Craig Brooks Chair - Friends of Campsie High Kirk highkirk.group@outlook.com theghosttoweratcampsiehighkirk.co.uk

- Today's Presentation
- **Context** Our vision & ethos Why this matters now: heritage, community empowerment and the regeneration landscape
- History The Campsie High Kirk journey and the forces that shaped its decline and rediscovery
- Design & Preparation The feasibility work, architectural thinking and groundwork required before intervention
- KLTR Engagement How the relationship formed, the learning curve, and what the process actually looks like on the ground
- KLTR OPTS Experience A first-hand account of navigating the Ownerless Property Transfer Scheme and the key operational insights
- KLTR OPTS Outcomes Tangible results delivered so far and the wider opportunities now unlocked for communities and government
- What's in It for You Transferable lessons, replicable models, and how this approach can support your own projects and local priorities













IT'S ALL ABOUT COMMUNITY

"Community" comes from the Latin communitas, meaning "community" or "public spirit," which is derived from the Latin communis, meaning "common" or "shared" or "sense of shared existence, mutual obligation, and service, as in "to serve together"



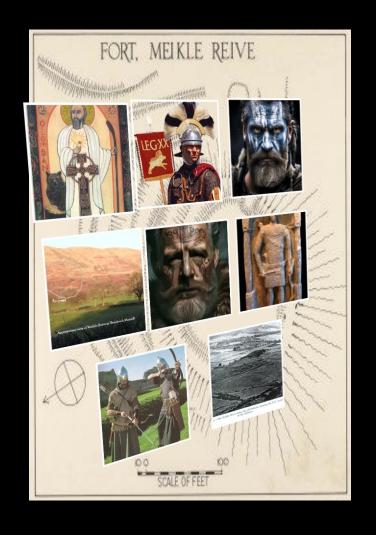
The landscape, the people and the beritage are inextricicably linked.

When we forget that, we forget ourselves.









CROW ROAD, CAMPSIE GLEN LENNOX CASTLE LENNOXTOWN AND CAMPSIE HILLS FROM SOUTHFIELD PARK TEA ROOMS LENNOXTOWN B. 1310. MAIN STREET THE HIGH CHURCH OF CAMPSIE











Rev. Norman MacLeod -1812 - 1872
Theologian, prodigious author and social reformer.
Born: June 3, 1812, Campbeltown.







Died: June 16, 1872, Glasgow, Scotland. Buried: Campsie, Stirlingshire, Scotland.





COURAGE, BROTHER! DO NOT STUMBLE, THOUGH THY PATH BE DARK AS NIGHT; THERE'S A STAR TO GUIDE THE HUMBLE, TRUST IN GOD AND DO THE RIGHT.

