

## **GCV GREEN NETWORK PARTNERSHIP**

### **GOWKTHRAPPLE ALLOTMENT FEASIBILITY PROJECT BRIEF**

#### **1. INTRODUCTION**

The Glasgow and Clyde Valley (GCV) Green Network Partnership is a catalyst for the creation of a transformational, high quality Green Network across the Glasgow metropolitan area. The role of the Partnership is to act strategically to stimulate and facilitate the planning, delivery and sustainable long term management of the Green Network. The Network brings together the 8 local authorities which comprise the Glasgow metropolitan region and 5 government agencies, the Scottish Government, Scottish Enterprise, Glasgow Centre for Population Health, Forestry Commission Scotland and Scottish Natural Heritage. The 4 themes for the Partnership are: stronger communities; enterprise development; health improvement; and biodiversity and the environment.

The Gowkthrapple project is part of the Green Network Partnership's portfolio of "stronger community" projects. The regeneration of Gowkthrapple is at a very early stage which has provided an opportunity to engage with the master-planning process at a point where the Green Network can be built in as a fundamental part of the design process.

Ironside Farrar were commissioned to identify the way in which the Green Network could be developed in and around Gowkthrapple so as to improve the environmental quality of the neighbourhood, enhance quality of life for residents, strengthen biodiversity, and help create new economic opportunities, especially for young people. Following the release of the Ironside Farrar final report<sup>1</sup>, the focus is the initiation, development and support for the delivery of a management and development programme that will deliver and secure for the long term a network of high quality greenspace across Gowkthrapple. The initial focus has been to consider how best to disseminate the report findings to the local community and to prioritise and further develop the proposed projects and concepts with a view to achieving some early successes. Consequently four of the many projects identified in the final report are being taken forward this financial year:

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<sup>1</sup> Gowkthrapple Regeneration: Greenspace & Green Network Study. Ironside Farrar. September 2008.

- ❖ Engagement with the Local Community
- ❖ Community Garden Improvements and Management Plan study
- ❖ Development of an Signage and Interpretation Framework
- ❖ **Allotment Feasibility Study**

## 2. BACKGROUND/CONTEXT

Gowkthrapple lies approximately 2 miles south of Wishaw on the B754, and occupies an elevated position above the Clyde Valley. It is one of 6 defined communities in the area, the others being Waterloo, Overtown, Netherton, Greenhead and Pather. The six settlements all occupy elevated and exposed positions above the Clyde Valley.

Gowkthrapple is an estate of some 745 social rented houses, mostly flats, constructed in the mid 1960s. Gowkthrapple suffers from high levels of deprivation and associated social problems, and is dominated by electricity pylons that run through the area. Some demolition of blocks of council flats has taken place and new houses are programmed by Garrion People's Housing Co-op adjoining their existing Heathfield development. Garrion People's Housing Co-op also maintain an office in the area. The Gowkthrapple estate has relatively few facilities: a corner shop, community building and community play area and garden which are underused and often misused. The primary school located on the edge of the community has good staffing levels, but suffers from low occupancy, as many of the children in Gowkthrapple attend schools outside the area.

The regeneration programme aims to address a number of problems affecting the neighbourhood, including housing stock that no longer matches the needs of the community, derelict business units, ground contamination, lack of local amenities and the electricity substation on the edge of the housing area, with associated overhead transmission lines dissecting the neighbourhood.

In early 2007, a Strategic Regeneration Masterplan was produced in consultation with the local community (Gowkthrapple Regeneration Group) and key public agencies: North Lanarkshire Council; Scottish Enterprise Lanarkshire; and Communities Scotland. This has been approved by the Council and is being progressed through the development of a detailed planning masterplan and series of development briefs.

The aim is to secure a sustainable, long term future for the area by better meeting the needs of the existing community and attracting new residents. It is intended that the housing stock and local amenities will be improved to help safeguard and expand local employment opportunities and enhance perceptions of the area.

Gowkthrapple is part of the Green Network Partnership's portfolio of "stronger community" projects. The development process in Gowkthrapple is still at a relatively early stage, albeit some demolition work has recently commenced. This provides an opportunity to engage with the masterplanning process at a point where the Green Network can be built in as a fundamental part of the design process and brought on stream for residents to use at an early stage in the regeneration programme.

Improving the nature, quality and use of local greenspace has an important part to play in delivering the vision and achieving the sustainability objectives for Gowkthrapple. The recently concluded Green Network Study is fully integrated with the masterplan (both prepared by Ironside Farrar – documents are available on request) for the area and providing a framework for creating fit for purpose open space which can integrate the existing and new communities and is seen as a key way of bringing people into the area and turn Gowkthrapple from an inward looking estate to an outward looking community.

### **3. OBJECTIVE**

The overall objective for this project is to assess the potential/feasibility for a successful allotment in Gowkthrapple on the identified site, and to identify the steps necessary for the formation of a successful allotment group that brings together people from Gowkthrapple and the wider catchment area.

