



# Our vision for Gavin's Mill

*Making a difference in Milngavie - and beyond*





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# Foreword



*Image courtesy of Derek Prescott*

When I opened the Gavin's Mill Fair Trade shop and café on a blustery sunny day in March 2017, I was following in the footsteps of my mother who had opened the Coach House Fair Trade shop some 38 years earlier. It's become a bit of a family affair! As you can imagine, much has changed during the intervening years. But a great deal remains the same, in particular the aims and values of the people involved.

As well as being the centre for Fair Trade in East Dunbartonshire, the Coach House – supported by the Balmore Trust – was also a focus for life-changing social projects both at home and in developing countries overseas. Now that focus has shifted to Gavin's Mill in Milngavie. This time the ambition of the team knows no bounds as they plan and prepare to purchase this iconic Milngavie building and use it as a basis for an outstanding centre, which will provide flexible space for the local community to use for heritage, education and environmental projects.

I wish the trustees of the Gavin's Mill Community Project every success in their aim to purchase the Mill and develop it into a resource for the community and at the heart of the community. Please support it if you can.

**Sally Magnusson**



# Our vision...



Consultation shows that our local community would like the Mill to have flexible space for courses, films, exhibitions and talks to complement our renowned Fair Trade shop and vibrant café



Gavin's Mill has the potential to become a hub for a wide variety of community activities

Our vision for Gavin's Mill is ambitious, but we know that with your help, it is achievable

# Gavin's Mill - the future

Gavin's Mill Community Project has an ambitious vision for the future of Gavin's Mill. We also understand that realising this vision very much depends on the help of our friends and partners in the community. Consultation has told us that flexible space would be welcomed by the majority of the local community, to be used for exhibition, educational and recreational purposes.

## Realising our vision

Before this vision can be realised, there's a challenge which must be met. At this time the Mill is not fit for the range of community purposes that underpin our vision. It's an old building that needs extensive refurbishment and adaptation. For example, the changes of floor level that exist within the Mill need to be modified to make the building more accessible to people with disabilities and for families with small children.

To make these much needed changes, **we have to bring Gavin's Mill into the ownership of the Community Project**. Our campaign aims to raise **£500,000** for purchase of the building and some essential repairs which need to be carried out while we raise further funds for a full refurbishment programme. We need to reach this target by January 2020. Only when we own the Mill can we transform it to fulfil the needs of everyone in the community.

## How our local community might use the Mill

Changes will not happen all at once, but on completion the Mill will have two easily accessed levels. A planned new extension will be constructed on similar levels, enabling connection and free movement between all areas. Throughout, there will be **flexible spaces**, able to be easily changed to allow a wide range of activities.

Part of the ground floor might be made 'easy-clean', enabling the area to be used for messy activities such as **gardening** or **crafts**.

Upstairs, additional flexible spaces could offer seating for a small **cinema** or **performance space**, **meeting spaces**, **a restaurant**, or **exhibition area**, all with the capability to transform easily between activities.

Such spaces could accommodate a variety of events, including **courses**, **themed evenings**, **exhibitions** and so on. These might take place entirely indoors or could utilise the facilities of the Mill from the surrounding outdoor areas.

We will work closely with our East Dunbartonshire Council Planning colleagues to ensure that our plans do not conflict with any local regulations and are consistent with the improvement of a Category B listed building.



**We will encourage film shows, exhibitions and presentations on all aspects of local heritage so people have the opportunity to be well informed about the history of their community.**

When Gavin's Mill Community Project owns Gavin's Mill, we can work to realise its full potential. The following pages outline key areas where we believe we can make a difference in the local community and beyond.

*We warmly invite you to share and participate in our vision*

# The Mill past and present



## First, a bit of history...

Nearly two years ago, the Trustees of Gavin's Mill Community Project had their first look inside Gavin's Mill. It was not a pretty sight. Two years of neglect had left it unloved, dirty and in danger of becoming derelict, but it was still full of potential.



*Two years ago the Mill was neglected and in danger of becoming derelict, but hard work by our dedicated volunteers has prepared the building for a very different future.*



We signed the lease on 27 January 2017, and a group of enthusiastic volunteers squared their shoulders and got on with the job of cleaning it up and making it ready to begin a new chapter in its story. Five weeks later, we had a bright and spacious shop and a welcoming café ready for the folk of Milngavie and the surrounding areas to explore and enjoy.

