

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

EAST LOTHIAN COUNCIL

IMPORTANT NOTES:

This asset transfer request form is to be used to make a request to East Lothian Council.

You do not need to use this form to make an asset transfer request, but using this 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. Please also read East Lothian Council Guidance on Asset Transfer.

You are strongly advised to contact *Liz Mclean* to discuss your proposals before making an asset transfer request.

When completed, this form must be emailed to assettransfers@eastlothian.gov.uk

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

The Ridge SCIO

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

Postal address:

Oriel Cottage

East Links Road

Dunbar

Postcode: EH42 1LT

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: [REDACTED]

Postal address:

[REDACTED]

[REDACTED]

Postcode: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

X 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	
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SC047116
	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 **X**

Yes ☐

Please give the title and date of the designation order:

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- 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 **X**

If yes what class of bodies does it fall within?

A community controlled body (incorporated as a Scottish Charitable Incorporated Organisation)

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.

Black Bull Close buildings and adjacent 'Backlands' land to the rear of 72-80 High Street, Dunbar

The attached map shows the outline of the land requested

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.

UPRN:

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: £ 25,000

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?

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

Proposed rent: £ per

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?

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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: £	per
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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.

The Ridge aims to provide:

- locally available support and training to disadvantaged adults and young people, with a view to improving their life chances, in particular (where appropriate) into employment
- provision of support to those who are struggling to access healthy food, in particular (but not exclusively) young families.

Projects within the Ridge, which deliver on these aims, have arisen and developed since inception in 2012, in response to local need. Their success over time confirms need. The expanding range of partners/referral agencies to these services (outlined in our Feasibility Studies) also confirm local demand and the dearth of effective alternative provision.

In particular, the success of the project to develop this site (on which the lease has been held by the Ridge since 2015) from an abandoned wasteground site in the town centre into a beautiful, productive and much-valued community garden, demonstrates both the need for this provision, and the aptness of this particular site for delivery of the project.

All ages have been involved, from pre-school to elderly individuals living with dementia. In particular, pupils from Dunbar Grammar, whose behaviour puts them at risk of permanent exclusion, have benefitted from weekly work experience and the opportunity to learn practical and life skills in a non-classroom setting. Also volunteers referred by a range of agencies including GPs, social work, criminal justice, MELD, foodbanks, and many self-referrals have enjoyed the non-stigmatising, inclusive atmosphere, where involvement in physical tasks also gives them access to social contact/inclusion, skills learning, advice, support to address individual challenges, and signposting to a range of partner agencies.

Thousands of local people, as well as visitors to Dunbar, have visited and benefited from the wide range of opportunities made available in the opened-up site. The attached report on community engagement activities over the Summer of 2018 shows over 1,000 visitors during the formal activities of those 5 months alone.

Arising from the reconstruction opportunities of the site, a construction company (The Ridge Foundations CIC), focused on training in traditional skills, has been created to provide opportunities to those who would otherwise struggle to find/sustain skills training and employment. The garden/close site has to date provided a locus for this work, bringing benefit to the individuals involved, and to the neglected historic built environment of the Conservation Area. This site will continue to serve as a benchmark and an inspiration locally and more widely, of what can be achieved within the historic environment, to bring benefit to the lives of individuals and their communities, using the regeneration of that historic built environment as a vehicle for these changes.

The Ridge intends to continue work to restore/regenerate this historically important site, to provide a much-needed home for many aspects of its work, including a support centre/crisis drop-in; admin base; workshops for the Foundations and garden teams (including volunteers); social space for staff and volunteers. It will create opportunities for the local community to make use of rooms for a range of purposes, meeting needs not currently adequately met within Dunbar (particularly as the town continues to expand). Further, a training restaurant will add another progression route into training and employment for young people struggling to find a positive route forward in life, whilst providing ongoing (on-site) access to the Support Team's input.

The envisaged Black Bull Close restoration project will create and support a significant expansion for the Ridge. Restoration of the site offers the opportunity to:

- Respond to key stakeholders' and partners' needs for regeneration in the Town Centre, indirectly benefitting the Ridge's key user groups by supporting economic regeneration, including the provision of rental space for a restaurant, workshops, studios, training and multi-use space
- Create a base for the Ridge to co-locate its community support activities, including enabling delivery and expansion of services from a single location
- Provide a significant heritage restoration project to be undertaken by the Ridge's construction social enterprise (the Ridge Foundations CIC). This will enable extensive training opportunities, thus delivering the mission of the Ridge by providing training spaces for those furthest from employment and growing the skills base available to the Ridge Foundations and enhancing its capacity for restoration projects for other clients, thus building long-term sustainability
- Create an asset for the Ridge to provide additional income to support core costs and contribute to financial sustainability.

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.

The East Lothian Plan 2017-27 (the Local Outcomes Improvement Plan) sets out a range of priority actions. These actions reflect three key themes for the benefit of the community – Prosperous, Community-minded and Fair.

The East Lothian outcomes and related actions which are supported by the work that the Ridge group is undertaking and proposes to expand through this project are:

Prosperous

Outcome 1.1: East Lothian people are working, are free from in-work poverty and are able to develop and improve their work skills.

