



Broomhouse Community Growing Study

Study Report - Ver 1.0



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Introduction

The Broomhouse Centre commissioned Re:Solution in 2017, to deliver a Broomhouse Community Growing Study which would investigate what community greenspace interventions would be feasible in Broomhouse. The Broomhouse Centre is interested in exploring opportunities for creating community greenspace project/s in Broomhouse which would improve the health & wellbeing of local people.

The study was to focus primarily on the development of a neighbourhood community garden, but also identify other greenspaces and possible uses of those spaces such as a community enterprise horticultural project, the development of training and work experience opportunities and outdoor play.

This report sets out the findings of the study, in particular, a baseplan which shows the ownership and use of greenspace in Broomhouse, and the identification of several sites for the development of community growing projects.

The study has resulted in the pre-site development of a first project to the rear of Broomhouse Market. The site would evolve to become a community enterprise market garden project, called Broomhouse Home Farm.

Two sites have also been identified which would be good candidates for development as a Neighbourhood Garden for Broomhouse.

Funding applications have been submitted to support the development of the Home Farm, and it is hoped that work will begin on site in March 2019.



Greenspace Baseplan

We have prepared a Greenspace Baseplan of Broomhouse following a desktop and on-site survey of the greenspace in the Broomhouse estate. The plan indicates the nature and use of different greenspaces (e.g. private/communal), and will serve as a tool for the development of greenspace initiatives in the estate. The plan identifies potential sites for food growing, biodiversity planting and natural play.

The Baseplan has been prepared using Sketchup a 3D design tool. It can be used to design community greenspace sites and export graphics of greenspace use. The image below shows all greenspace in Broomhouse



Common Greenspaces & SIMD

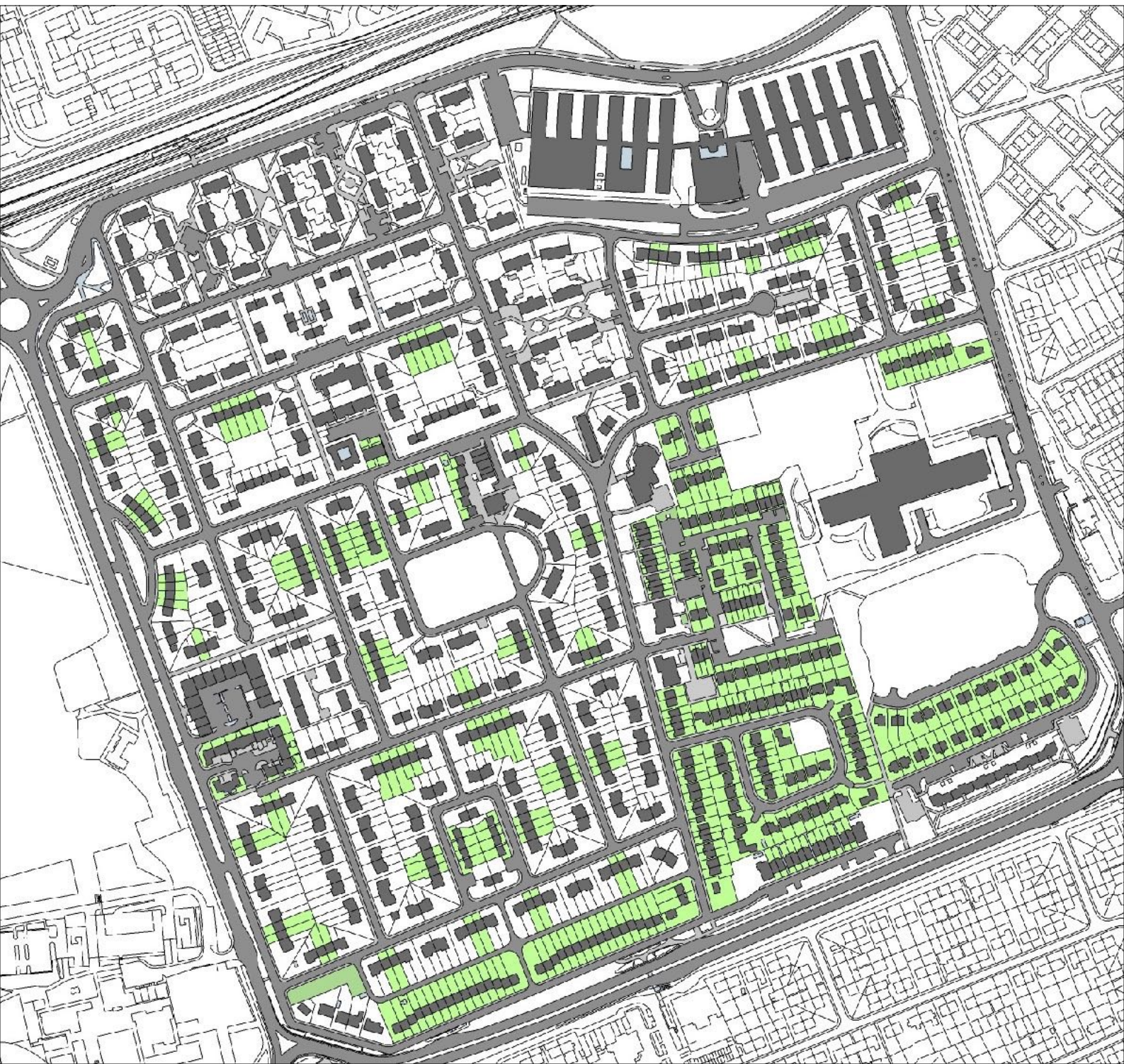
The plan below shows common greenspace (mostly on Housing Revenue Account), and indicates the data zones of the Scottish Index of Multiple Deprivation. The more deprived households are in the North of Broomhouse.