## Where we are now

We opened our doors on 1 March 2017 with Sally Magnusson cutting the red ribbon to launch us on our way. Since then, we've concentrated on ensuring our shop is stocked with fairly traded goods from many countries.

Our customers come from near and far, knowing that they will find original, unusual and ethical gifts, and that buying food from us not only provides them with delicious meals and treats but will directly benefit producers in developing countries.



**Our shop is stocked with fairly traded foods and crafts from producers around the world and our café already hosts discussion groups and community celebrations.**

Today a warm welcome awaits everyone who comes to our café to enjoy Fairtrade teas and coffees and a range of homemade soups and cakes.

It also hosts discussion groups, celebrations, classes, and presentations from some of our producers to give people a greater understanding of our merchandise.

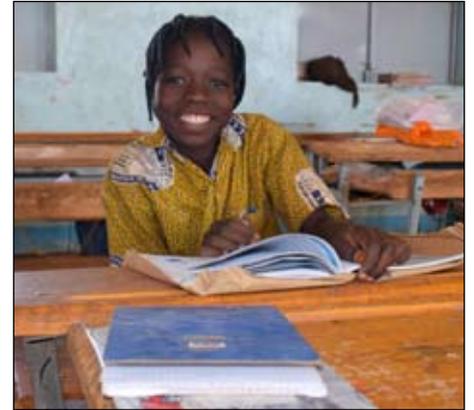


# SCIO and our Charitable Purposes

As a Scottish Charitable Incorporated Organisation (SCIO), Gavin's Mill Community Project (GMCP) has a number of charitable purposes which govern our activity.

Here is a brief summary:

- **We will ensure our heritage is respected by preserving our historic building and its natural surroundings.** We will provide relevant information to the public, to encourage everyone to value and enjoy our built and natural environment, and to protect and enhance it for future generations.
- **We will work for the prevention or relief of poverty by selling fairly traded goods in our shop and cafe.** Such fairly traded goods ensure producers receive a fair price, meaning they can nourish and educate their families and have access to medical services as required. We will also support developmental products aimed at assisting disadvantaged people in the UK and overseas which could lead to them having a better standard of living.
- **We will work for the advancement of education by providing training and skills to smallholder farmers in Africa and to local youth in the West of Scotland.** We will also run courses in Scotland encouraging people to grow their own food and follow a healthy diet.
- **We will work towards the advancement of community development and citizenship to ensure that our local communities are strong, resilient and supportive.** As a result, people will take responsibility for their actions and understand how they affect others.
- **We will work diligently at protecting our local environment by harnessing the water power available at Gavin's Mill.** We will also adopt energy-saving and waste-reducing design features within the refurbished Mill, to provide a well-designed, sustainable place where local people and visitors are able to access the amenities and services, and also learn about our efforts to provide them.



Through 'Gavin's Mill Gifts' we support local charities such as Family Action in Rogerfield and Easterhouse and East Dunbartonshire Women's Aid as well as projects relieving poverty, assisting development and supporting women's rights in communities around the world.

The following pages illustrate how a refurbished Gavin's Mill would ensure that our charitable purposes are fulfilled

# Gavin's Mill heritage



The village of Milngavie grew on the banks of the River Allander where, from the fifteenth century onwards, grain mills were powered by the river. Indeed, some people maintain that the village name may derive from the historic Gavin's Mill, an important Category B listed building dating from around 1670.

## Enhancing Gavin's Mill for future generations

With 350 years of history behind it, we are determined to preserve the Mill and, where possible, enhance it for future generations to appreciate and enjoy. We will work with the Heritage associations in Milngavie to ensure the integrity of our plans and will make sure that there is sufficient space to exhibit the Mill's history in an interesting and interactive way.



## Knowing and understanding our heritage

The Mill's heritage is about much more than the stone walls which protect it from the elements. It encompasses its natural surroundings along the banks of the Allander and the flora and fauna which flourish there.

We are determined that people of all ages and backgrounds from the community of Milngavie have the opportunity to be well informed about their local heritage. We want to make this an enjoyable and interesting experience, and we will encourage exhibitions, films and presentations on all aspects of these fascinating subjects.



Gavin's Mill is situated in the heart of Milngavie (*pictured above*), a vibrant and diverse community. Milngavie is the gateway to the West Highland Way, ensuring it is a destination for visitors from home and abroad.



Gavin's Mill, originally a corn mill dating from around 1670, was still in operation as a sawmill up until the 1950s.