Action b): Encourage career progression through training opportunities available under the forthcoming Edinburgh and South East Scotland City Region Deal.

The Ridge's Black Bull Close project will provide extended training opportunities through continuation of The Ridge (Scotland)'s work and the expansion of The Ridge Foundations' in-work training. Proposals to expand the garden team's work, and to establish a training restaurant will broaden the range of potential career progression routes and training opportunities.

Community-minded

Outcome 2.2: East Lothian People can live affordably and contribute to a thriving community life in a high-quality environment.

Action i): Through our Area Partnerships, continue to help our communities to access resources so they can work out and take forward their priorities for their own area.

The Ridge is a member of the Dunbar and East Linton Area Partnership assisting in partnership decisions for local actions (see below).

The Ridge also engages in and contributes to a range of cross-community projects for the benefit of all, such as maintenance of High Street hanging baskets (in association with Dunbar Trades Association), regenerating the green wall in Bleachingfield community centre (with ELC), and the wildflower project in Dunbar Parish Church (with DELAP/Dunbar Community Council). Participation in/contribution to such projects is enabled by having use of the Black Bull Close/Backlands site.

Beyond its own training/support projects on site, the Ridge makes the site available for the use of other community groups, such as North Light Arts, Dunbar Street Art Trail, Dunbar Dementia Carers Group, Countess After School Club, Dunbar Trades Association (Santa's Grotto), European Stonestacking Championships

Fair

Outcome 3.1: We tackle the causes and effects of poverty in East Lothian and we reduce the gap between the richest and the poorest people.

Action p) Develop joint projects to test how to get the best outcomes for some of our most vulnerable people, through better relationships between public sector partners and also between families and service providers.

The Ridge group will provide co-located support services on the Black Bull Close site, continuing to work with a range of partners from the public and third sectors.

Dunbar and East Linton Local Area Partnership's Plan

The Ridge is one of 14 members of DELAP, including 4 third sector organisations.

The Local Plan sets out detailed objectives and actions, which arose in part through consultations in which young people identified a range of activities and facilities they wanted to see in Dunbar. These include:

- Young people will have improved post-school employment opportunities, including with more opportunities to train and work in the Ward.
The Ridge already provides training opportunities and the range of skills training will expand through the Black Bull Close project.
- Young people will have improved social, sporting and recreational opportunities, including more social spaces for young people to meet and relax. The Ridge's development of the modern support hub could also be used as a youth space in the evenings.

The Ridge's Black Bull Close project will also help deliver Local Plan economic development activities:

- Local Business will be supported to grow, including creating spaces for business and development of vacant premises and sites and provision of flexible affordable workspace.
The Black Bull Close project will create workshop space for 2-3 businesses, studio or office spaces, and also provide accessible meeting rooms in the Town Centre.

The Town Centre Strategy and Regeneration Scheme

East Lothian Council's Dunbar Town Centre Strategy (2018) sets out the context for the Town Centre Regeneration in the Conservation Area.

The proposals put forward in The Ridge's Black Bull Close restoration project address these challenges:

- The Black Bull Close restoration will restore one of the disused spaces and bring it back to life;
- Provision of spaces for hire as offices, studios, and workshops will create availability of these diverse spaces in an area currently lacking in this provision, and by so doing bring more people back to the High Street area for a more diverse range of jobs;
- Creation of a restaurant will add to the current minimal provision of leisure retail within the Town Centre;

- Maintenance and development of the Backlands Garden will continue to provide a green space in the heart of the Town, enjoyed by all.

In addition, the transfer of this asset will underpin the long-term viability of Ridge's work to support the most vulnerable sections of the local community. The demand for this has been growing exponentially over recent years (in 2018-19, having envisaged an expansion to working with 50 individuals, 250 were in reality supported directly by the Ridge).

The Ridge needs to secure a long-term income from rents and hire charges to make it less grant dependent. In the meantime, ownership of the asset will make it much easier to secure grants to develop the site and to support projects run there.

For the volunteers, clients and staff already involved in the development of the site, the prospect of taking ownership is hugely motivating and empowering. They already feel they have invested so much of themselves, their skills and in many cases their journeys towards recovery in this site. They are thrilled by the idea that they, as part of the community, might take actual ownership. Psychologically, as a community, this is an important factor.

Further opportunities will be created locally for people to volunteer (improving physical and mental health and wellbeing), to undertake skills training and work experience, to access social interaction and peer support, to break down social barriers and redress some of the imbalances of economic and social exclusion which blight the lives of sections of our community.

The regeneration of an unsightly town-centre vacant and derelict site will be completed, in parallel with the lives of those undertaking the transformation. The environmental enhancement will impact on local civic pride, building social cohesion and creating a lasting positive legacy for all. The impact of site development to date provides strong evidence of all of the above as outcomes of continuation/completion of the project.

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.

The site is within the B-listed Dunbar Conservation Area

The Black Bull Close buildings are listed on the Scottish 'Buildings At Risk' register, with one of them having its own individual B-listing in addition to the CA listing

The Ridge has, at every stage, applied for and acquired Listed Building Consent for all works carried out, including alterations to the boundary walls, and works to the Black Bull Close buildings.

