



The Garioch Partnership
SUPPORTING PEOPLE AND COMMUNITIES

Business Plan

For a
Third Sector Hub
in Inverurie

June 2018

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Proposal

The Garioch Partnership has developed a vision to develop a new community third sector hub facility in Inverurie which encompasses:

1. A small general hall
2. Community kitchen.
3. Meeting spaces.
4. General purpose spaces.
5. Catering facilities.
6. Changing rooms.
7. Toilets.
8. Long Term Storage, including space for user groups.

Many of these groups' utilise differing facilities as follows:

- School Halls
- Town Halls
- Sports Pavilions
- Church Halls
- Community Centres

Although these would seem to be suitable facilities, often other lets are given priority e.g. polling station, parents' evenings, school concerts etc., the lets are cancelled, which is very disruptive. Also, these are to be returned as their primary function prior to the next day, this new facility would allow personalisation of spaces for groups and allow a posting address for these groups along with secretarial facilities if required.

Also, there is no storage provision within any of these facilities which means that all groups require significant time for setting up and dismantling.

The impact of the proposed development on current facilities used will be positive, given that it will create capacity for designated third sector groups and it will release space back to the existing facilities for more appropriate groups. It will also create the circumstances, space and opportunity for new groups to start.

What Benefits Will This Bring To Local Community Groups?

- Inverurie is a central point in Aberdeenshire, with the rail and several road links connecting.
- The opportunities presented by additional space could easily give rise to **social enterprise development**, providing further employment, training and volunteering for people in Garioch.
- There will be benefits for working parents and/or those hoping to **access the labour market** via provision of affordable nursery facilities.

- A first point, accessible, reactive resilience centre in the case of any future event.

Essentially, the new facility will provide much needed one-stop facility with all activities on a single site and under one roof, dispensing with the need for multi-site operations which are often in unsuitable buildings where space is already at a premium. From a management and health and safety aspect this will be far more efficient. The space will allow further development of a wide range of activities and services and meeting place for the whole community. TGP also hope to allow partnerships with other groups to display their products locally onsite, in a see the equipment / process. e.g. Energy saving.

Who Will Benefit?

The people who will benefit from this facility will be:

- Third sector and community groups across Garioch
- Local people
- Local children
- Tourists
- Local businesses
- Disadvantaged groups, e.g. Syrian New Scots, Disabled people, those on low incomes.

How Will People Benefit?

In short, this project will facilitate

- People having access to improved facilities
- People having access to opportunities to volunteer
- People having access to work opportunities
- Shared space with many community groups – synergy of space, collective working, and reduction of lone working for some group tutors.
- Access to affordable, fit for purpose space
- Access to advice, information and support at one central point
- Access to services, signposting

Intended Outcomes

Vision

Aberdeenshire Council have identified a Vision on the basis of delivering four outcomes:

1 Lifelong Learning - Aberdeenshire is the best place to live and learn, work and play. It is an area where we are working together for the best quality of life, supporting healthy, successful, inclusive Communities.

2 Strong & Sustainable Communities - Aberdeenshire is the best area where the council works with partners and communities to create and sustain the best quality of life for all through an enterprising and adaptable economy, that is the location of choice for high value national organisations, for smaller expanding businesses and for social enterprises.

3 Caring for Communities - Aberdeenshire is the best place to be, where the council is creating and sustaining the best quality of life for all through involving and enabling happy, healthy and confident people who live in safe, friendly and lively communities.

4 Public Service Excellence - Aberdeenshire is the best council. It is a dynamic, effective organisation aiming to provide excellent services by finding new and more efficient ways of doing things. The focus is on continuous improvement of the quality and efficiency of service provided with strong leadership and motivated employees.

The MPPS project will assist this vision by:

- 1) Providing a facility designated for third Sector Organisations which will enhance quality of life, improve health and build a stronger sense of community in Garioch and surrounding area.
- 2) Providing opportunities for social enterprises, volunteering and work. It will attract new business opportunities working with other stakeholders and groups.
- 3) Providing a facility which will enhance the vibrancy of a fragile rural economy. This project will deliver a quality public space. It will support independence for Third Sector Organisations.
- 4) Providing a transfer of asset to the project will allow a new and more efficient way of delivering services. It also provides a means of delivery using an existing asset which is currently redundant.

This project supports Aberdeenshire Council's Single Outcome Agreement as follows:

Economic recovery and growth

The project will assist the regeneration of the Inverurie area via the new facility. For example, local business will benefit from the footfall at MPPS.

