

# **BARMULLOCH COMMUNITY DEVELOPMENT COMPANY**

## **ANNUAL REPORT 2014**

Since the last Annual General Meeting your company has expanded in terms of responsibilities and accountabilities at a rate never before experienced. The impact on BCDC is considerable and will require much planning and adjustment. The following Report will highlight key developments and indicate how the Board Company intends to cope with change and challenge.

### **1. BARMULLOCH RESIDENTS CENTRE**

In January of this year we received confirmation that the Big Lottery would provide a grant of £1,075,000 towards building a new suite of halls in Quarrywood Road – the culmination of six years work. Also in January we received news that two applications to Scottish Government award schemes had realised £478,000. Other fundraising was successful and funds available now totals £1,700,000.

The Barmulloch Residents Centre will comprise 3-halls, 2- meeting rooms, soft play area, recording studio and 2-small offices. Seven local companies have been invited to tender and today, 30<sup>th</sup> October is the final day for submission. We anticipate the old hall will be demolished in November with construction commencing December. We expect the new facility will be opened for use in November 2015 – five months later than intended, due to experiencing technical problems beyond our control.

### **2. THE BROOMFIELD ROAD CENTRE**

Well regarded tenants in the old hall in Quarrywood Road were the Rob Roy Amateur Boxing Club. Their tenancy was always known to be temporary, and local councillors and BCDC spent much time trying to find alternative accommodation. On learning of the de-consecration of All Saints Church an approach was made to Father Gallagher of St Catherines for advice. A subsequent letter to Archbishop Tartaglia together with letters of support from local Councillors and a Development Proposal proved successful. Permission for BCDC to take over the premises was granted within two weeks.

The Boxing Club will be located in the former church area and the House will accommodate community groups. Through Glasgow Housing Association we learned of a community grant scheme offered by CCG Builders, currently building on Rye Road. An approach via Bernadette Hewitt, Chair of Unity Homes proved successful and a refurbishment programme for the house totalling £15,600 is now underway.

A new sign has been installed and the House has had security shuttering removed.

### **3. BARMULLOCH RECREATIONAL CENTRE**

The new halls in Quarrywood Road were designed by the BCDC Board to meet the demand for accommodation for small groups. They were not designed for sporting activities. BCDC have approached the Church of Scotland for permission to utilise the former church hall (currently leased by the company for an annual rent of £1) for sporting and recreational purposes when we vacate the premises in 2015.

Discussions have been held with the Church of Scotland to utilise the premises by encouraging more people, young and old, to become involved in physical activities. We plan to run Gymnastic, Table Tennis, Badminton, Volleyball, Dancing and Cycling Clubs and introduce indoor bowls, pool, darts etc for senior groups. The close proximity of Robroyston Park is a factor in our planning. An Athletics

and Sports Club, Cali Thistle, is now based in the hall and wish to use the Park for various activities. If we were able to have football facilities in the Park, the premises could be extended to provide changing rooms.

#### **4. ROBROYSTON PARK**

BCDC have long had an interest and involvement in Robroyston Park. We were prime movers in having featured entrances built, the Multi Use Games Arena and Childrens Play Area installed and we use the Park for our successful C in the Park event. The Park is a tremendous resource to the community and with some imagination and development it can prove even more beneficial. A recent agreement between Glasgow City Council and BCDC will fund a consultant led £14k Feasibility Study of the Park to identify physical developments which could be introduced. The report should be completed by March 2015 and it is intended to invite other local community groups to become involved in any further developments.

One aspect of the Study will be to examine the pros and cons of launching a community led initiative to buy and operate the Park.

#### **5 SOCIAL ENTERPRISE COMPANIES**

A lack of suitable premises has delayed the planned introduction of these enterprises, which aim to generate trading surpluses for re-investment in the operations. In the former church hall, we have made plans to accommodate the Social Enterprise Companies on a day time basis with other sporting and recreation activities being held in the evenings.

One Enterprise is a soft landscaping company, in which twelve young people will be supervised and trained by three suitable experienced adults. We are currently investigating the possibility of negotiating a Service Level Agreement from the City Council to maintain part of the Park.

The other Company is a training model for young people to develop hand skills, ingenuity, invention etc in a structured environment using a manufacturing base.

#### **6. BARCLAYS FOOTBALL FOUNDATION**

Barclays Football Foundation invests many millions in football in England. They have one project in Scotland – the Multi Use Games Arena in Robroyston Park. Their link to the project has always been via BCDC and excellent relationships have been formed. Recently they announced the Scottish project was to be given priority status and expressed a wish to be involved in further developments in the Park.

They are aware of the Feasibility Study outlined above and wish to be kept informed of progress. This week BCDC completed a Funding Proposal to Barclays for improvements to the MUGA, including a new playing surface, viewing shelters and some seating. Other benefits from the funding package will be a coaching scheme for young people in football, cricket and tennis skills and training of young coaches. Barclays are keen to have the MUGA training plans linked to a professional football club and discussions are on-going with Partick Thistle FC.