# Community development

We are very much aware of the great affection which the people of Milngavie have for Gavin's Mill. It is an iconic building and holds a special place in the heritage of the town.

**Gavin's Mill Community Project intends to 'do what it says on the tin' – make Gavin's Mill a central part of the community in Milngavie and the surrounding area.**

This ambition is closely aligned with the wishes of the people of Milngavie, as evidenced in East Dunbartonshire Council's Milngavie Town Centre Strategy and the Community Action Plan produced by Milngavie Community Development Trust.

## Hosting local interest groups

As an easily accessible and central resource for the local community, Gavin's Mill has the potential to provide a meeting place for people with a wide variety of interests.

Activities already hosted at the Mill include a discussion group for parents of small children and meetings of a local heritage society, with plans for a jazz club and a book club in development.

## Tackling isolation and loneliness

Loneliness is recognised as a major problem in society today, with many older people living alone. People with disabilities, and even carers, can feel isolated and forgotten.

A safe, comfortable environment, where companionship, advice and the opportunity to share a problem over a cup of tea are available, would provide much needed support for vulnerable or socially isolated people.

## Offering support and capacity building

As people get older, they sometimes find that their beloved garden is more than they can manage. A garden-sharing scheme, run from Gavin's Mill, could enable members of the community to grow vegetables and flowers in parts of such gardens, while maintaining the rest of the garden in return.

By joining forces with organisations such as Milngavie Community Development Trust, Milngavie in Bloom and East Dunbartonshire Council, we can help to coordinate such activities efficiently. In this way we would support both those who make their gardens available and the gardening volunteers, whatever their level of experience. Such a scheme might also be extended to provide an outlet for surplus garden produce.



*The Mill can become a base for a wide range of activities such as music events, food growing and guided walks.*

*Plans in development include the provision of support for lonely or isolated people, garden sharing schemes, a jazz club, and a community book club*

# Education and training



## Food growing and foraging

At present Gavin's Mill is hosting a gardening course for young people with learning difficulties, organised in partnership with Milngavie Community Development Trust. We intend to continue this joint activity, and future development of the Mill will include a suitable base for a variety of outdoor activities, including gardening, foraging, and guided walks.

This will enable us to organise courses and events for local people and visitors on topics such as growing fruit and vegetables and finding wild foods in the local countryside.

We'll be able to provide shelter (and hot food and drinks!) for volunteer groups working in Lennox Park and the local area, and for passing walkers accessing the West Highland Way.



**We can offer people the opportunity to learn about growing and foraging for food.**

## Encouraging healthy eating

The commercial kitchen at Gavin's Mill is currently used for preparing our delicious homemade soups, scones and cakes. In future, it is our intention that it will also be used to provide workshop-style courses for local groups on such subjects as:

- **Healthy eating**
- **Cooking with wild foods**
- **World cuisine – leading to world dining events open to all**



## Courses and educational resources

Within the refurbished Mill there will be spaces which can be easily transformed to accommodate courses, exhibitions, performances and combinations of these. This would enable us to offer a mini conference centre with excellent transport links in pleasant, historic surroundings.

*Our work-shop style courses will help people to choose healthy food and give a flavour of foods from around the world*



# Fair Trade at the Mill

**At Gavin's Mill we believe passionately in the need for fair trading practices everywhere, but particularly in developing countries where small scale farmers often struggle to feed and educate their families, due to unfair trading terms forced upon them against their will.**

## How fair trade benefits communities

The Fair Trade movement ensures that producers are paid sustainable prices with a premium to be spent by their local communities on whatever they consider most appropriate. Often, basic amenities such as sanitation and water supply, schools, clinics and transport are what these communities most urgently require.

## Ensuring products are traded fairly

However, Fair Trade is not all just about the now well known Fairtrade label. Gavin's Mill also offers for sale many products from suppliers who have their own accredited fair trade supply chains. Such accreditation ensures that the producers are properly paid for the work they do and that they work in safe conditions.

Examples of accredited suppliers used by Gavin's Mill are Black Yak, who import hand-knitted clothes and hats from Nepal, and Namaste who offer many artisan crafts from the Far East which are ethically traded.

## Developing close links with fair trade suppliers

Even in our currently rather cramped facilities, we have hosted visits to Gavin's Mill by suppliers from India, Myanmar and Malawi and we hope to host many more. Such visits help us and the local community to understand the challenges faced by producers and the value of fair trade to them and their communities.