Employment

The new facility will provide a number of employment opportunities, firstly during its development, and thereafter when it is fully operational. It will also provide volunteering opportunities and opportunities for social enterprise. Start-up Business opportunities are often the first step into long term employment for the unemployed, this could be achieved working with another partner in sections of the MPPS facility.

Older people

This project will benefit older people by offering a meeting place and a facility where they can participate in activities and generate interest in other activities under the same roof. This will assist them to live healthier lives for longer.

Safer Communities

The provision of a Third Sector Hub will provide diversionary activity to people in the area and therefore create a safer community.

Stronger Communities

Development of this project will ensure that Aberdeenshire Council are supporting voluntary groups to develop and grow. As already mentioned, this will give us the opportunity to create volunteering placements which will hopefully lead to work opportunities where appropriate.

This project will benefit many people and groups in Garioch and its surrounding community.

Organisation and Management

The Garioch Partnership (TGP) is a fully constituted voluntary sector organisation, owned and managed by elected representatives from the Garioch Area.

The legal status of the organisation is Scottish Charitable Incorporated Organisation (SCIO No: - SC043548).

The partnership's purpose is:

"A community-led, independent community development organisation that uses its members' network to build stronger, more successful, more sustainable communities in the Garioch Area"

At present, the TGP support non-profit and charitable organisations with:

- Signposting
- Governance
- Funding support and advice
- Business planning, visioning and support
- Sustainability
- Advice, information and networking
- Knowledge and support around OSCR requirements for charities.

We are often the critical friend and listening ear that can support groups to develop and overcome the obstacles that they come across in working in communities.

These activities have resulted with a membership of 96 organisation, however TGP support over 100 groups in Aberdeenshire.

The people who benefit are:

- Children
- Young people
- Adults
- Specific interest groups

TGP is governed a board of trustees, who are elected at an open and public Annual General Meeting. Office-bearers are selected from the Trustees to hold the officers posts of Chairperson, Secretary and Treasurer. There is a maximum of eight committee members. All of the aforementioned trustees are volunteers.

TGP office bearers are as follows:

- [Redacted] Chairperson
- [Redacted] Secretary
- [Redacted] Treasurer

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

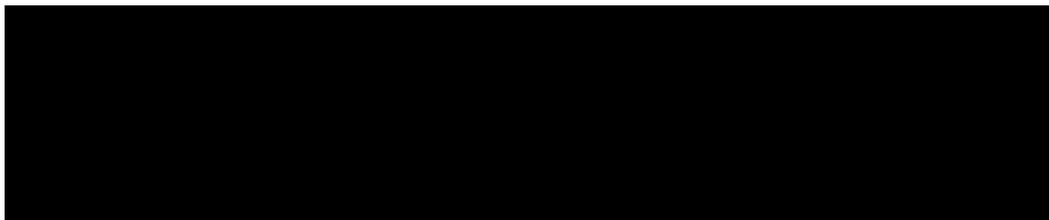
[Redacted]



To date the partnership has been fully funded by Aberdeenshire Council. The Council's investment this year was £35,616k. Most of this came from the Economic Development Service (£32,616k), with the balance from the Area Manager's budget. This budget is monitored through a Service Level Agreement (SLA) between the Council and the Partnership. Some additional funding for specific pieces of work have been sourced from the Local Community Planning budget.

We are working with Economic Development currently around the reduction in core Service Level Agreement funding to TGP, and the other rural partnerships. We feel that the development of Market Place as a third sector hub, owned and managed by TGP would further increase our sustainability and widen our offering to the communities of Garioch.

The Partnership currently employ two people, with the funding above:-



The user group will be asked to be involved in the ongoing development and will continue to be involved in the management of the facility.

It is TGP's intention that the user group will reflect the usage of MPPS Centre and future developments, upgrade priorities and acceptance of new users within the site. This will consist of the chairperson, secretary and one other TGP trustee to chair these meetings. These user group members, would be members of TGP, adhering to the role and policies of TGP as per the constitution and run as a sub-committee under the SCIO of TGP.

Current policies and procedures include:

- Health and Safety
- TGP SCIO Constitution
- Public Indemnity Insurance
- GDPR compliance

A bookings policy will be developed when the facility is nearing completion. This will reflect current booking policies utilised by other facilities in the area, however there will be a clause reflecting the need to transfer or cancel previous booking at a time on disaster resilience needs.