The Ridge works in close collaboration with Historic Environment Scotland, with strong support for both its work to restore and regenerate an important historic site and its focus on developing training in traditional skills. HES has specifically funded works to boundary walls and to Building 4 of the Black Bull Close site, as exemplar sites for demonstration of traditional techniques and materials, overseeing the project and reporting it as the template of best practice in these areas.

Architects employed (Simpson and Brown) are highly-respected leaders in the field of Conservation Architecture, with Addyman Archaeology as part of their practice. Addyman have been used to undertake archaeology above and beyond legal requirement, as the Ridge have aimed to develop the site with the utmost respect for its historic and heritage significance.

The Ridge has demonstrated a creative and successful capacity to see opportunities in challenges, and has made a virtue of these challenges, securing funding to turn Archaeological constraints into a programme of popular community engagement.

All ongoing work will be taken forward in the same manner, seeking to deliver with the utmost respect for the historic environment, and engaging local people, as well as visitors, in a hands-on involvement with our heritage.

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, environment, or any group of people, and explain how you could reduce these.

Neighbour annoyance

Any newly in-use site will risk negative impacts for its neighbours, whether residential or business. The Black Bull Close/Backlands site has a mix of both.

Over the past 4 years, the Ridge has been operating on this site already, and has at every stage communicated and consulted closely with neighbours, developing positive relationships. Meetings have been held and flyers/letters distributed to keep people informed of any upcoming proposed changes or unusual activities such as unavoidable noise, out-of-hours events etc. The Ridge has listened to concerns and

always tried to respond where possible with solutions or acceptable accommodations. An example would be residential neighbours' anxiety that making the site more attractive would draw more antisocial behaviour in the evenings (the lane was already attracting drinking and noisy behaviour). Via consultation with those concerned and with lane owners The Coop, the Ridge was able to address concerns by reinstating gates at entrances to the lane, which were locked/unlocked by residents to coincide with Coop opening hours. This process engaged neighbours in creating and owning an end result which was far better than the existing unsatisfactory situation.

The Ridge has also worked with neighbouring businesses to address concerns about skips being placed outside their premises on the High Street. With agreement, the positioning of skips has been varied to ensure no single business is affected. Uplifts have been arranged wherever possible to ensure no skips are in place during busy weekend periods, and all efforts have been made to keep the area around skips as clear and tidy as possible.

Consultation with local businesses shows that experience of having the Ridge as a neighbour has been overwhelmingly positive, and that they welcome the proposals being put forward for site development. The neighbouring Black Bull public house and 1650 café currently use the Close (for bins/keg storage and customer toilet access respectively) and are looking forward to the surface and general aspect of the Close being improved, which will make it more welcoming, whilst reducing slip and trip hazards.

Ongoing consultation will doubtless highlight new concerns, but the Ridge is confident, with existing good relations and track record of finding positive solutions to challenges, that means will be found to tackle these as they arise, to the ultimate benefit of all involved.

All steps will be taken, both during Construction phases and thereafter, to minimise disruption and negative impacts to both businesses and residential neighbours. Noisy and particularly dirty works will be carried out during working hours only, and any likely major disruptions will be carefully planned and timed, with plenty of warning issued in advance to neighbours. Careful risk assessment will be carried out at all stages, with professional CDM oversight, to ensure the highest standards of safety both to site staff, neighbours and the general public throughout Construction.

Displacement

As an experienced third sector organisation, the Ridge is highly aware of the issues around displacement. Great care has been taken in the process of developing its vision for the site, to ensure there are no potential causes for concern.

East Lothian Council's Town Centre Strategy document notes the rising population of Dunbar, and the need to attract them to the town centre. It cites the dearth of restaurant provision after 6pm, to cater to this growing potential market. Drawing more local spending power into the town centre will benefit all business in the area.

Proposed training restaurant: This will be offered via commercial tender. There is already interest among local restaurateurs in the attractive site and the unique proposition it would offer as a training restaurant giving opportunities to local young people.

Meeting rooms and multi-purpose rooms: These will complement other such spaces available locally. For example the Dunbar Harbour Trust has stated that they do not see the proposals as representing competition for use of their meeting room. Dunbar Town House meeting rooms require to be staffed, due to the adjacent museum. This makes rental costs prohibitive for community groups. Three hotels offer conference and meeting space. One is mainly hired for weddings, and conference space is priced for the corporate market. The other two offer smaller rooms, but these are mainly used by guests at the hotels. As regular users of the Bleachingfield Centre, the Ridge are fully aware that this facility does not provide suitable spaces for every group's needs and that it can be difficult to access space at peak times.

Workshops and studio space: West Barns Arts Studio is 2 miles out of the town centre, providing affordable space to artists, with 8 studios currently rented to 9 artists. They have a waiting list for space. There is no other space available in Dunbar offering this facility, despite a growing population of artists.