- NORMAN MACLEOD -

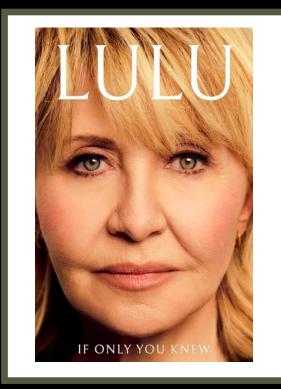
LIBOUOTES.COM









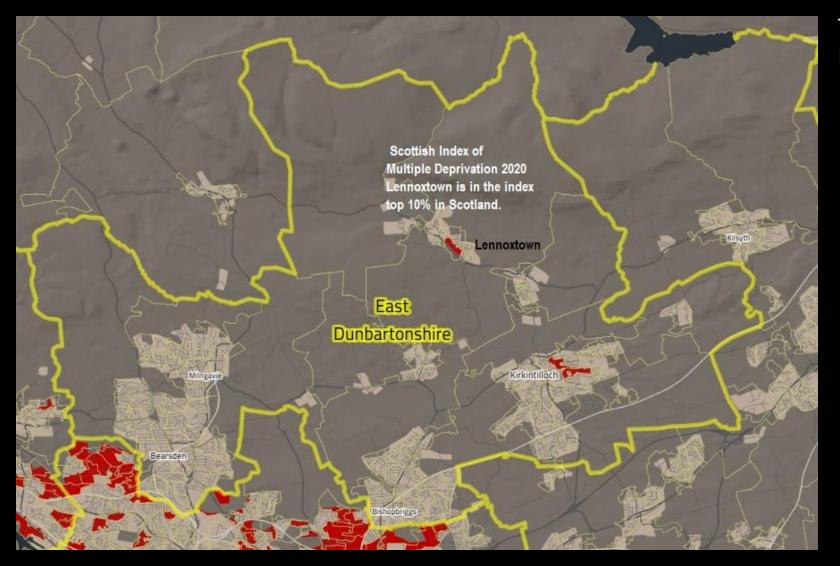












The current estimated population of Lennoxtown is **4,148** (2022 Census figure)

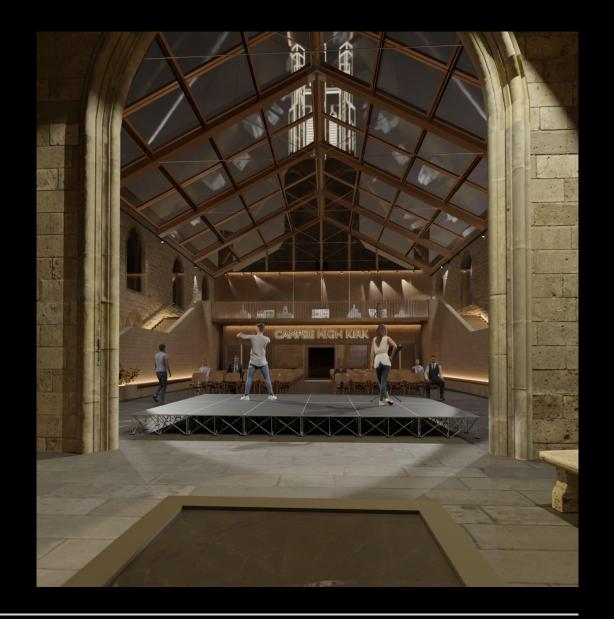
Overall SIMD 2020 rank: 604 (top 10% most deprived - (from 1 = most deprived to 6,976 = least)

"The data-zone shows deprivation across multiple domains, indicating income, employment, education, health and access challenges."

- FoCHK The Core Plan
- The core plan of Friends of Campsie High Kirk is clear, rooted, and deeply aligned with national, local, and cultural priorities.
- The purpose is to stabilise, restore, and repurpose the A-listed Campsie High Kirk — transforming it from an abandoned ruin into a cultural, civic, and economic engine for Lennoxtown and the wider Campsie Corridor.
- The Kirk is not simply a building it is a symbol.
 A reminder of heritage, decline, and now renewal.
- "What appears to be a ruin and a faded jewel is in fact a shining opportunity to reset, inspire, regenerate and rebuild a community by utilising what we have."



- What We Will Deliver
- A. Stabilisation First
- FoCHK will halt decay and secure the building through:
- Vegetation and root removal
- Stone repairs and lime repointing
- Correcting past inappropriate concrete repairs
- Securing unstable walls (particularly vestry and transepts)
- Clock tower stabilisation and restoration
- B. Open-Air, Weather-Resilient Nave / transept
- A protective roofing structure over the nave and transepts preserving the ruin aesthetic while enabling comfortable year-round multiple application use.
- C. Restored Tower & Vestibule
- To create safe, enclosed, heated spaces for:
- Exhibitions -Heritage interpretation
- Meetings Education activities



- A Multi-Use Cultural, Civic and Economic Venue
- The Kirk will operate as:
- A Cultural Events Venue
- Concerts, theatre, art exhibitions, seasonal festivals.
- A Serenity Garden & Wellbeing Space
- Supporting mental health, reflection, and inclusive public use.
- A Weddings and Photography Venue
- A spectacular and atmospheric location attracting visitors, events and wedding economy spend.
- A Venue for Community Markets
- Craft, produce, seasonal markets bringing footfall into the village.
- A Tourism Anchor Part of a wider cluster with Lennoxtown, the Campsie's, and the pathway to the Trossachs. Local / National / International tourism = generating new money -EDC explicitly links this to its tourism strategy.