#### **7. MONEY AND WELFARE ADVICE**

In July, the Company were approached by the Big Lottery to accommodate and manage a £100K project to provide financial and other advice to residents in Barmulloch and surrounding areas. The opportunity arose from the closure of an organisation who had originally bid for the funding and recruited two staff members. The operation is presently based in the former church hall where a drop-in service is offered together with outreach visits. The service is proving very popular and the number of clients is showing a steep upward trend. Board intention is to find funding to ensure the continuance of this essential service.

## **8. FINANCIAL AND LEGAL IMPLICATIONS**

All of the above represents dramatic growth, but the Board is aware of the risks and challenges involved. Hopefully this section and 8 and 9 following will help to defray any fears you may have about the future of the Company and its ability to cope.

Before the Big Lottery would award a grant towards our new build, BCDC had to assure them we had suitable financial controls in place and had to provide a five year financial and business plan. Both passed a stringent analysis test carried out by Big Lottery. The grant was also appraised and its conditions accepted and approved by our Solicitors TC Young, Glasgow. For the Broomfield Centre we submitted a detailed Development Plan which asked for a six-month Licence to Occupy. This period was intended to allow us to analyse income and expenditure and determine lease rates we will need to charge when the Licence Agreement runs out (Feb 2015). The Company Treasurer and the Development Manager are currently working on a Business plan. Meantime the Diocese of Glasgow will maintain insurance on the premises. Our solicitors have also been involved in this matter. Board and Staff have also started to compile of a Financial and Organisational Business Plan for the former church hall. Your company is governed by a document known as the Memorandum and Articles of Association. It states clearly Board member responsibilities and limitations. One important point in the Memo and Arts is that if the Company were to fail all assets must be passed over to a similar community organisation. This ensures that the Broomfield Road Centre for example could never be sold off by BCDC but would have its community role maintained.

## **9. BOARD DEVELOPMENT**

Your Board members are aware of the new challenges they face and are engaged on developing their skills and abilities accordingly. During the year they took part in two training days at Blairtummock House, Easterhouse and at the Village Hall Townhead where they identified shortcomings and opportunities in the future, with assistance from Jobs and Business Enterprise, Glasgow. Another development day at the Village Hall was led by the Development Trust Association and focussed on a Balanced Scorecard approach which put times and targets on our future plans. In addition we have decided to recruit additional Board members from the local community and bring in co-opted board members who may offer specialist advice but cannot take part in any voting procedure. Recently the Board agreed the sudden growth required more personal input from members. Up till now, all activities have been initiated, monitored and reported upon by the Development Officer. With the expanded company role, this practice cannot be physically maintained. Board members have accepted responsibility to oversee, assist and report on each of the BCDC focus areas, i.e. Sports and Recreation, Education and Learning, Enterprise, Health and Wellbeing, IT Training, Social Enterprise Companies, Governance, Social Events, C in the Park, Employment Training, Property, Promotion and Marketing. Thus responsibility is shared and Board members will make positive contributions to our planning processes.

## **10. COMMUNITY FUTURES 2015/2018**

Over its nine years of existence the Company has published future plans on a Document as a guide to the Board and to inform the general public. Our next Community Futures 2015/2018 will be produced by a team of undergraduates from the University of Strathclyde who were fully briefed by Staff and Board members in September. This opportunity arose from discussions with Jobs and Business Enterprise Glasgow. Pressures on the Development Officer were such that the outside assistance was necessary. The Graduates input is a good experience for them and represents a cost effective exercise for BCDC. Publication and distribution is expected in February 2015.

## **11. FRIENDS OF ROBROYSTON PARK**

BCDC continue to be involved with FORP, with Jim Hope acting as Treasurer and Margaret Henry, Bernadette Hewitt and Jackie Stewart as active committee members. Jackie also serves as 'Friends' webmaster.

## **12. C – IN – THE - Park**

The Gala this year was our largest to date and was presented at a cost of £5,500 raised from grants and donations. It was a key part of Celebration Week and brought together a number of local organisations who were offered a free stall to display their goods or services. The former church hall contained a tea room and various information stalls, church grounds held a performance area, performance stage, food stalls and a falconry display. Inflatable games were accommodated in Quarrywood Avenue and 20 market stalls were sited either side of the park pathway. A conservation display in the Park by the City Council's Conservation Unit proved popular as did the 2K and 5 K races and various games and sports tasters for young people. Weather was excellent and attracted a huge crowd, estimated to be well in excess of 2,000. Our summer gala has been running for six years. Planning is already underway for next year.

## **13. SOCIAL ACTIVITIES**

As the Board and Development Officer's time had to be concentrated on the new halls and other growth opportunities, the number of social activities in the past year declined. We still managed a Race Night and a Christmas Fayre, which together with income from hall lets ensured Company revenue costs were completely covered by earned income.