## How the Mill can promote fair trade

A refurbished Mill will allow more space for presentations, films and exhibitions, which will in turn demonstrate to people the benefits of buying fairly traded goods of all kinds whenever they can. It will also enable us to invite more school parties and larger audiences to hear firsthand about the improvements fairly traded products make to the lives of the producers we all depend on.

We recently hosted an exhibition on Fairtrade Gold and this proved a real eye opener for many people who previously had no idea of the arduous and often dangerous working conditions endured by small scale gold miners in many countries. The exhibition showed how they are ruthlessly exploited by unscrupulous mine owners but also how mines which have achieved Fairtrade status can provide safe employment for miners and ensure they are fairly paid for the work they do. One of the local jewellers has items created from Fairtrade gold available here in Milngavie.



**Our accredited supply chains ensure that the goods we offer for sale are fairly traded. We work closely with our suppliers to find quality food and merchandise from communities around the world.**

*Fair Trade creates benefits for communities at home and around the world*

# Developmental projects



The garden at the Mill is presently host to a group of young gardeners with learning difficulties, who are creating a herb garden that will supply the Mill kitchen with fresh herbs.

## Sustainable development of our aims

As a social enterprise, our trading company, **At Gavin's Mill Ltd**, guarantees that all its profits will be paid to our charity, Gavin's Mill Community Project. Currently, we are ploughing profits back into the business to ensure its viability and success.

However, it is our plan that profits will eventually support development projects designed to help disadvantaged people in the UK and overseas. We are contributing to projects in the UK and overseas which are currently receiving financial support from the Balmore Trust and this is the model we intend to follow and build upon.

Close to home, we have a small volunteer-led project which is supporting young gardeners with learning difficulties as they develop new skills, creating a small raised bed at the Mill and planting a herb garden in it. Herbs will be used in the Mill kitchen and the garden maintained by its creators. We plan further small scale learning-based activities like this and these will run alongside larger, more ambitious projects in the future.

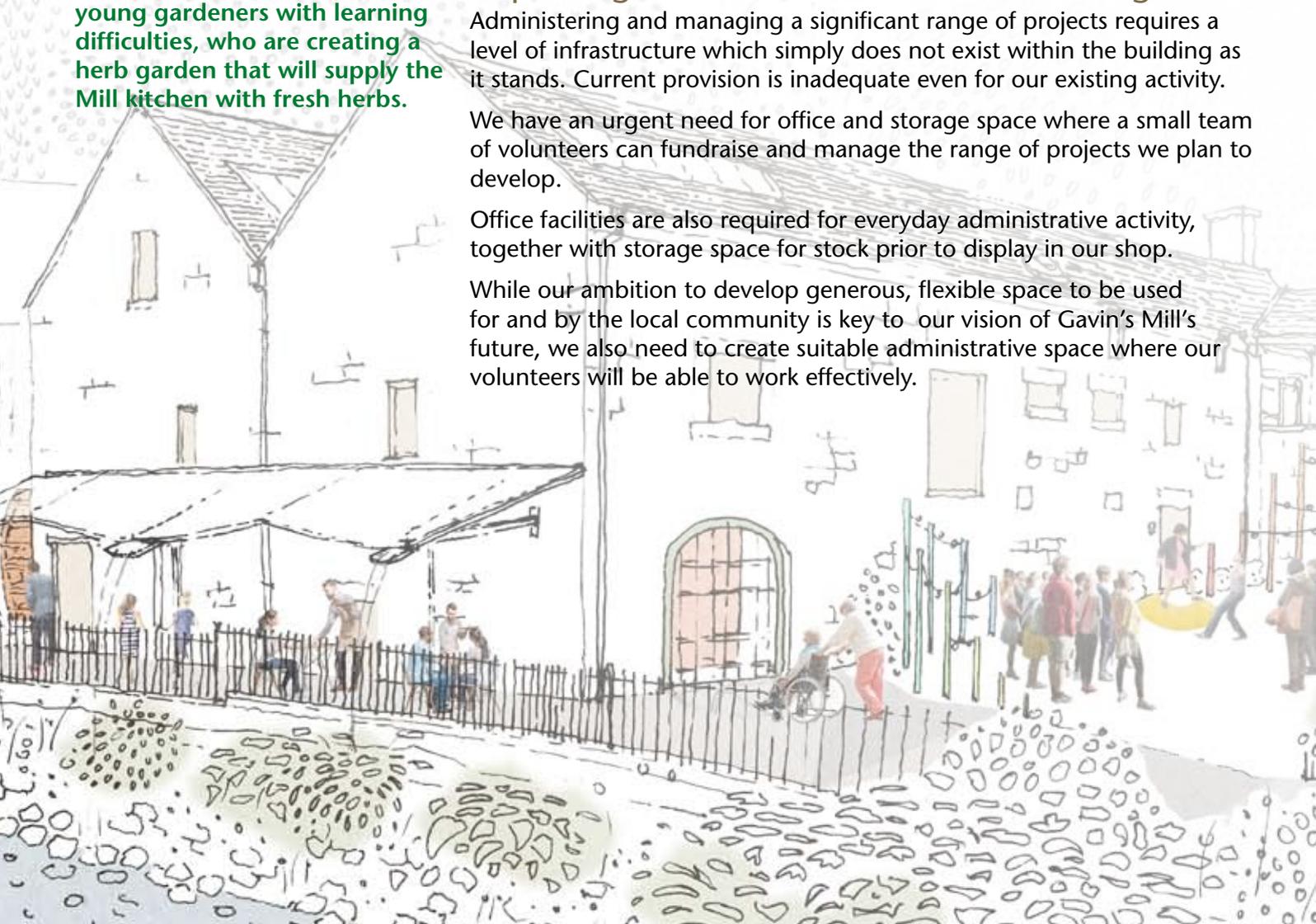
## Improving the infrastructure of the building

