

Citizens are the Key Investors in Place



Correcting Imbalances between
The State, the Market and the Community

A presentation by Steven Tolson

*"The world will be
solved by doing millions
of small things"
Pete Seeger 1919-2014*



People are the Place Investors

Communities:

- Perform best when the State provides autonomy and discretion rather than dancing to prescriptive rules
- Should have space to determine their own capabilities and function
- Are motivated to act for the 'Common Good'

Asset Based Approach the basis for Community Empowerment

- Empowering and resourcing communities to achieve their potential and drive solutions from within
- Community action works through
 - ❖ Communication - between public bodies and community
 - ❖ Connection - inter-relationships from whole approach
 - ❖ Contribution - individuals
- Works best when State acts as the democratic agent creating opportunities and then stepping back for communities to deliver
- Promoted by Sir Harry Burns CMO, NHS Scotland & Christie Commission which helped stimulate Community Empowerment

Barriers to Local Action Making

- Community Empowerment is in its early days
 - ❖ cultural change needs the State to step back
 - ❖ generate goodwill and trust
- Reduce centralised rule based processes by giving some discretion to communities
- Revisit attitude to Risk and explore novel innovative solutions:
 - ❖ creative entrepreneurial action
 - ❖ risk taking by both State and Community
 - ❖ see the bigger picture, be informed and use good sense
 - ❖ accept that failure might sometimes occur

Challenges to Local Action Making

- Society v Community - balancing the mutually exclusive interests of individual and business entities with the mutually inclusive interests of community bodies
- A recognition that community generated 'Social Value', although difficult to monetise, should be recognised as major contribution to the 'common good'

Solutions to Local Action Making

- Establish a co-operative environment with parties acting in a consensual manner
- Adopt a 'whole place' approach that the benefits of inter-dependency and commitment
- Understand that Rome wasn't built in a day and we need to adopt a 'patient capital' investment strategy
- Develop a Mutual Scottish Banking system to generate local funds for local action. Grant subsidy can't last forever

Examples of a few Local Action Makers

- Stove and Mid Steeple Quarter, Dumfries being the community regenerator
- Growing Food for health, wellbeing and sociability
- Charrettes to give a community a chance to participate in co-production



Activists preparing for their Community Revolution



Stove Action Makers planning the regeneration of their place



Dumfries Community Revolution now well under way with Stove now established on the Dumfries High Street with lots of

- ❖ economic activity
- ❖ social meeting place
- ❖ performance venue
- ❖ great café

Success breeds confidence to now move to a larger challenge of regenerating a whole town centre block - Mid Steeple Quarter



Good Learning Points

- Trusting relationship built with Council
- Council recognised they lacked resources to lead project but supported community to deliver project - an excellent example of co-production

Challenges

- Community need housing as part of the mix but are constrained by grant rules
- 'Community Capital' has zero value in private transactions leading to a blockage in property acquisition. Further work required on Community Right to Buy
- Council not willing to use CPO powers due to legal capacity & risk aversion
- To enable long term investment in community led projects there needs to be a coherent Council delivery plan backed by subsidy commitment

Growing Food an Essential Part of Place

- Scotland aspires to be a 'Good Food Nation'
- Community Empowerment (Part 9) recognises benefit of growing local food
- Growing food is sustainable place practice providing:
 - ❖ good health and sociability
 - ❖ inter-generational benefits and education
 - ❖ connection between nature and people

An Inter-Generational Growing Space in Chapelton, Aberdeenshire



A new 4,000 dwelling development that incorporates food growing spaces that brings together residents.

This is enhancing sociability and interaction within a new settlement thereby enhancing its ability to function as a sociable and successful place



Wellhouse Wellbeing from Growing Food

- ❖ Growing food changed people's lives for the better
- ❖ Acted as a mindful retreat for those with difficult challenges
- ❖ Reduced people's medication and acted as 'social prescription'
- ❖ Enhanced people's confidence in their own capabilities

Crail Charrette

The community rightly wants to see new housing that integrates, contributes and enhances their existing place.

