

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT
REFUSED

**To: THE GARIOCH PARTNERSHIP
FIRST FLOOR
WYNESS HALL
JACKSON STREET
INVERURIE
AB51 3QB**

Date of Notice: 31 August 2018

This Decision Notice relates to the Asset Transfer Request made by THE GARIOCH PARTNERSHIP, (SCIO SC043548) on 4 July 2018 in relation to FORMER MARKET PLACE PRIMARY SCHOOL, MARKET PLACE, INVERURIE, AB51 3XN (“The Request”).

Outcome: Aberdeenshire Council has decided to refuse the request.

FORMAL REQUEST FOR REVIEW

The Garioch Partnership (TGP) wish to apply for a review of this decision.

We request a review via written submission carried out by councillors as our preference.

In accordance with Community Empowerment (Scotland) Act 2015, section 84, Prohibition of Disposal of Land, we would expect that Aberdeenshire Council will be a responsible local authority and cease any action regarding the demolition of the asset until all avenues of appeal have been allowed to reach full conclusion, including and up to Scottish Government Ministerial review.

Reasons for review

1. Incorrect site valuation

The Garioch Partnership feel that our asset transfer request has been refused, first and foremost, based on the grounds of value of the asset.

As the asset has been valued including lands not owned by Aberdeenshire Council, the value the decision was based on was inaccurate.

TGP feel that the value of £560K is an unfair value for an asset that you wish to demolish, and therefore we feel that with the plans to regenerate the building for community use, and the level of support we have that the offer of £5,000 from TGP is a fair request.

(see appendix 1. Email attachment from [REDACTED] Garioch Area Manager, dated 12/09/18)

2. Alternative Proposal

The decision on the alternative proposal was taken without due regard to the work the Garioch Partnership were doing around the asset transfer request. Our initial expression of interest was submitted in February 2017. The Office Strategy was developed after that time with no cognisance of the development of TGP plans. Many councillors out with the Garioch area would not have been aware that we were working towards a request for Market Place Primary School at that time, and we feel that without full disclosure, councillors did not have all the facts to be able to fully consider all implications.

As the valuation of the site has included the land not owned by Aberdeenshire Council, TGP has concerns over the ability of the site to house the possible car park development, as the site is smaller than Aberdeenshire Council had valued.

The timeline attached to this appeal clearly show the timescales of both developments. We feel this has an impact on the decisions made. (see appendix 2)

3. Wider Benefit

11.2. All relevant authorities have a duty to secure Best Value in their operations, including when disposing of or letting property. However, it has long been recognised that best value does not always mean the highest possible price, and all authorities have the ability to dispose of property at less than market value where there are wider public benefits to be gained. This is set out in the Disposal of Land by Local Authorities (Scotland) Regulations 2010, and in the Scottish Public Finance Manual for other relevant authorities. It is also clearly defined in the Scottish Government statutory guidance for asset transfer requests. It is a question of balancing the financial and non-financial impacts, both positive and negative, of the different options.

<https://beta.gov.scot/publications/asset-transfer-under-community-empowerment-scotland-act-2015-guidance-community-9781786527509/pages/11/>

The Garioch Partnership feel that the refusal was based on the asset valuation, and not in terms of wider community benefit, in terms of the number of groups who want to co-locate and others who wish to use the building.

In terms of community wellbeing, accessible space in a central location are proven to reduce social isolation and loneliness, whilst reducing the stigma of accessing services. Having services co-located such as the foodbank, Alcohol and Drugs Action, community wellbeing projects, and a range of other groups removes any fear of identification and association with any particular service.

Within this balance, we do not feel that the negative impact of a car park being sited there has been taken into account in terms of the ecological impact, the transport and roads impact, and the impact of the loss of community space for Inverurie and the wider Garioch area.