Office space: The Ridge does not plan to let out office space, but this may be an alternative use for some part of the site as a fall back option. There are no vacant offices available in Dunbar, only one in Haddington, and one in Musselburgh. There are new commercial offices available on the outskirts of Edinburgh and Musselburgh. The lack of office space is noted in the Town Centre Strategy

Environmental during works

Any construction works inevitably involve some negative consequences. As outlined above, the Ridge is highly conscious of these, and having a strong track record in mitigation, will continue to seek to identify risks in advance and take steps to avoid or reduce negative environmental impacts, using rigorous Risk Assessments under the supervision of a CDM professional.

The site itself precludes the use of large or heavy machinery, limiting some of the worst potential impacts around noise and compaction. The historic nature of the buildings, and the traditional methods largely being proposed will also serve to limit damage, since most materials are natural and the proposed uses/treatments do not involve many chemicals or other noxious substances. Where potentially harmful

processes (eg stone cutting) or hazardous substances are required, the appropriate procedures will be followed to minimise risks.

The Ridge aspires for the long-term site to be as energy-efficient as possible, and as part of development of Building Warrant, a renewables specialist is helping develop plans to ensure all opportunities to minimise environmental impacts are explored.

The Backlands garden is already run on (non-certified) organic lines, with the hut run on solar power, with a composting toilet, evidencing the firm commitment of the Ridge to operate to the highest possible environmental standards.

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.

Staff team skills

The success of the Ridge is almost entirely due to the unique combination of skills and commitment of the staff team responsible for running the Ridge's various projects.

The Garden Team includes both volunteers and staff [REDACTED] with years of gardening experience, including recent years as part of the successful running of the Backlands garden, engaging the community (including some of its most vulnerable members) in the transformation of the site. Their work includes experience of collaboration with Dunbar Grammar School, to provide weekly work experience for those at risk of permanent exclusion; with the Dunbar Dementia Carers' Group (including creation of the Sanctuary Garden in collaboration with the DGS group); with local arts groups; After School club; heritage groups; Criminal Justice in management of Community Payback Orders; collaboration with other referral agencies in supporting volunteers; work with funders such as the Royal Horticultural Society. And many more. The work of the team in creating this garden was described by the Head of RHS Scotland as having produced 'the best community garden' she had ever seen. The Ridge was awarded the first ever 'Young People's Award' by Young Scot in 2018, and an 'Outstanding' award from Keep Scotland Beautiful the same year. The Sanctuary Garden was featured in the RHS' 'The Garden' national magazine and in their 'Community Garden' magazine, featuring on the front cover.

The Food Team is headed up by a passionate and charismatic individual [REDACTED] with a background in community food, who has created and adapted

programmes to engage a wide range of participants ranging from those emerging from prison sentences, facing bereavement, struggling with poverty and needing to feed families on a shoestring, as well as children who 'hate veggies', autistic children who don't want to touch food, or those whose diet consists entirely of processed foods and fizzy drinks. [REDACTED] has carried out wide research of projects with any overlaps with the Ridge's own, and has adapted these along with her own innovations, with enormous success in engaging people with little/no experience or confidence dealing with food. A group of 'graduates' of the 'Plenty Project' (budgeting/nutrition/cooking from scratch on a budget) have gone on to take part in Sunny Soups (turning food destined for landfill into nutritious soups etc, filling the free freezer open to all in the Bleachingfield Community Centre), and thence onwards to setting up Sunny's Kitchen, where they prepare a meal and eat it together once a month. Having nurtured a group of volunteers from zero skills to this level of competency and skill, [REDACTED] is increasingly encouraging them to take on roles in managing peer-led activities, spreading the knowledge and skills whilst building social connections and increasing confidence and in many cases employability. The food team has built relationships with other projects across East Lothian, and is working to create a network with potential to train in and deliver a major project tackling childhood obesity.

The Support Team brings together 2 individuals [REDACTED] with diverse backgrounds across a range of Care, Training, Social Enterprise, Catering, Retail and Arts roles. This range of experience combined with the absolute commitment, personalities and professionalism of both delivers a service which provides enormous empathy for the challenges faced by our varied user base, but also has a realistic understanding of the workplace, and of routes into and within it. Both are local, with very strong connections to the local community across support networks, employers, families, schools etc. This means people are much more likely to engage effectively, and that viable solutions to issues are much more quickly and efficiently found. The team work with a small number of volunteers, and are working to build a befriending team to further support their work. They offer out-of-hours support, providing an absolutely vital layer of immediate crisis support for those times when other services are unable to meet local need. The team are focused on helping individuals move themselves 'from dependency to contribution', which in most cases means ultimately into paid employment, which can be a very long and difficult journey. During the year 2018-19, they worked with 250 individuals. Their work is highly valued, and increasingly sought out via self-referrals (via word of mouth) – a testament its position locally. The team leader, [REDACTED] has been awarded a 2019 'Citizen's Award' by the Dunbar Community Council in recognition of the esteem in which they are held.