## **14. CELEBRATION CITY**

BCDC played a big part in a series of events to celebrate the arrival of the Commonwealth Games. The Company sourced two large Lottery Grants, assisted with a road and cycle race and organised a free entry Rock n' Pop concert, featuring RISE, a local group who also appeared at C in the Park.

## **15. BCDC ASSISTANCE TO OTHER GROUPS**

Over recent years the Board has become increasingly involved in assisting local organisations. For example the Company frequently loans out its display boards, tents and games. Company staff and Board members are regular helpers at events throughout the area. The Company also lends its expertise to help organisations compile and submit funding requests. Over the past year seven local groups have been assisted in this fashion.

## **16. WEBSITE.**

Your company website [www.bcdcglasgow.co.uk](http://www.bcdcglasgow.co.uk) is designed and maintained by our Treasurer Jackie Stewart. It is comprehensive and contains company history, activities, photographs calendar of events, means of contact and many other details about BCDC. It is becoming increasingly popular and receives many 'hits' per month. The Company also has a Facebook entry.

## **17. WHATS ON**

The hall is in use every day Monday to Friday. Activities ongoing include a Playgroup (3-sessions), Bingo (2-sessions), Arts and Crafts Club, Barmulloch Coffee Club, Line Dancing, Youth Club, Slimming Club (3 sessions), Credit Union (3 sessions), Citizens Advice Bureau and an Athletics Club. It is the base for all BCDC activities and meetings and it houses committee meetings of other local organisations. Many one-off Saturday or Sunday lets are granted for birthday and family parties, communion/christening celebrations and other social events.

## **18. BCDC REPRESENTATION**

Your Company is represented on a number of local organisations. By invitation staff and Board members serve on Unity Homes Housing Association, Robroyston Park Local Nature Reserve Management Committee and Friends of Robroyston Park.

## **19. BCDC STAFF**

The Company now has three full time staff, a Development Officer and two Advisors in the Money and Welfare service. All posts are supported by grant funding. The Development Officer's post is funded until March 2016. All salaries are administered by the Company Treasurer.

## **20. NEWSLETTER**

The Company Newsletter was produced four times in the past year and hand delivered to every household in Barmulloch. The Newsletter does not report on things past. It is intended to make the people of Barmulloch aware of what is available for them and what is being planned for the future. With such a forward looking approach we hope to create an enthusiasm in our community that will benefit all.

## **21. BTRA – PRESENT STATUS**

For information, Barmulloch Tenants and Residents Association, founded in 1957, is registered as a Company incorporated at Companies House and has Registered Charity Status. The Company is dormant, i.e not trading. Its current status will be maintained and reviewed regularly. BTRA are still technically owners of the existing hall in Quarrywood Road and will remain so until the new hall is occupied.

## **22. THANKS**

The Board wish to thank the following for their support and encouragement throughout the past year.

Councillors Leonard, Boyle, Burke and Singh

Willie Bain MP

Paul Martin MSP

Glasgow City Council (various departments)

Glasgow Housing Association

Unity Homes Housing Association

Police Scotland

Strathclyde Fire and Rescue

New Rhythms Glasgow

Community Links Scotland

Church of Scotland

Rob Roy Boxing Club

Glasgow Community Planning

Jobs and Business Glasgow

All Saints High School, Balornock, Barmulloch, St Catherines, St Martha's and Wallacewell Primary Schools

Collective Architecture

City Properties

North Glasgow College

Glasgow Life

John Wheatley College

Local Clergy

All Members of the Company and the Board of Directors and Co-optees.

Jim Hope  
Development Officer  
30<sup>th</sup> October 2014

BCDC - Treasurer's Report  
AGM 30<sup>th</sup> October 2014

## ACCOUNTS

The 2013-2014 accounts have been prepared and examined by JS Thom Ltd Chartered Accountant. Our bankers are Unity Trust Bank. I have included the statement of financial activities and the abbreviated balance sheet. A full copy of the unaudited accounts are available for anyone to have a closer look at or if you prefer you can download a copy from our website.

## SUMMARY OF THE YEAR

The annual Income was £30,700 and expenditure was £31,092 giving a slight deficit of £388. We are not concerned about this figure as £20,000 of that £30,000 income was earned through hall lets and activities, which was an increase on the previous years earned income by £4,000. The end of year company balance was £132,592 of which £128,000 is a deferred grant for the new build project. To protect grant funded money we categorise these funds as restricted to ensure they are used only for the purpose stated in the grant terms and conditions, this is particularly important during our new build.

## LOOKING FORWARD

Treasurer reports will continue to be distributed monthly at board meetings for analysis.

To conclude my report

In this financial year 2014-2015 we expect to receive grants in excess of £500,000 which will require us to have a full financial audit at a cost of £2,000, systems are already in place to make sure this runs as smoothly as possible.

Jacqueline Stewart  
(Treasurer of BCDC)

If any more information is required feel free to email me  
or visit our website

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