SIMD Decile	Population	Working Age	%	Income	%	Employment	%
1	874	553	63%	235	27%	125	14%
2	727	470	65%	200	28%	75	10%
3	725	453	62%	150	21%	65	9%
4	574	330	57%	65	11%	35	6%
5	590	404	68%	200	34%	20	3%
	3490	2210	63%	850	24%	320	9%



Private Greenspace

The plan below shows private garden space in Broomhouse.



Communally Managed Greenspace

The plan below shows greenspace pertaining to two or more households.



Play Space

The plan below shows greenspace which may have value as community or communal play space. This includes larger 'park' greenspaces, school grounds, tenement shared space and incidental greenspaces throughout the estate. Please note, we have included the tarmac tenement shared spaces in the north of the estate.

1. Central Greenspace/Play Area
2. School Grounds
3. Park area.



Potential Community Greenspace Land

The plans below show land which has potential to be developed into a community greenspace site, such as a Neighbourhood Garden, or a Home Farm site (dark green), and smaller sites which could be put to community growing, biodiversity. These sites are almost completely in the North of the estate. The plan below shows the sites identified for further work.

1. School Neighbourhood Garden site.
2. Broomhouse Market Home Farm site.
3. & 4. Potential Neighbourhood Garden sites.

Other greenspaces (light green) for community growing



Community Consultation

Background

The council ward of which Broomhouse is a part, has the highest percentage of child poverty (35%) out of all council wards in Edinburgh (Edinburgh Council Locality Insight Report 2016). Broomhouse is one of the more deprived areas in the city and in comparison with the rest of Scotland. The SIMD 2016 ranks Broomhouse 594 most deprived out of 7000 in Scotland and it rates in the worst 5% for employment, health, housing and income, and in the worst 2% for education/skills/training. Vandalism and incidents of fire-raising are significantly higher here than the rest of the city.

Community Survey 2017

Door to Door Household Survey

A door to door household survey was carried out in August/September 2017. The survey team knocked on the doors of 586 households. We leafleted the community in the days before the door to door to give households notice that we would be coming around the doors.

105 households (18%) completed the survey, of which 99 (94%) indicated that they supported the project, and 38 (36%) said they would want to participate. If we were to assume that just 10% of all households across Broomhouse would want to participate, that would be approximately 60 households.