The Foundations Team consists currently of 2 team leaders, with 1 Modern Apprentice, 3 junior trainees (about to start MAs), one senior trainee mason and one site assistant. It is envisaged that 5+ new trainees will start shortly, and more senior

staff may be recruited dependent upon funding and/or external contracts being secured. The team leaders (masonry – [REDACTED] are both qualified and time served in their trades, with long experience of their field. Both have been working with the Ridge for the past 2+ years, and have led on collaboration with Historic Environment Scotland, having satisfied HES of the high standard of both their own skill and their skills as trainers, sufficient that HES has funded their salaries for the past 2 years. They are not only skilled as straightforward skills trainers, but also have absolute commitment to working with individuals who present the sort of challenges faced by our Foundations trainees (including substance abuse, mental health, criminal justice involvement, lack of skills, challenging behaviours, ACE).

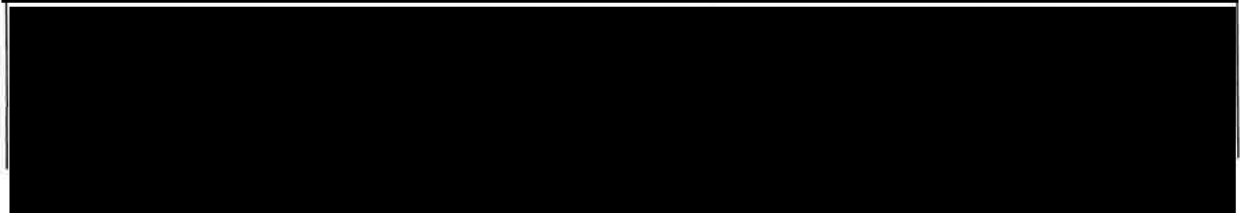
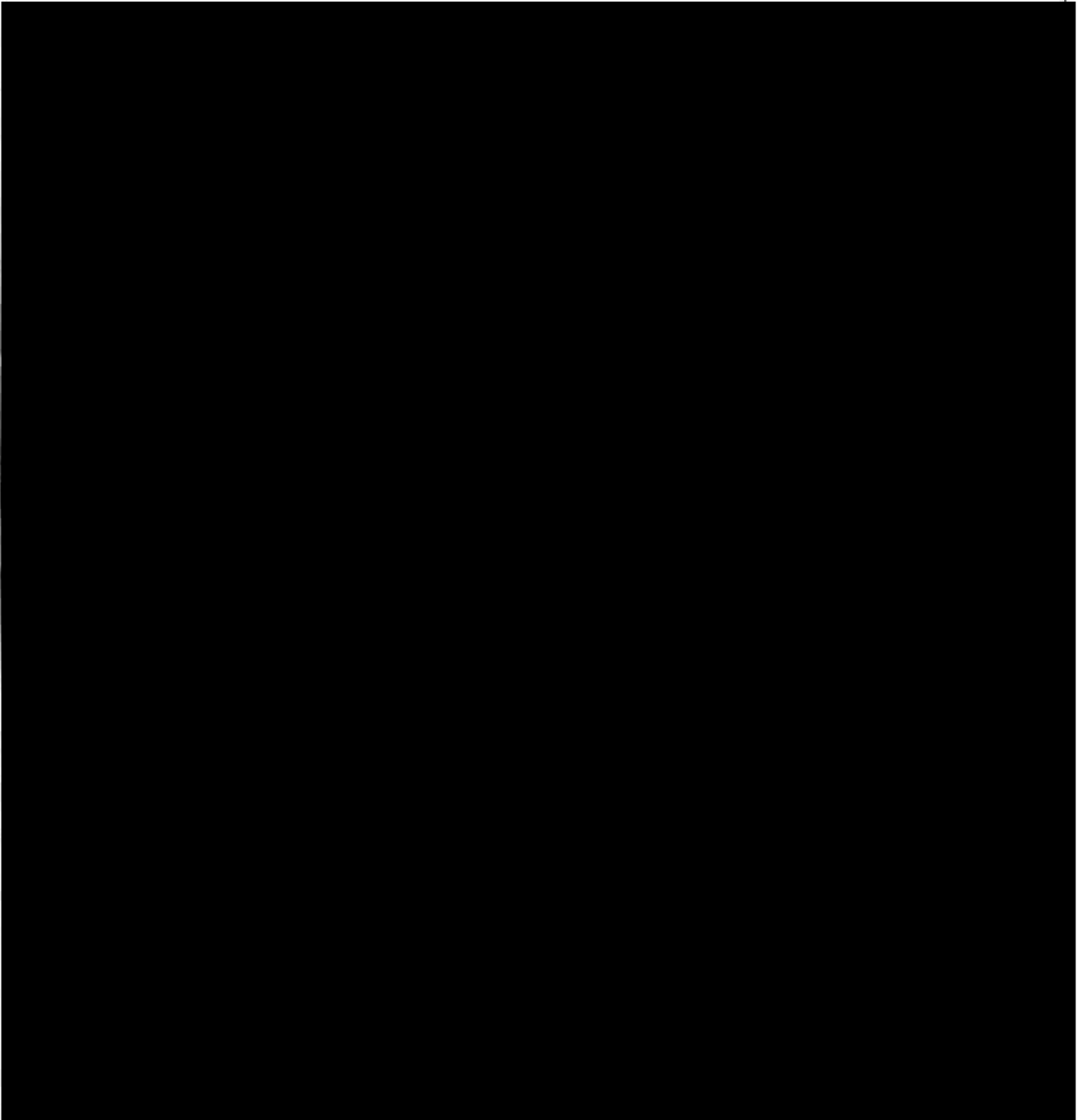
Managing Director of the Ridge Foundations and of the SCIO is [REDACTED] who founded the Ridge in 2012, and has since managed its development. Her background includes 16 years in teaching (latterly East Lothian Inclusion Service), which she left to train formally in Horticulture, then combined her interests in working with those facing challenges with practical skills learning. She has successfully overseen the development of the various strands of the Ridge, including establishing positive relationships across the community and more widely across a broad range of stakeholders; securing and delivering employability contracts for DWP and SDS; spotting and exploiting opportunities to evolve the Ridge to meet the actual needs of the local community whilst securing the funding to enable ongoing delivery of services. She remains committed to the full spectrum of the community of Dunbar, and to the original vision of creating/supporting high quality businesses which deliver training and employment to those who would otherwise struggle to access/sustain these opportunities. She has shown the vision, tenacity, empathy and passion required to lead the Ridge to this point, and has the commitment to continue facilitating development of the next phase of delivery on behalf of the local Dunbar community.