Administering and managing a significant range of projects requires a level of infrastructure which simply does not exist within the building as it stands. Current provision is inadequate even for our existing activity.

We have an urgent need for office and storage space where a small team of volunteers can fundraise and manage the range of projects we plan to develop.

Office facilities are also required for everyday administrative activity, together with storage space for stock prior to display in our shop.

While our ambition to develop generous, flexible space to be used for and by the local community is key to our vision of Gavin's Mill's future, we also need to create suitable administrative space where our volunteers will be able to work effectively.



# Protecting and improving the environment

A key aim of our vision for Gavin's Mill is to enhance and protect the local and wider environment by using sustainable energy and by adopting and promoting environmentally sustainable practices. To help us achieve this we will focus on:

- **Harnessing the water power available at Gavin's Mill**
- **Adopting energy-saving and waste-reducing design features within the refurbished Mill**
- **Providing a well-designed, sustainable place where local people and visitors are able to access the amenities and services**
- **Providing opportunities for learning about our efforts to provide sustainable facilities**

## Sustainable energy

Our volunteer Maintenance Team has been able to get the old mill wheel turning, using hoses and pumps, but this project is still in its early stages. In future we want to use the mill wheel to provide some energy for craft activities, such as turning a potter's wheel and a lathe.

We envisage water being drawn from the Allander Water and piped to Gavin's Mill. As a further source of power, a turbine could be installed in the pipe to generate electricity. This, combined with solar panels on the roof of the Mill, would provide a significant amount of energy and reduce running costs.

## Saving energy and reducing waste

The design of the refurbished Mill will incorporate better insulation and better-fitting windows and doors to reduce heating costs. It is an old building, and walls and roofs will benefit from additional insulation.

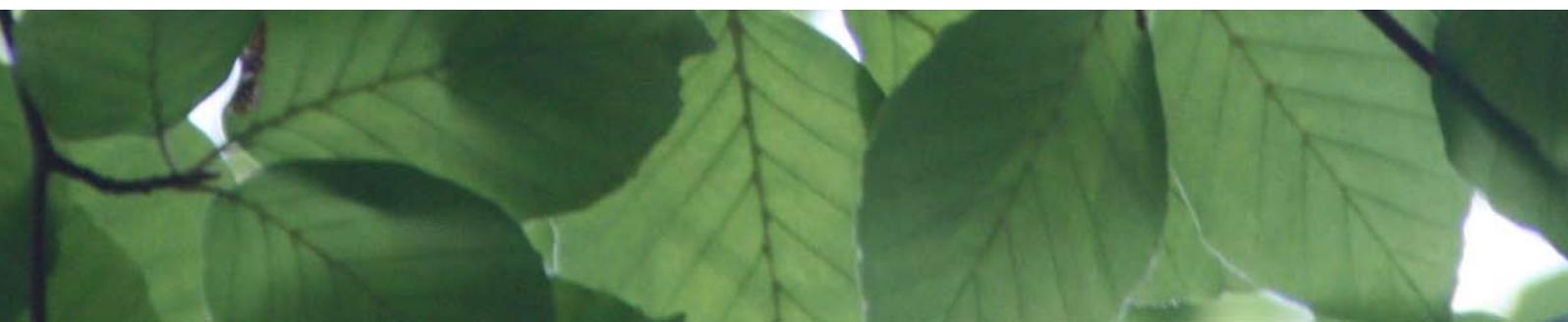
## Sharing experience

We aim to share our experiences of designing for sustainability with the community and with others from further afield, particularly in areas where improved efficiency and sustainability can help to alleviate poverty.