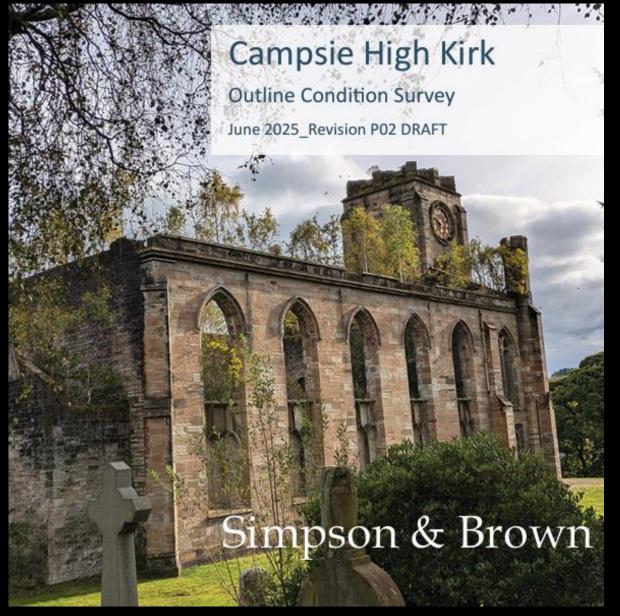


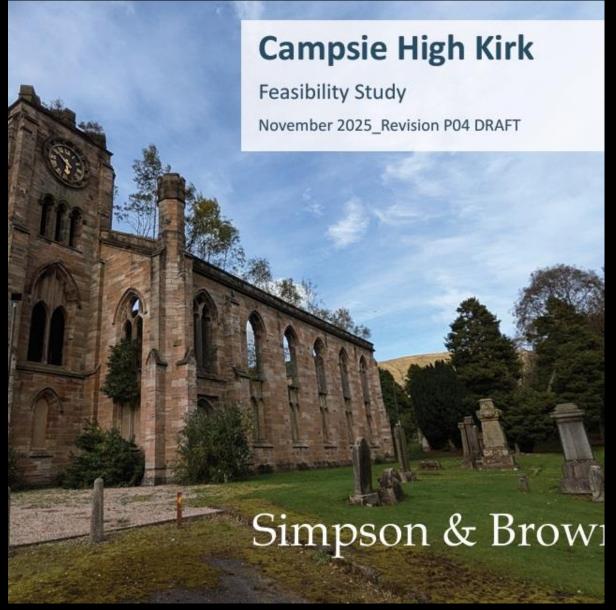






FoCHK - Vision - Plan





FoCHK Design - Engineering Team

•Simpson & Brown – Lead Conservation Architects

- 11 accredited conservation architects (highest in Scotland)
- Lead: Ewan Lawson expert in ruined and firedamaged structures
- Produced full Condition & Feasibility Study
- Balanced conservation, adaptive reuse & sustainability
- "Ewan didn't just see a ruin he saw a story."

Archilink Ltd – Digital Survey Specialists

- Full 3D point-cloud scan
- Millimetre accuracy for all design & structural modelling
- Foundation of every engineering and cost calculation

•Elliott & Co. – Structural Engineers

- Lead: Seamus Phillips MEng CEng MIStructE
- Structural appraisal, wall-stability modelling, collapse-risk analysis
- SER Certifier highest compliance standard

Gardiner & Theobald – Quantity Surveyors

- Lead: Angela Coia MRICS
- Cost planning, risk modelling, funder-grade financial control
- Baseline budgets for NLHF, RCGF & major funders

•James Fallan – Digital Artist

- High-impact visualisations (featured by STV)
- Creator of the Ghost Tower concept

David Brown – Ghost Tower Design Engineering

Converting concept into structural & LED-geometry framework

•Prime Position Drones – Aerial Documentation

- Drone footage and photographic archive
- Supports documentary development



"It could rival the Kelpies or similar, purely for instant recognition, and that in itself is the advertising."