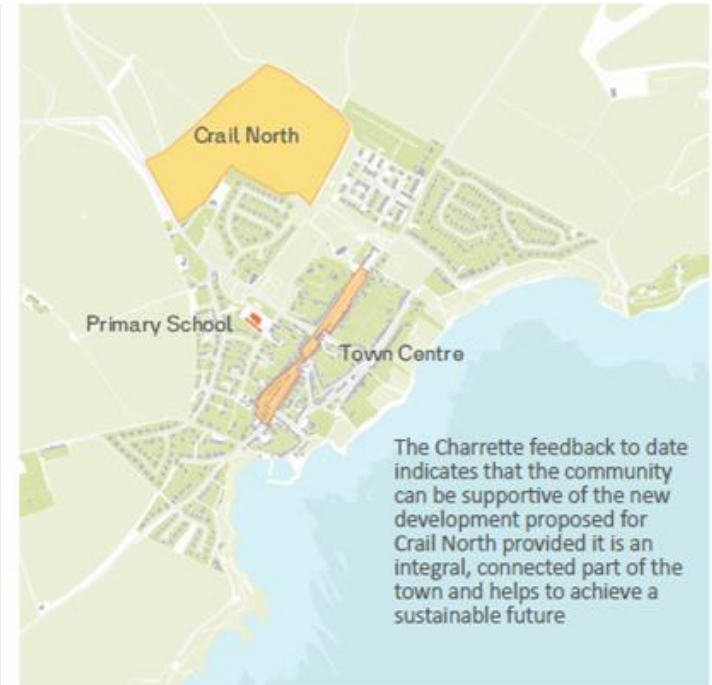
It's not just about the number of houses built but considering place impacts well beyond the red line boundary of the site.

Integrating New Development



Community Aspirations: Headlines from Charrette Phase 2

- *Create a range of housing, including good quality affordable homes for local people to be built at an appropriate pace across the development.*
- *Good quality design and architecture that is appropriate for Crail.*
- *Ensure new development is eco-friendly and appropriately designed.*
- *Extend green links through the site to the coast and countryside.*
- *Maximise walking connections to town centre, new road connection direct to St Andrews Road.*
- *Create 'natural' greenspaces, community growing spaces / allotments, accessible recycling.*
- *Ensure infrastructure and facilities keep pace with development - e.g school capacity and healthcare.*



Seeking Public Interest Benefits from Development

A Whole Place Approach needs to be delivered by the State, the Market and the Community. It is not just about a community participating in a charrette but it is also about participating in delivering the outputs

	Action	Lead Players	First Steps/ Quick Wins
1	<p>Include charrette aspirations for Crail North in the development's planning, design, delivery and developer contributions, including preparation of a Design Code.</p>  <p>Fife Local Development Plan 2017</p>	<p>Crail Community Partnership</p> <p>Fife Council</p> <p>Landowners</p> <p>Crail Community Council</p>	<p>Endorsement of charrette report by Fife Council.</p> <p>Prepare a Design Code for North Crail.</p>
2	 <p>Improve access to healthcare facilities in Crail as present, and reassess the changing community needs as the population of Crail grows.</p>	<p>Fife Health and Social Care Partnership (H&SCP)</p> <p>Crail Community Partnership</p>	<p>Improve access to local healthcare now and in the future, in particular using the opportunity of population growth to deliver new new facilities.</p>
3	<p>Ensure schools have sufficient capacity to accommodate expanding population</p> 	<p>Fife Council</p>	<p>Publish information about schools capacity, anticipated number of additional pupils from development proposals in Local Development Plan, and anticipated measures to accommodate that growth</p>

Further Information

- 'Plan to Grow', Scottish Allotments and Garden Society
<http://www.sags.org.uk/Publications.php>
- 'The delivery of public interest led development in Scotland': A discussion paper for the Scottish Land Commission
<https://landcommission.gov.scot/publications-consultations-research/>
- The Stove Network, Dumfries
<https://thestove.org/>



The Delivery of Public Interest Led Development in Scotland

A discussion paper

Steven Tolson and Archie Rintoul
March 2018

LAND LINES

A series of independent discussion papers on land reform issues