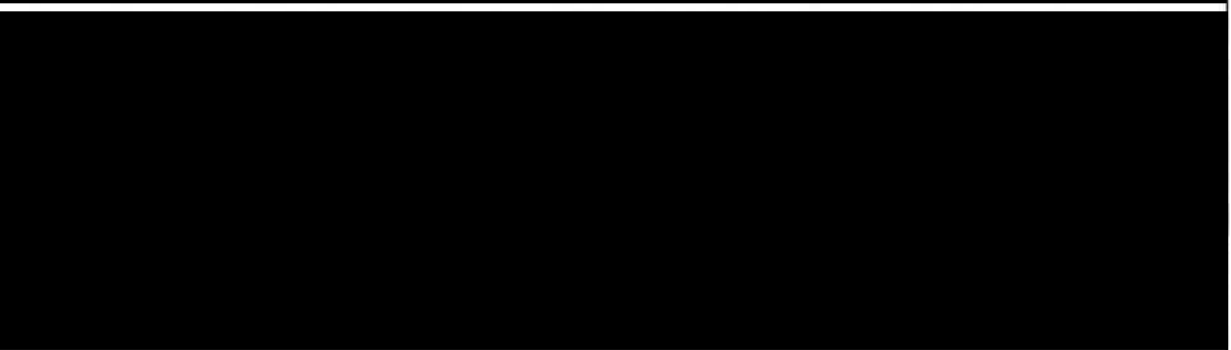
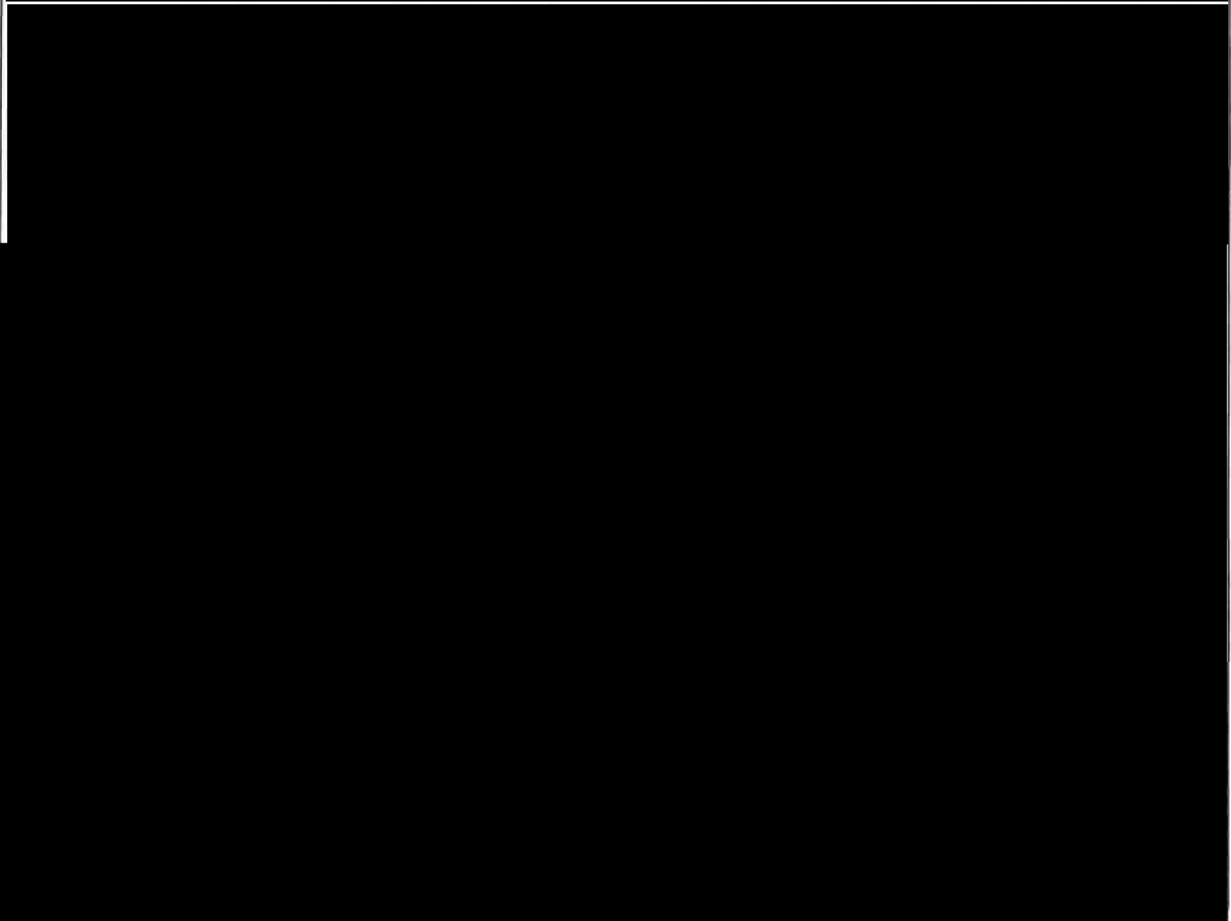
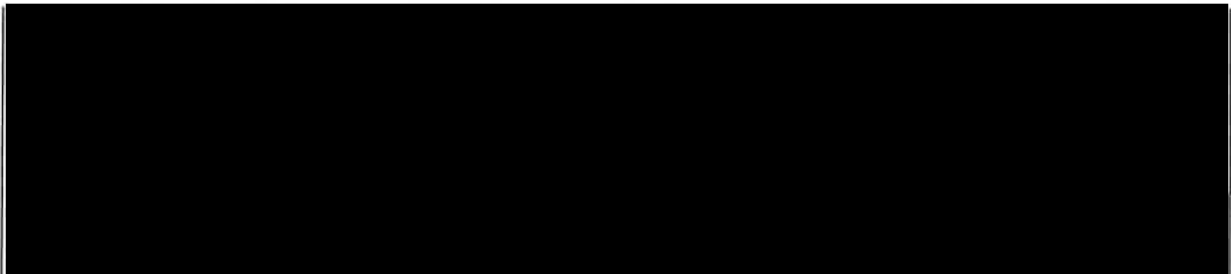
[REDACTED] has been with the Ridge for over 2 years, initially delivering highly effective and successful community engagement as part of the opening up of the Black Bull Close site. She has increasingly taken on roles and responsibilities from [REDACTED] is now largely responsible for management of the Food, Garden and Support Teams. She has a background in project management with Deloitte, and more recently has run her own Graphic Design agency [REDACTED] which undertakes design work and publicity for the Ridge. [REDACTED] helps charities, social enterprises and not for profit organisations develop useful and engaging visual communication, helping them create an emotional connection with their audience. [REDACTED] works collaboratively with the Managing Director and other colleagues to ensure The Ridge's offering continues to be responsive to local need. This has meant an involvement in developing strategic planning, to maximise opportunities (including in response to new funding streams and to changes in government priorities at local and national level) to ensure that the