- Signature Features
- The Ghost Tower
- The now-iconic architectural specialist lighting installation.

A carbon steel frame "ghosting" the original tower crown.

"Culture Minister backs plans to repurpose the A listed church, delivering community benefits."



Official Visit – 24 March 2025

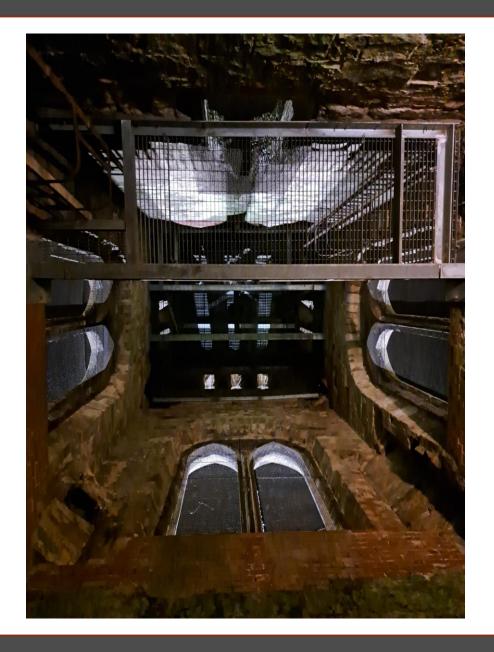
- Angus Robertson MSP, Cabinet Secretary for Constitution, External Affairs and Culture.
- Early-stage national Government endorsement.
- Recognised National cultural, architectural and regeneration significance.

Key Contributors on the Day

- FoCHK project vision
- Bobby Sandeman (KLTR Chief Executive) — OPTS explanation
- Ewan Lawson (Simpson & Brown) architectural tour
- Angus Robertson MSP, Cabinet Secretary for Constitution, External Affairs and Culture







Take this message back to The First Minister and The Scottish Parliament — not just about a building or a community — but about what happens when the system empowers people to fix what is in their line of sight.

Take some of this energy back with you as that is what empowers you to fix what's in your line of sight — so we can fix what's in ours.

That's how the system should work and work most anywhere in the world.

That is the basis of a successful circular economy and that is community empowerment —

Activated from the ground up, enabled from the top down.

The Bigger Vision

- •Regenerating the Campsie Corridor
- •A place to visit, stay, invest, and celebrate
- •Potential to tap into the Loch Lomond and the Trossachs Corridor as the Campsie Corridor

Key Message

- •Not a ruin an opportunity.
- •Not a place of death and decay a place of life community and all the spirit and healing that it originally offered, just recharged and re-tasked in its new life.
- •An engine for regeneration.
- •The emblem of a community rising again.

The National Layer — Community Empowerment and KLTR OPTS

- •A conduit for local and national regeneration
- •A way of turning redundant or derelict heritage into community assets
- •A model that Scotland and the UK must scale



The Underlying Philosophy
"Fix what is in your line of sight, what is within your gift or your passion"



KLTR OPTS Experience





King's and Lord Treasurer's Remembrancer

KLTR OPTS

- Not a transfer process; a national mechanism for unlocking potential
- Turns vision into lawful stewardship
- Designed to support regeneration and community ownership
- KLTR aspirations align with EDC Place Plan and LDP2

FoCHK's Strategic Position

- Sits at intersection of national mechanism and local policy
- SIMD deprivation shows need Lennoxtown has limited but deep deprivation despite wider affluence
- Heritage listing shows national value
- CHK offers clear opportunity for transformation

Why It Fits SURF

- SURF mission: reduce deprivation, strengthen resilience, rebuild communities
- CHK project demonstrates empowerment in action
- Aligns national structure, local authority strategy, and community leadership
- A live example of regeneration SURF want to highlight