Our project blog will include posts about environmental issues and sustainability, and we'll have an exhibition about the project on display.



**Our volunteers have got the old mill wheel turning. This could be used to power lathes and potter's wheels for craft workshops. Installation of solar panels would reduce energy costs and help us meet our green targets.**



# Will you share our vision?

## Sharing our vision

**Will you share our vision for Gavin's Mill and make a difference in Milngavie – and beyond?**

Although our vision is ambitious, we believe it's absolutely achievable. We've outlined our charitable purposes – the drivers of our activity against which we will measure our success. We've told you a bit about our journey so far. **We hope you will join us on what promises to be an exciting trip.**

## How you can make a difference

- Join us to make a difference to how we preserve and **enhance our heritage**, both for ourselves and for future generations.
- Help us and our partners make the community of Milngavie **stronger, caring** and conscious of the needs of its most vulnerable members.
- Help us **raise awareness** of the challenges faced by producers in developing countries so that more people will consider buying **fairly traded products** as their first choice.
- Join our environmental campaign to ensure that a refurbished Gavin's Mill will be a **well designed** and **environmentally sustainable** community resource.

## What we need to do

For all the above we need space, flexible and malleable for use by community groups and by ourselves. But before we can create the space that's needed, we need to **own the Mill** and we are asking for **your help** to make this a reality.

## What you can do

**There a number of ways that you can help us achieve these aims.**

Donations will be most welcome, either on our TotalGiving page or directly to our bank account (details below).

We plan to hold a number of fundraising events over the course of the next few months and support for these will be welcomed.

However, we are open to innovative ways of raising cash and would ask for your creative input as to how this might be achieved.

Please contact us by email at:

gmcp@gavinsmill.org

Alternatively, please telephone:

Sue: 07780 995748

Liz: 07771 608979

**We look forward to hearing from you.**

# Make a donation

By making a donation to Gavin's Mill Community Project you can help us to realise our vision and purchase the Mill on behalf of the community.

## To donate

You can make a donation of any amount in person at Gavin's Mill or by post (see back page for address details). Please make cheques payable to 'Gavin's Mill Community Project'.

Alternatively, donations can be made by **Bank Transfer** to:

*Account name:* **Gavin's Mill Community Project**

*Sort Code:* **82-69-32**

*Account Number:* **50104737**

You can also donate **online** via **TotalGiving**. Go to: [www.totalgiving.co.uk/appeal/gavinsmillvision](http://www.totalgiving.co.uk/appeal/gavinsmillvision) or follow the link on our website at: [www.gavinsmill.org](http://www.gavinsmill.org) or our Facebook page at: [www.facebook.com/gavinsmill/](http://www.facebook.com/gavinsmill/)



# Gavin's Mill Community Project

**Gavin's Mill Community Project (GMCP)** is a Scottish Charitable Incorporated Organisation (SCIO). Scottish Charity number: SC047198  
Registered: 22 February 2017

## GMCP Trustees

- Professor John Riches
- Dr Sue Milne
- Mrs Elizabeth Ibbotson
- Mrs Margaret Morrison
- Mrs Rhondda Geekie

## GMCP works with –

- Milngavie Community Development Trust (MCDT)
- Milngavie Heritage Centre (MHC)
- The Balmore Trust (BT)
- East Dunbartonshire Council

## GMCP Trading Company

### At Gavin's Mill Ltd

Company Number: SC558894  
Registered: 28 February 2017

## Gavin's Mill Fair Trade Shop

Open daily 10:00 to 17:00

Gavin's Mill Café is open until 16:30

## Contact details

Address: Gavin's Mill  
Gavin's Mill Road  
Milngavie, East Dunbartonshire  
G62 6NB

Telephone: 0141 955 0437

Email: [gmcp@gavinsmill.org](mailto:gmcp@gavinsmill.org)

Website: [www.gavinsmill.org](http://www.gavinsmill.org)

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