organisation is prepared for change and able to adapt to the advantage of those it serves. She continues to develop and maintain relationships across the local and wider community to ensure support and understanding for the work of the Ridge.

Trustee skills

The Ridge has a range of directors of Community Interest Companies and trustees of the SCIO, with overlap between the two.





Track Record

Established in 2012, the Ridge has demonstrated over 7 years its ability to gauge local need and to respond effectively. It has thrived during a period of dramatically increasing demand combined with ever-diminishing resources, showing considerable flexibility and skill in adapting to a changing landscape.

The track record across all Ridge projects is borne out by ongoing demand and support.

Success in development of the site demonstrates the quality of the vision of the Ridge in perceiving its potential as a locus for delivery. The development of the Ridge Foundations training business arose from the requirements of the physical site for repair, and the transformations witnessed in the lives of those engaged in the preliminary training courses to repair walls. The ongoing successes of the Foundations team demonstrates the impressive track record of exploiting challenges to create unforeseen opportunities to deliver on social aims, in unexpected ways, and tapping into entirely new income streams to achieve this.

The Backlands Gardens show the Ridge has the necessary range of skills and capacities to sustain delivery on this site. As outlined above, the work carried out here has gained plaudits both within the local community and nationally.

The Black Bull Close buildings, while still largely ruinous, have been cleared, stabilised and rendered visitable. One building has already been largely restored and will be completed shortly to 'bothy standard' (HES term, denoting lack of services). HES are highly satisfied with the standard of work undertaken – the Foundations team has demonstrated a track record for high quality traditional repair/construction work of the sort/standard required for the rest of the site.

The Ridge has successfully fundraised around £210,000 in support of work to clear/develop the site over the past 3 years, supplemented by commercial contracts, which are led by word of mouth. The Ridge Foundations has a current order book of over £50,000 commercial contracts.