	Total	% doors	% surveys
Number of households visited - doors knocked	586	100%	
No Answer	383	65.4%	
Answered but refused to do survey	5	0.9%	
Number of completed Surveys	105	17.9%	
Number of households who wanted to take part	38	6.5%	36.2%
Number of households who supported project	99	16.9%	94.3%

Broomhouse Home Farm

Some of the people signing up to the Broomhouse Home Farm project at the Broomhouse Street Party August 2019.

We have now had a total of 121 households sign up in support of the project.



Community Meeting

A meeting was held at the Broomhouse Centre on the 5th September 2017. Twelve local residents attended, a further 6 residents were unable to attend but sent apologies. Addresses and contact phone numbers were retained. 2018 Broomhouse Street Party

The Community Greenspace Study took a stall at the Broomhouse Street Party in 2018. The project received twenty two further sign ups to get involved with the project when it started. See photos in the Appendix. (see images below).

Site Survey

We surveyed the residents around the proposed Home Farm site behind Broomhouse Market on the 28th June 2018. We attempted to contact the 26 neighbours around the site, we were able to survey 18, of which 15 were supportive and 3 didn't express an opinion.

The general theme expressed was the site was currently being wasted, unmaintained and it would be good to see a positive use being made of it. One resident thought local kids might be an issue and it would be good to see other unused land nearby, also being used positively. Others thought it would be good if the space could be made beautiful in addition to productive for supporting relaxation style sessions or for local business staff to have somewhere nice to have a break. The local veg shop would like to see the existing murals extended.

Stakeholder Mapping

The Broomhouse Centre

The Broomhouse Centre is a community led organisation which works to promote health & wellbeing. The Centre delivers and hosts a wide variety of community projects for residents of all ages and backgrounds. From the community cafe, it runs a training & work experience programme. There are support projects for carers, counselling and befriending projects for young and older people.

Community One Stop Shop (Broomhouse Foodbank)

In 2016/17 there were 1201 visits to the food bank, access has increased in 2018/19 and there has already been 704 visits since April. There were a total of 311 households accessing the foodbank, the median access is about 4 – due to clients changing addresses regularly, and giving different addresses.

Big Project

Information from Sasha at the BIG Project

There are few opportunities and services available to children and young people in Broomhouse, and they and their families often have little motivation or funds to enable them to access these elsewhere. Domestic violence is prevalent, and children and young people live with the effects of poverty, alcohol and drugs on a daily basis. They often become more anxious as school holidays approach as this is an uncertain time for them. Lacking positive role models, guidance and support, they are often left to their own devices, suffering neglect, inconsistent parenting skills and a lack of clear boundaries. Many live transient lives, families uproot to avoid conflict, partners come and go, and our local school has an annual turnover of 30% – the highest in the city. Children living here grow up with poverty, low aspirations, poor health and a general acceptance of their situation. More than one-third of those accessing The BIG Project last year were in the BME grouping, and in many homes, their parents speak little English.

The BIG Project delivers open access youth work, targeted work, projects and individual support and promotes activities and interests not as an end in themselves but as part of a wider developmental process. Our programme offers children and young people a chance to go somewhere safe and supervised; take part in constructive activities; develop new interests; acquire new skills; make new friends; improve their health and fitness and get support and guidance from adults.

We support young people to be the best they can be and provide services which help to even out the inequalities for children from disadvantaged backgrounds by supporting their educational and social development, enriching their everyday experience and improving their chances in life.

Most children and young people want to join The BIG Project because they know it is a good place to be. Some come because their school, Social Worker, GP or other support service has referred them for more help. For more information on how to refer yourself or a child/young person you know, please contact us.

<https://thebigproject.org.uk/>

Community Greenspace Interventions

Introduction

Going into this study, it was the intention of the client and the design team to identify an neighbourhood garden site as one of the community greenspace interventions.

There was enthusiasm at the start of the study to examine options to develop a neighbourhood garden for Broomhouse in the grounds of the Primary School. A considerable amount of time and effort was spent upon the primary school site, but unfortunately, this project could not proceed.

