessary.”
- The reasons for the decision by the Head of Property Services not to grant the request to Up-2-Us are outlined in the Decision Letter (dated 13 January 2021) - previously provided.
- Further detail on the decision making information is provided in the Scoring Matrix (dated 04 December 2020) - attached.

In summary, it was determined to refuse on the basis that the community benefits to the wider Renfrewshire communities (rather than the restricted Up-2-Us communities) do not balance against the financial opportunity cost as well as the Applicant is in a financial position to purchase the property commercially.

- Albeit the Applicant’s purchase offer remains lower than the top offer (if indeed the top offer remains valid after almost 1 year delay), a purchase agreement (rather than lease) addresses a number of the concerns and risks considered in the decision making process.
- Any decision to uphold the Applicant’s appeal would require the Applicant to evidence their status as a ‘Community Transfer Body’ prior to any Community Asset Transfer.