More widely (and including funds for the Black Bull Close development), across all its projects, the Ridge has accessed over £300k income over the last financial year. This is testament to the quality of these projects, and to the skill of those overseeing them in generating support, whether sales (largely the Café and some Foundations contracts) or grant funding.

Professional Advisors

Simpson and Brown (Architects)

Addyman Archaeology

Narro Associates (Structural Engineers)

Kenneth Fergusson & Partners (Quantity Surveyors)

Irons Foulner (Consulting Engineers – services)

Level and nature of support

- 4.6 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.

The Ridge has engaged the community since taking on the lease of the Backlands Garden in 2014, holding meetings, arranging tours and events on site, to encourage a dialogue in response to proposals for the site. This has included close neighbour groups, specific interest groups (stakeholders such as GP surgery, Council depts, schools, police etc)

3D visualisation were prepared to help express the vision for the site, and used both for on-site visits and mounted at the Ridge Café in the Bleachingfield community centre, to allow people to understand what was being proposed. This has been continued, as plans have expanded to include Black Bull Close, with Simpson & Brown (Architects) preparing boards which included option plans and visualisations. These were mounted in Bleachingfield, and a 2-day consultation event held, where the architects and Ridge board/management team were on hand to discuss plans with the public. Their views were taken into account in making some adjustments and selecting a final option to progress. A survey monkey for site neighbours was also used to gauge views.

Also taken into account were the views of local businesses. The Dunbar Trades Association has been kept informed of plans, and has offered consistently positive feedback. Likewise, neighbouring businesses such as the High Street shops have been kept constantly informed and been canvassed for their views. These have been uniformly favourable.

Urban Animation and Athena Solutions, as part of the Scottish Land Fund-funded feasibility study, have carried out two days of community consultation, gauging community awareness (variable – see report attached) and support (unanimously positive). This was done via an on-site engagement (at the gate of the Backlands Garden during a site open day, where they spoke with passersby, who were able to view the plans) and via speaking with people on the High Street, including in shops/pubs etc and outside Asda.

The Ridge has also used its social media to promote engagement locally, posting both on its own Twitter and Facebook pages and to Dunbar Online (a local forum) in particular to invite the community to visit and to give feedback.

Summers of 2018 and 2019 have provided opportunities to engage the community as part of Black Bull Close community engagement programmes, primarily intended to engage people with local heritage, but effectively drawing more of the community in to engage with the site and with proposed plans for it. This has drawn in a cohort way beyond those who would usually engage, particularly as families have returned at the weekend, with children who attended during the week with their schools. The response to plans has been overwhelmingly and consistently positive.

People are not only enthused by the regeneration of the historic site (which never fails to elicit enthusiasm), but also by the opportunities this presents to offer practical skills training for local youngsters as part of the process, and for a home to be created into the longer term for the Ridge's services.

The SCIO first opened up membership in March 2019, and within 3 months had signed up over 300 members. This membership continues to grow, and has been explicitly promoted alongside consultation around proposals for the site.

Having visited the site as part of Community Engagement events, a number of local groups have requested the Ridge to visit them and talk about our work, with a specific focus on the development of the site. This has included Women's Guilds of Dunbar Parish Church/Our Lady of the Waves/Prestonkirk, St Anne's/Belhaven, Dunbar Rotary Club, Dunbar Probus Club (upcoming). The response where presentations have been delivered has been enormously and unanimously supportive and positive about plans for site, and about what the Ridge is trying to achieve through this development.

Local Councillors, Dunbar Community Council and members of Dunbar and East Linton Area Partnership have all visited and viewed plans, and expressed strongly supportive views of what is proposed.

Section 5: Funding

- 5.1 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.

Costs of preparation of CAT

Scottish Land Fund Stage 1 grant (awarded) = £10,250 (Feasibility Study, DV costs, other costs)

Offer to ELC = £25,000

Scottish Land Fund Stage 2 grant (pending) = £30,900 (site purchase, legal fees, capital and revenue costs)

PLAN A: Regeneration Capital Grant Fund (pending) = £1,400,000 (Construction - entire Black Bull site)

PLAN B: Heritage Lottery Fund/Architectural Heritage Fund/Historic Environment Scotland/Amos Trust/East Lothian Council/private donors = £1,420,000 (Phased Construction Black Bull Close)

Re. eligibility for these funds, the Ridge has been funded by all of the bodies concerned already, and has excellent relationships with/support from them all. Conversations with HLF/AHF are already underway re potential to take forward applications in late 2019/early 2020.

The Ridge's existing (funded) operations would move into their new home, with its costs funded through rental from rentable elements of the site.

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

Address

Date

Position

Signature

Name

Address

Date

Position

Signature

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.

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Name

Address

Date

Position

Signature

Name

Address

Date

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Signature

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

Title of document attached:

The Ridge SCIO Constitution March 2019

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

Documents attached:

Site Map

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

Documents attached:

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

Documents attached:

Feasibility and Options Appraisal – June 2019

Feasibility Study – September 2017

Section 5 – evidence of community support

Documents attached:

Feasibility and Options Appraisal – June 2019

Feasibility Study – September 2017

Section 6 – funding

Documents attached:

District Valuer Valuation

RCGF application