Following discussions with the client, the design team identified a site to develop a different type of community growing project, a 'Home Farm', (described below). This developed traction and will be the first site to proceed with in Broomhouse.

Two other sites have been identified in the North of Broomhouse which are prime candidates for the development of a neighbourhood garden. It is recommended that one is taken forward following the completion of the Home Farm site.

Neighbourhood Garden at Primary School Site

A site for a neighbourhood garden on the grounds of Broomhouse Primary School was discussed and outlined with the head teacher, and the study team sought to bring this site forward.

The site was in the North West corner of the school grounds, it was proposed that a new gate would provide direct access to the site from Broomhouse Crescent. A fence would be installed to separate the site from the school grounds. The site would have provided growing beds for 50+ growers.

The design team also developed plans to extend the site to the South to create a community enterprise market garden site.

Unfortunately, despite the School and the property factors support the project was judged unfeasible as the local authority wished to retain the land to guard against expansion of the school roll. We submitted a planning application, but withdrew it when it was clear the project could not go ahead.



Broomhouse Home Farm

Broomhouse Home Farm would be a small community market garden run on a social enterprise model. It would be a base of operations for establishing and supporting community growing activities in small sites distributed across Broomhouse, and a volunteering, training and work experience scheme for the retired and unemployed people. The site could also provide a venue for other functions to support community health & well-being with local stakeholder organisations.

Site

The site is approximately 325m², overgrown, unused and surrounded by a high metal palisade fence. It has an gate accessed from behind the mini-market. The land is owned by the Council on its Housing Revenue Account, the Council are willing to allow use of the site. The site does not currently have any servicing, though we believe electrical and water services would be possible.

Concept

The home farm site would be managed by a community gardener and a team of volunteer/trainees to grow fruit and vegetables for sale or good causes in the local community. The Home Farm would support the set-up of distributed community growing sites across Broomhouse and adjoining communities, on a similar model to Growing Communities in Hackney and Granton Community Gardeners in the North of Edinburgh.

The greenspace survey indicates (see plan right), that it would be highly probable to secure several more sites around Broomhouse for community growing providing up to 2,500m² of growing space. All of the sites are controlled by Edinburgh Council.

Produce would be routed through community food initiatives such as The Broomhouse Centre, Community One Stop Shop, and Broomhouse Health Strategy Group.

Site Design & Development

The site would be developed with a large shed for storage of tools and equipment, and several polytunnels for the propagation of plants to be grown on at the Home Farm and in community growing sites across the estate. A new gate would be installed to create access from Broomhouse Market.

Planning permission has been granted for the creation of a community garden at the site, and a heads of terms for a lease has been agreed with the Council.



Costing

The capital cost of development of the site has been estimated at approximately £31,000.

Funding

Funding applications have been prepared by Roger Horum and Greig Robertson. To date, funding applications have been submitted to:-

Fund	Amount	Outcome
Green Infrastructure Fund	£24,000	Successful
Climate Challenge Fund	£256,811	Decision Feb 2019