The financial policy is straightforward. There are two cheque signatories, being unrelated individuals. Accounts are presented with a Treasurer's report at each meeting. Accounts and Reports are submitted to OSCR annually along with a monitoring review with Aberdeenshire Council, rated against the SLA.

TGP hold Insurance policy with Zurich Insurance with public and employee indemnity included.

Project Background

Garioch is a large urban and rural area which covers four council wards 10, 11, 12 & 13. Within these four wards, there are two large settlements in Inverurie and Westhill. The population of the Garioch area in Aberdeenshire is around 50,000 (using figures from Aberdeenshire Councils Garioch Profile, May 2016)

Within these demographics, there are many volunteer organisations, charities, not for profit groups and unincorporated bodies. These groups cover activities sport, religion, nursery, toddlers, education, uniformed organisations, older folk and various Third sector groups.

We also would look to develop an affordable nursery provision to support people getting back into work, education and training. Childcare is often cited as the single biggest barrier in terms of cost, times and availability for many people returning to employment, or accessing training, skills development and further education. Within the development of our plans for Market Place, we would look to develop a social enterprise nursery within the school, again offering local employment and training opportunities.

We have a vision that any employment created within the project, would also support opportunities for volunteering, work shadowing and skills development to support people on their path back into work, and to assist them to have something current to put on a CV for a job, as we recognise the benefit of well supported volunteer roles. We would like to play a part in ensuring Garioch has a skilled and ready workforce.

The demand for community facilities in Garioch is high, and with changes in policy regarding school out of hours let, is at a premium in terms of available space.

TGP are looking to become more sustainable in the medium to long term, and by developing our own income stream, this will allow us to develop without being reliant on one sole income stream. We also feel that the development of a third sector and community hub ties in very well with our core remit.

In identifying the possibilities for asset transfer, we looked at a wide range of options, and Market Place became the preferred option for numerous reasons.

- Central to Garioch
- Accessible space for all to use
- Town centre location, so accessible via public transport
- Large enough
- Already exists so we could start straight away

- A range of multi-purpose rooms, that are flexible enough to be used in a variety of ways to suit the needs of different groups

Our discounted options were...

- Harlaw Centre (pre-demolition) building beyond its economic life span and was at that time earmarked for the possible development of Aberdeenshire Council's headquarters.
- Inverurie Medical Practice – building not fit for purpose for community use, would require redevelopment, cost of purchase.
- Inch Community Centre – not big enough for us, and not accessible for everyone in Garioch due to rurality/distance from Westhill
- We discounted Westhill due to a lack of available property and we felt that we would be in direct competition with some of the groups we support that have premises in that area.
- Blythewood – not as accessible a location, out of the way. Has since been vandalised/burned.
- Wyness Hall – not suitable for our purpose, building requires too much work, no parking.

There are issues of cost and availability of suitable property within Garioch, and for this reason our options are limited, but we feel that Market Place offers a genuine opportunity to keep the building in public use, to meet the needs of a growing and active third sector and to allow us to develop our own sustainability without moving away from our core purpose.

Community Needs and Demand

The current gap in provision has been identified by many of our user groups.

Community Consultation:

- There is a need for flexible, affordable and accessible community arts spaces.
- There is a need for community meeting space that is affordable (schools are difficult to get lets in and the Tesco community room is difficult to book for new groups as it requires public liability insurance and is often booked up well in advance)
- The loss of the community centre
- Fears that the new Inverurie Academy Campus will not be accessible and affordable for all
- The re-purposing of the British Legion space that was used initially after the 2016 flooding as a community space for resilience planning and support

Needs Analysis:

Respondents indicated that their desired activities were:

- Health improvement
- Community capacity building through training and learning
- Sports
- Arts
- Music
- Space for existing groups to meet and come together

Barriers to participation will be addressed via:

- By being central, we are easily accessible via public transport
- Costs will be tailored to be affordable and accessible
- The main activities will all take place on the ground floor
- A range of space for different activities
- Opening times to suit the community needs
- Ease of booking
- TGP will be able to offer support to help groups develop and grow
- We will develop a friendly, welcoming, safe space
- Wide range of groups using the building to reduce stigma for anyone accessing services

The facility will be located in the centre of Inverurie, within easy walking distance of all other amenities and transport infrastructure.

Project Resources

Initially, the facility could create 4 Part time additional posts as reception/caretaker.

Management and supervision of these posts will be undertaken by the existing Directors.