- THE OPTS EXPERIENCE WHAT IT TAUGHT US
- Not bureaucracy human, enabling partnership
- A "structured apprenticeship in empowerment"
- Raised our standards made us match-fit
- Turned aspiration into analytical preparation
- Forced clarity, evidence, discipline, realism
- High standards, but supportive guidance
- Statutory time pressure that sharpened capability
- Communication, governance, risk, documentation
- Resilience the project kept moving despite reallife pressures
- OPTS set the **benchmark** for future partners
- KLTR proved government can be **efficient**, **compassionate and flexible**
- We were treated as participants, not petitioners
- Professionalism put people in front of process until process had to make a professional decision.
- Empowerment became **real**, **measurable**, **and structured**



KLTR OPTS - KEY INDIVIDUALS

John Logue (Crown Agent) – constitutional and moral authority, trust of the Crown

Bobby Sandeman Chief Executive-operational backbone, precision, integrity

Richard Frew Policy, Operations, Communications, and the Ownerless Property Transfer Scheme at KLTR. – quiet authority, leadership, balance and a high degree of social and strategic intelligence.

Paul McGuigan – manages the Ownerless Property Transfer Scheme Casework at KLTR - clarity, trust, high standards, momentum

Alan Henderson – Case support - detail, steadiness, follow-through

The entire process and the individuals are defined by belief, professionalism, communication skill, critical thinking, personal integrity, flexibility, genuine re assurance and not shy to give tactical council and re adjustment advice.

King's and Lord Treasurer's Remembrancer (KLTR), John Logue.















rona.mackay.msp@parliament.scot | 0141 776 1561 | ronamackay.scot





EDC - Chief Executive: Ann Davie.



EDC - Executive Officer and Chief Planning Officer: Heather Holland





Community
Empowerment (Scotland)
Act 2015



King's and Lord Treasurer's Remembrancer







Registered SCIO SC053341







Development Trusts Association Scotland



























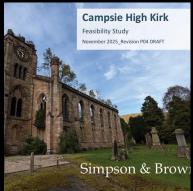


Thorntons Law LLP

Finalist

Firm of the Year: The Independents



















- The KLTR OPTS is not just a legal tool it is a conduit for change, re imagination and regeneration by empowerment of communities to fix what is in their line of sight by having fixed what's in theirs to make it happen.
- It proves that communities rise when given a fair structure
- It shows policy can breathe
- It models what Scotland needs nationally trust, clarity, rigour, partnership
- It shows how abandoned assets can become economic engines
- It is a template that can be replicated across the UK
- It points us in the right direction, and it enables and inspires.



Why This Matters for SURF

- •SURF works in the places where these fractures hit hardest
- •Regeneration is not just physical it is human and cultural
- •Restoring community purpose is central to rebuilding social fabric
- Heritage-led regeneration fits SURF's mission perfectly

"Regeneration is not just economics — it is identity."

Why KLTR + OPTS Are Critical

OPTS gives responsibility back to communities

Trust + structure = real empowerment

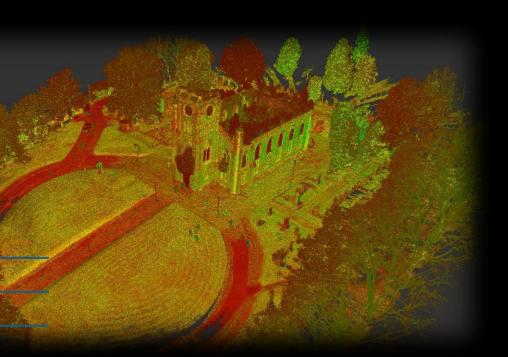
Forces clarity, evidence, teamwork, discipline

Builds capacity, confidence, and local pride

Turns abandoned assets into community catalysts

Rebuilds the muscle memory of belonging

"OPTS is not a process — it is a cultural intervention."















An tír, an cànan, sina daoine

The land, the language, the people



Thank you for Listening.

Do you have any easy questions?