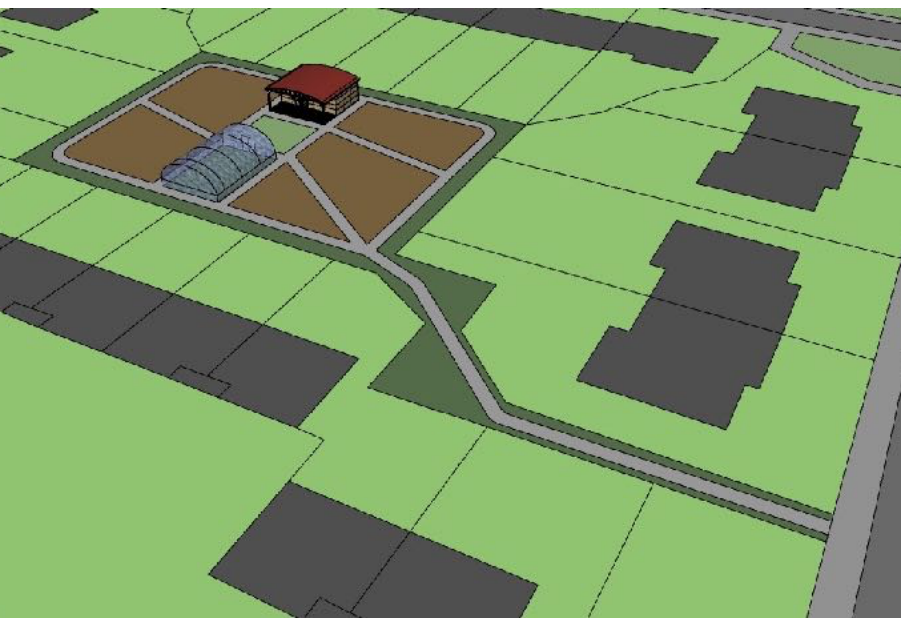
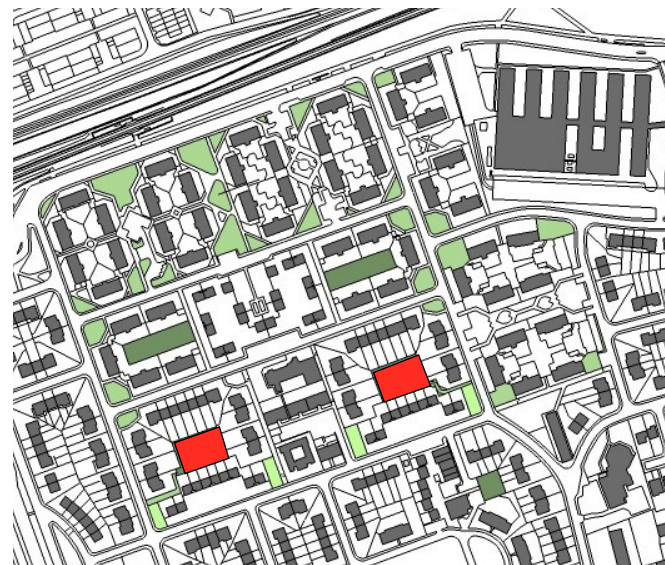
Potential Neighbourhood Garden Sites

There are two sites in the North of Broomhouse which offer potential to become neighbourhood garden sites, (see plan below, highlighted in red). They are of similar size and accessibility, the Eastern site has the benefit of being closer to the Broomhouse Centre and the Home Farm site.

It is proposed that once development funding has been secured and work started on the Home Farm site, the design team can return to survey residents and bring one of the sites forward.

The Neighbourhood Garden site would take a different model to the Home Farm. Whereas at the Home Farm site participants will volunteer to grow food for community benefit, at the neighbourhood garden participants will each have a growing space in which grow food for their own household. Also the neighbourhood garden will be more focussed on community activities.

The illustration below provides an indication of what the Eastern site would look like developed as a garden.



Next Steps

Broomhouse Home Farm Project

It is hoped that work can proceed with the development of the Broomhouse site in the beginning of March 2019. We are awaiting news of funding from the Climate Challenge Fund, if this is successful, it will provide 2 year funding to implement Broomhouse Home Farm Project. If this is the case, the additional funding from the Green Infrastructure fund could provide funds to make a start on a neighbourhood garden project alongside the home farm site.

If the bid is unsuccessful, it will be possible to proceed with the short term funding provided by the Green Infrastructure Fund up to the end of September 2019. This would provide several months to make further applications to support the project. It is suggested that The Broomhouse Centre discuss the possibility of partnering with South West Edible Estates SCIO (SWEE) to develop the Home Farm site, it may suit SWEE to incorporate Broomhouse in its 2019-22 application to the Empowering Communities Fund for projects across the South West.

Broomhouse Neighbourhood Garden

It is recommended that a Broomhouse Neighbourhood Garden project is brought forward. Unfortunately, the Broomhouse Primary School site proved not to be possible, but several good sites were identified either of which would make a good site. It is proposed that a Neighbourhood Garden project is integrated into the development of the Home Farm site, particularly if Climate Challenge Funding is secured.