The Community will be able to influence what happens within the facility via provision of the following:

- Open meetings
- Open invitation to join Board and attendance at Board meetings
- Suggestions box
- Comment via social media
- A representative from each user group to sit on User Group Committee

Partnerships

A large number of other organisations have stated an interest in being a partner or use this new facility:

WHO	ROLE	WHY	MANAGED BY
Garioch Resilience Group	Representation on Board	User Group	Self
GYMS & BUZZ	Major User	User Group	Self
BID	Stakeholder	Primary Stakeholder	
Grampian Opportunities	Representation on Board	Primary Partner Activity	
The Clachan Project	Major User	User group	Self
City Church Inverurie	Venue Hire	User Group	Self
Uniformed Organisations	Venue Hire	Fundraising activity	Self
Credit Union			
CAB			

Asset

The Garioch Partnership request an asset transfer from Aberdeenshire Council for the previous Market Place Primary School.

After this has been effected, the group will raise the funds required to start upgrading the facility.

This is anticipated to be early 2019, with a 12-18-month phase 1 programme.

Risk Assessment

RISK	LIKELIHOOD	IMPACT	MITIGATION
Small committee	Not very likely due to ongoing commitment and enthusiasm shown	Lots more work for fewer people if numbers reduce	Interest for new members now from potential user groups /
Difficulty attracting funding	Moderate	Minimal impact, MPPS already fit for purpose.	Spread risk via identifying wide range of funders
Revenue income	Moderate	Reduces sustainability of project.	Identify a reasonable pricing structure, sell the tangible assets /opportunities for project.
Identified users not committing	Medium	No income to MPPS, throwing project parameters out.	Early Comms with possible user groups, showing all the positives of the MPPS project.

Project Plan

This is a project where we can “hit the ground running” and start delivery immediately. Minimal capital expenditure will be needed immediately as the facility already meets most of the demands. Modifications will commence when the needs of new groups are identified and suitable funding is secured. This is anticipated to be 2019.

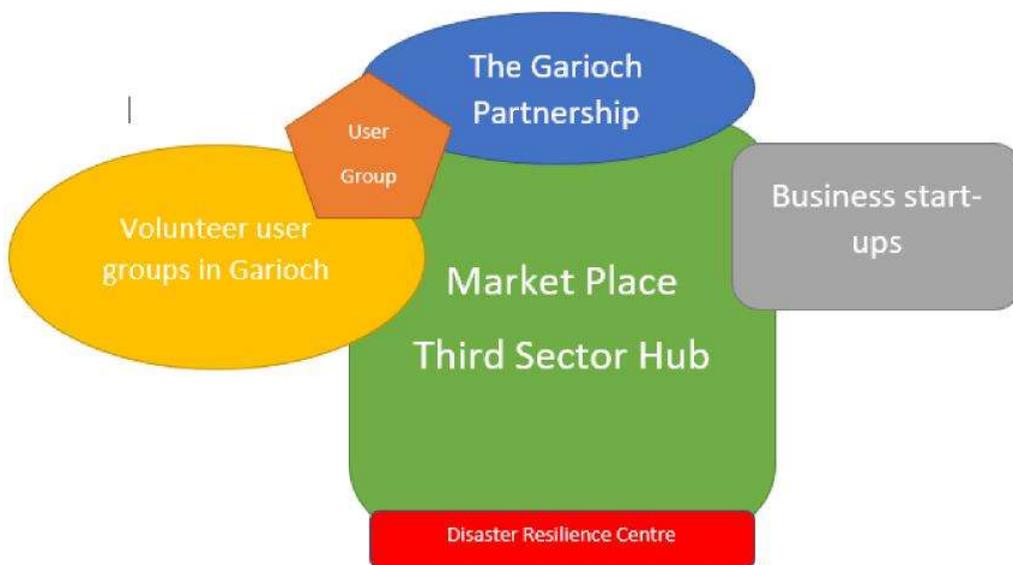
There is an opportunity to migrate users of the Inverurie Town Hall to MPPS for a period of time to allow the Town Hall to be renovated. This would give small disruption to Town Hall users and MPPS to gain valuable revenue in the early stages of development, this needs the buy in with Aberdeenshire Council also.

As the building is currently in a useable state, we would be doing any upgrades in a planned manner, doing it bit by bit, as required by the user groups and an ongoing development plan for renovations.