### **4. AIMS**

The aims of this project are:

- ❖ To understand the physical requirements of setting up an allotment on the existing site (it is understood that there is potential for up to 50 plots)
- ❖ To establish the role that the existing community centre could play
- ❖ To establish what is required to set up a new allotment group or use the existing South Wishaw Garden and Allotment Society to use the site and build capacity
- ❖ To understand the allotment catchment area - using the knowledge of the Scottish Allotment Society and/or established local groups to examine capacity and possible demand.
- ❖ To recommend the steps required to take the development of the allotment and an associated group forward, with a recommended timeframe for starting the process

- ❖ To establish links with the relevant NLC departments to develop proposals for the running and maintenance of the site and make recommendations as to whether the allotment should be run privately or by the council
- ❖ Prepare a framework for maintenance and management.
- ❖ To determine likely business plan including indicative costs, funding streams for the allotment in both the short and longer term
- ❖ To understand and detail the likely training needs of the newly formed or existing allotment group

## **5. STUDY REQUIREMENTS**

Consultants are invited to submit a proposal to develop a feasibility study for allotments in the Gowkthrapple area. This would involve consultations with various agencies involved in the masterplanning process, including Ironside Farrar, North Lanarkshire Council, Garrion People's Housing Co-operative. If consultation with community groups is required, it must take place in a managed approach and will be agreed with the project team at an inception meeting. The wider community was consulted during the original study and it is the intention to feedback the outcomes of the study at an open day in March 2009. We would expect discussions to be held with NLC Leisure Services, South Wishaw Garden and Allotment Society, the Scottish Allotment Society, the local primary school and possibly the older residents based in Allershaw Tower. We would not seek to undertake full community engagement at this time. (The wider community were consulted during the Green Network Study and it is the intention to feed back the outcomes of the study at an open day in March 2009).

## **6. OUTPUTS**

The project outputs will be:

- A Report and an Executive Summary, with appendices and maps as appropriate, and including:
  - An analysis of the field work and desk top study.
  - Business plan
  - Management/maintenance plan
  - Coordinating all outcomes and documenting any consultation.
- Four bound and one unbound copies of the agreed final report, together with an electronic version of the document and any accompanying maps and appendices, supplied on a CD.

- Presentation and dissemination of the findings to the Steering Group and partners following the conclusion of the report. It is anticipated that this presentation will take place either late March or early April 2009.

The structure and format of all reports must be agreed with the Project Group prior to production.

## **7. REPORTING**

A progress report should be submitted to the Project Manager, preferably via e-mail. The frequency of a progress report will be agreed at an early inception meeting. Regular meetings with the project group will be required. A presentation will be required at draft study stage and at finalised study stage.

## **8. TIMETABLE**

- Study brief issued                      22 December 2008
- Tenders returned                        20 January 2009
- Consultant appointed                23 January 2009
- Inception meeting                      29 January 2009
- Draft report                              16 March 2008
- Final report                              31 March 2009

The study should start on 29 January 2009 and be completed, with a final report to the Project Group by 31 March 2009. A detailed work programme should be submitted as part of the submission identifying key stages and milestones.

Specific interim outputs and milestones will be agreed with the successful contractor.

## 9. BUDGET

A budget of £20,000 (ex VAT) has been allocated for this commission. In this instance, we would anticipate maximising spend against that budget allocation, with the bids being assessed primarily on how much can be achieved and what can be delivered for that cost.

That budget includes provision for both fees and expenses.

## 10. PROJECT MANAGEMENT

The contract will be let and managed on behalf of the Steering Group by North Lanarkshire Council. Day to day management of the contract will be undertaken by Sue Harris, planning strategist, Housing Investment Division (West Region), Scottish Government ([Sue.Harris@scotland.gsi.gov.uk](mailto:Sue.Harris@scotland.gsi.gov.uk))

## 11. PROCUREMENT PROCESS

Applicants are invited to submit a proposal that includes the following information:

- Proposed methodology for undertaking the study
- Outline of the relevant skills and experience of all project team members
- Evidence of a successful track record in undertaking similar appointments
- A detailed fee structure and timescale providing a breakdown of **all** fees to be incurred (in days)

Four copies of the proposal should be submitted and a CD copy to:

**Head of Planning and Development**  
**F.A.O Lyndsay Noble**  
**Development projects Team**  
**North Lanarkshire Council**  
**Fleming House**  
**2 Tryst Road**

**Cumbernauld  
G67 1JW**

**Please note that the submission must be signed by an authorised signatory from your organisation.**

**Any tenders submitted by fax or other electronic means will not be considered.**

**Submissions, which are tendered late, will be returned unopened.**

**The content, price or any other particulars of the brief or consultants submission should not be disclosed to any other parties.**

**Any submissions are made at the expense of the consultant/contractor.**

The Appointment will be made on the basis of submissions, although NLC retains the right to ask for presentations to be made before making a final decision. The assessment of the submissions will be based on cost and quality. NLC is not bound to accept the lowest tender. The submissions will be assessed using a cost 40% and quality 60% ratio and will follow a set of evaluation criteria. See enclosed evaluation model (Appendix 1).

## **12. CONTRACTUAL ARRANGEMENTS**

### ***Appointment***

The contract for this project will be between NLC and the appointed Consultant and will be managed in line with the Council's Standing Orders and terms and conditions (see terms and conditions attached) relating to the purchase of Consultancy services.

### ***Conflict of Interest***

Should the consultant be requested to appraise the development potential of a project where a conflict of interest will arise, the consultant must advise NLC immediately.

### ***Payment of Fees***

The payment of fees will be based on 50% on completion of draft documentation and 50% on completion of the project.

### ***Copyright***

Copyright of all reports and data produced as a result of this project will be the sole property of North Lanarkshire Council, the Scottish Government Housing and Regeneration Directorate, the Glasgow and Clyde Valley Green Network Partnership and Garrion People's Housing Cooperative.

Reports and data may not be reproduced in whole, or in part, by the company undertaking the project or any third party, without the written consent from NLC, the Scottish Government Housing and Regeneration Directorate, the Glasgow and Clyde Valley Green Network Partnership or Garrion People's Housing Cooperative.

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