Management Plan

TGP will lead in the management of the facility. A user group of major users, stakeholders, primary activity partners and other user will make up this group. The user group will be chaired by a trustee of TGP. This group will review and accept any new user group coming to use the facility, prioritise any maintenance or equipment required to ensure the facility meets the needs of the group. Election into the user group would be through an annual meeting of all users, set after the AGM of TGP. Let contracts will be drawn up for the users and will set down a minimum set of guidelines that the groups would expect to adhere to. This would include a clause for moving of groups within the building to allow maintenance work to complete and the possibility that the facility may be utilised as a Disaster Response Centre. The financial running of the facility will be controlled by TGP.

Areas which are not DAA compliant have been identified and will not be used for general public use, however have been identified as storage areas for local group requiring this facility.



Project Costs

Running costs for Market Place for year 2016/17 amounted to £146,774.			
However it should be noted that this includes rental expenditure towards playing field and 2 storey temp unit – neither of which will apply to Garioch Partnership.			
Key elements/breakdown is;			
Rent -	£75,774		
Rates -		£24,480	
Utilities (water/sewerage, gas and Elec)		£17,735	£17,735
Trade waste -		£3,152	} £23.20/hr
Cleaning -		£16,010	
		<u>£61,377</u>	
Based on 42 weeks / year, 5 days a week and 7 hours per day.			
Rates -			£24,480
Trade waste -			£3,152
Increase usage for Monday - Friday 9.00am - 9.00pm			£69,600
Open 50 weeks / year, 5 days a week and 12 hours per day.			
Increased usage for Saturday 9.00am - 5.00pm			£18,600
Open 50 weeks / year, 2 days a week and 8 hours per day.			
Running Costs			<u>£115,832</u>
Additional staffing			<u>£32,000</u>
			<u>£147,832</u>
Income / day to break even.			£422

The running costs above have been calculated using current figures from Aberdeenshire Council, Estates Department.

The projections are based on the facility being open for 7 days a week, with the weekdays being from 9am to 9pm. Weekend opening will be reduced. However if uptake is low then opening will be changed accordingly. It is envisaged that day to day running will be covered from the income of the hire and rent of the rooms, opportunity will also be sought for the long-term hire for start-up businesses. The page below gives projections of occupancy based from 20% to 60% utilisation of the basic facility lets.

The care & maintenance of the building "do nothing" would cost approx. £30K/yr.

Marketing and Communications Strategy

TGP trustees and co-opted people from different backgrounds will be involved by engaging with existing users of local facilities, including mother and toddlers, playgroup, primary school, nearby secondary schools, youth groups, all community groups as well as local businesses and others.

The asset itself will be promoted via word of mouth, social media, local media, leaflets, posters, open events and consultation events. It is hoped the unique functionality of this facility will rate interest in local TV and Radio communications

Services and activities provided will be promoted via social media, leaflets, local newspapers, magazines and local radio. It will also be promoted via each user group to their own users, for example, fundraising, AGMs etc.

We will also use our own, very well received, Garioch Gazette. The current newsletter for TGP, as well as advertising opportunities in our weekly roundup so that people and groups are aware of all that is happening at Market Place.

Part of the marketing strategy will also be around the building being open and accessible to the public on a day to day basis – and being a first point of call for queries on what’s happening locally.

We’d also be working towards good signage for the school so it is easily found.

Monitoring and Evaluation

The success of this project will be monitored and evaluated in the following ways:

- Number of service users
- Number of Lets
- Attendance at groups and classes
- Financial results
- Anecdotal feedback
- Suggestions Box comments
- Number of social media followers
- Social media comments
- Measuring social impact
- Monitoring social capital

This will be used to monitor service delivery and where suggestions are made these will be discussed at Board level prior to implantation.

The long term impact of project will be monitored in terms of identified project outcomes – changes for user groups, for example increased capability of major users and sustainability and development of smaller groups.

We will also use tools like the Place Standard to assess our impact, and also documents like Education Scotland's "How Good Is Our Third Sector Organisation"

We will use ongoing evaluation to improve our service delivery, and also utilise our user group feedback as an ongoing method of improvement.

Executive Summary

The Garioch Partnership (TGP), have several facets to this project:

- a) To create a business trading arm for TGP to generate income
 - i. Current funding from Economic Development, Aberdeenshire Council may reduce or cease altogether.
 - ii. To develop and meet the needs of a growing area.
 - iii. To ensure the sustainability of the work by TGP currently and in the future.
- b) Create a Third Sector Hub to encompass as many voluntary organisation together, sharing resources, knowledge and capacity to the Garioch area.
- c) Encourage the further development of several partner organisations, supporting them to reach their potentials.
- d) Create a first point resilience and disaster management centre, utilising the skills of above identified organisations.
- e) Training facilities for voluntary organisation
- f) An information and contact point for volunteer groups to come together, sharing space, knowledge, information and ideas.
- g) Tourist information point
- h) Affordable space for community groups to use.
- i) Front office facilities for smaller volunteer groups – e.g. a manned address for official mail to save it having to go to volunteers homes, that would be a managed mailbox facility.
- j) Back office support for community groups through development of our current independent examination service to support community based activity, developing book-keeping and office support.
- k) Development of an affordable nursery provision to support people accessing work, training and employment locally.
- l) Business start-up facilities.
- m) A base for TGP to work from and be connected with support groups.

- n) Arts and performance space in a smaller venue than the Town Hall to allow a greater diversity of artistic events to happen.

At present, various groups in Inverurie support their own communities and needs based on an existing hire/lease, disconnected from other likeminded activity.

With current squeeze on Local Authority and statutory funding to groups, our aspiration is that Market Place would be a specific facility for 3rd Sector Groups to utilise, at a reasonable cost, with any profits re-invested into the facility that would allow groups to develop their own strategy and sustainability with the support of TGP.

With all of this under one roof, it would remove any stigma around accessing services, particularly those targeted at more vulnerable people, such as mental health support, a domestic abuse project, and recovery projects. Entering the building would be non-identifying and safe.

The demand for community space in Inverurie and Garioch often outstrips availability and affordability. By keeping Market Place in community use, many of these challenges could be overcome by utilising the spaces for a variety of uses.

TGP wish to provide a community asset that will have far reaching benefits. Under the Community Empowerment Act (Scotland) 2015, communities are being given the tools to drive forward more ambitious and aspirational uses for community assets. We very much see ourselves as being a small part in the puzzle that makes Garioch such a rich and vibrant place to stay.

Essentially, this change of functionality will provide a much needed one-stop facility with several 3rd Sector activities on a single site. The space will allow further development of a wide range of activities and services from backroom services, community café and a meeting place for the whole community.

There will be an initial requirement for new members of paid staff creating new employment opportunities and several Community groups have already pledged a commitment to utilise the facility.

How Will People Benefit?

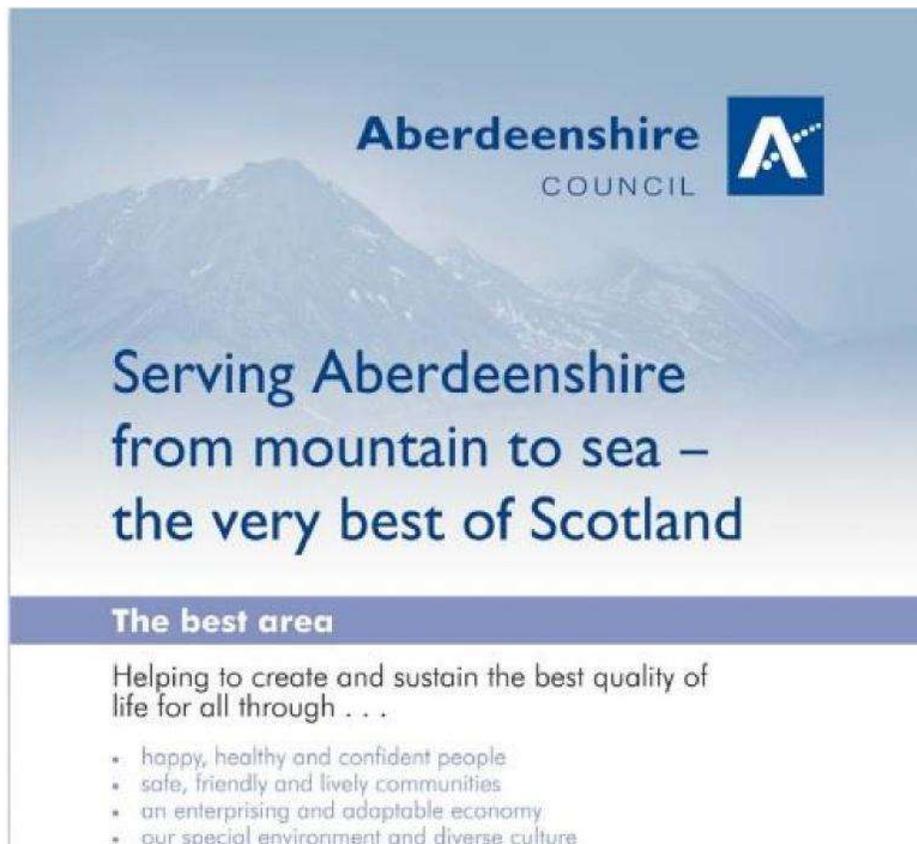
- People having access to affordable and accessible facilities
- People and communities becoming healthier
- People being able to access local services
- People having better chances in life
- People have better volunteering opportunities
- People have better work opportunities

- Meeting active lifestyle needs

The outcomes of this project are:

- Creating better opportunities
- Making communities safer, stronger and more vibrant
- More sustainable services (and environment)
- Improved health and wellbeing

This project is closely aligned to Aberdeenshire Council's Visioning 2050 targets... (Aberdeenshire Council, July 2014, pg2)



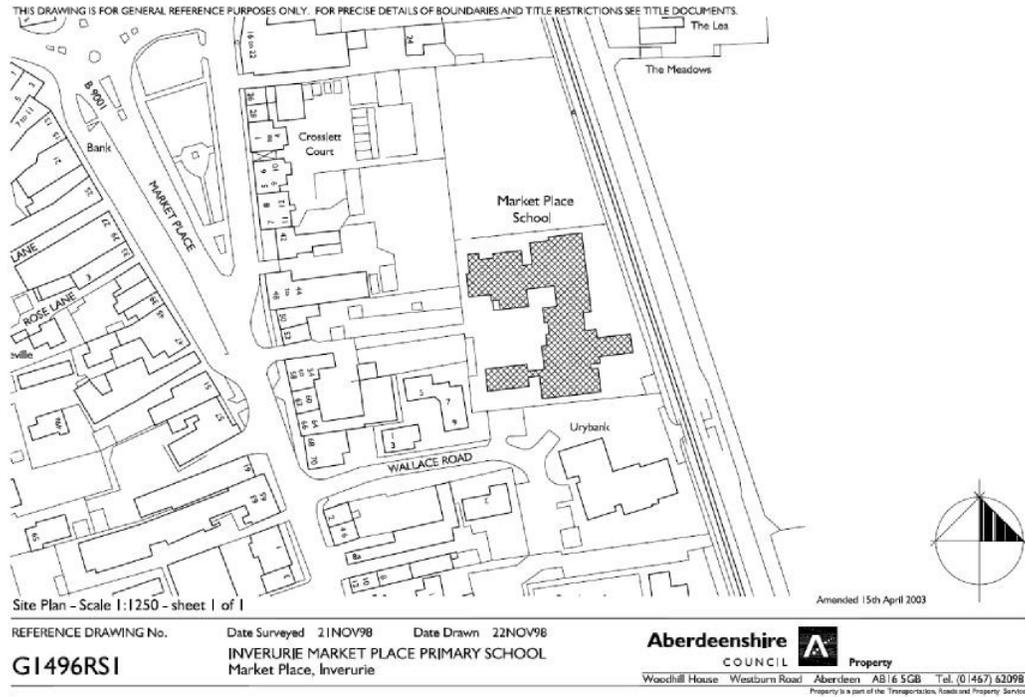
A large number of other organisations and stakeholders are involved with this project, including:

- BID Inverurie
- Aberdeenshire NE Foodbank
- Aberdeenshire resilience group
- GYMS / BUZZ
- Inverurie Panto

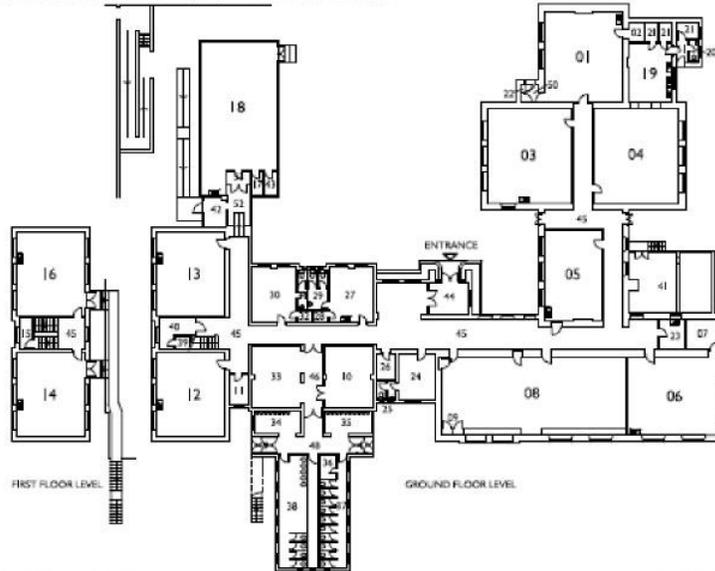
The Garioch Partnership require an asset transfer from Aberdeenshire Council for the proposed site at Market Place Primary School. After this has been effected, the group will raise the capital funds required to develop the site to meet the needs of the community groups, accessing a range of charitable trusts. Development will commence when funding is secured and will be phased in on a priority basis, depending on the organisational needs of the tenants. It is envisaged that the structure of the School will be kept to what is currently provided.

Long term sustainability will be ensured via charges for lets of rooms, venue hire, assisted front and back office support facilities as well as income from donations and fundraising. All income generated will be used to cover core costs of the building and management of it, and any surplus reinvested back into the facility and into the aims and objectives TGP to benefit the communities of Garioch.

Appendices No1



THIS DRAWING IS FOR GENERAL REFERENCE PURPOSES ONLY - ALL DIMENSIONS ARE TO BE CHECKED ON SITE.



Floor Plan - NOT TO SCALE sheet 1 of 2

Amended 15th April 2003

REFERENCE DRAWING No. G1496RF1
 Date Surveyed 21 NOV98
 Date Drawn 22 NOV98
 INVERURIE MARKET PLACE PRIMARY SCHOOL
 Market Place, Inverurie

Aberdeenshire COUNCIL Property
 Woodhill House Westburn Road Aberdeen AB 6 5GB Tel 0 (467) 62098
 Property is part of the Aberdeen City Council Property Portfolio

THIS DRAWING IS FOR GENERAL REFERENCE PURPOSES ONLY.

EDUCATIONAL AREAS

- 01 63.9m classroom
- 03 75.2m classroom
- 04 75.6m dining hall
- 05 46.6m classroom
- 06 67.2m classroom
- 07 9.8m learning support room
- 08 132.7m general purpose hall
- 09 2.2m stores (3no)
- 10 28.6m store
- 11 5.5m store
- 12 54.4m classroom
- 13 54.4m classroom
- 14 54.4m classroom
- 15 3.9m store
- 16 54.4m classroom
- 17 2.9m store (temp.)
- 18 97.4m classroom (temp.)
- 50 2.8m store

EDUCATIONAL AREA MAIN BUILDING = 735.6m
 EDUCATIONAL AREA TEMP. ACCOMMODATION = 100.3m

ANCILLARY AREAS

- 02 3.0m toilet
- 19 24.3m kitchen
- 20 2.3m staff toilet
- 21 6.4m stores (3no)
- 22 0.7m electrical switchgear
- 23 7.4m cleaners store
- 24 16.0m head teacher
- 25 3.7m staff toilet
- 26 5.0m janitors store
- 27 23.1m staff room
- 28 1.6m store
- 29 7.2m staff toilets
- 30 23.2m office
- 31 3.3m staff toilet
- 32 1.6m store
- 33 29.0m cloaks area
- 34 10.1m boys wash area
- 35 10.0m girls wash area
- 36 5.4m cleaners store
- 37 25.6m girls toilet
- 38 29.1m boys toilet
- 39 2.0m store
- 40 7.7m assistant head teacher
- 41 46.9m plastic room / oil tank
- 42 6.0m cloaks area (temp.)
- 43 2.9m store / electrical switchgear (temp.)

ANCILLARY AREA MAIN BUILDING = 292.6m
 ANCILLARY AREA TEMP. ACCOMMODATION = 8.9m

CIRCULATION AREAS

- 44 11.5m
- 45 216.6m
- 46 11.3m
- 47 1.3m
- 48 18.4m
- 49 1.3m
- 51 2.5m
- 52 8.7m (temp.)
- 53 2.8m (temp.)

CIRCULATION AREA MAIN BUILDING = 263.0m
 CIRCULATION AREA TEMP. ACCOMMODATION = 11.5m

TOTAL GROSS INTERNAL FLOOR AREAS :

MAIN BUILDING = 1419.4m
 TEMP. ACCOMMODATION = 122.5m