In terms of promotion and improvement of...

economic development;

- In terms of economic development, the Garioch Partnership (TGP) will be creating new jobs (initially 3, with more to follow as the hub develops) and works required will be done by local companies, creating wealth and opportunity locally, with future development possibilities for local employment to be created.

regeneration;

- Repurposing the school would regenerate the building, and keep it as a community asset, and support the third sector locally to flourish and grow.

public health;

- We have health and wellbeing groups who wish to be based within the building, ranging from projects for mental health, recovery from domestic abuse, to alcohol and drugs services, as well as the Foodbank, and community kitchen.
- The health and social care agenda places more responsibility on communities addressing their own issues, and taking control. This relies on communities having accessible space to try out different approaches. Spaces like the Tesco Community Room show the demand for that is there as it is very busy, and often difficult to book.
- We will be working in partnership with Garioch Sports Trust to support people towards more healthy choices, both in terms of wellbeing and the Climate Change Fund project.

social wellbeing;

- An affordable and accessible hub, with community space to bring people together, offering new opportunities for learning and groups to come together.

environmental wellbeing or any other benefits

- Keeping the building in community use, and not as a car park will have a positive impact on the town centre as it will give a focal point for community groups within easy walking distance of public transport, and will not have the carbon emissions and environmental impact that bringing many more cars to the town centre would have.
- Reduction of social isolation and reducing loneliness are hugely important in building successful, sustainable communities. The provision of community space is an essential element in that.
- Reduction of stigma from accessing services is also achievable with many different groups co-located in one central point.
- The Scottish Government agreed the Town Centre First Principle with COSLA leaders in July 2014, marking a significant shift in public policy towards town centres. It asks that government, local authorities, the wider public sector, businesses and communities put the health of town centres at the heart of proportionate and best-value decision making, seeking to deliver the best local outcomes regarding investment and de-investment decisions, alignment of policies, targeting of available resources to priority town centre sites, and encouraging vibrancy, equality and diversity. We feel that the opportunity to redevelop Market Place Primary School into a community hub will do this.
- We would be willing to work with Aberdeenshire Council however it sees fit to enable this asset transfer to go ahead.

Within the business case, we had provision for a disaster resilience centre. This was to provide space to the community to come together after the short term rest centres are no longer needed, but space like the British Legion Hall in the aftermath of Storm Frank were central to the community working together, as a focal point for the longer term recovery process. The British Legion Hall has now been redeveloped and is no longer available to the community, and the loss of this space was marked as a major drawback from a number of volunteers and people involved in the recovery of the communities affected.

TGP board have a long history of involvement in a wide range of community focused activity and understand the challenges of the third sector, and have built sustainable groups already. The board have been involved over a number of years in the development of TGP, seeing it from the ideas stage to a respected organisation now. There were doubts over sustainability and longevity of other projects the board members have been involved in – all of which are now flourishing enterprises (e.g. Garioch Sports Trust, Axis Centre)

With the growth and development of TGP, we have supported numerous groups to look towards sustainability and further expansion to meet the needs of their communities. This would continue with groups and organisations using the space at Market Place Primary School, whilst accessing support to allow the third sector in Garioch to flourish.

Ownership of an asset would allow TGP to develop themselves and find alternative routes of funding and develop our own sustainability.

(See appendix 3)

4. Community Need and Demand

TGP feel that insufficient weight was given to the needs and demands expressed by numerous community groups, through the e-petition and letters of support.

The level of community support was shown with our online petition, the number of requests for people and groups to use the space, and the wide range of people interested from community well-being, theatre, arts groups, drug and alcohol services, foodbank, Syrian New Scots, The Inverurie Business Association, and We Are Inverurie (the BID) as well as Inverurie Community Council show the project has a wide ranging appeal and support, and offers something that Inverurie needs.

At the start of this process when TGP initially examined the asset, we had a timescale in mind to hopefully move in just after the school had vacated. Due to the previous area manager not progressing the request, we feel that the school property has been allowed to be damaged with a mind to Aberdeenshire Council wishing to demolish it.

We have tenants committed to refurbishing their own space to suit their requirements, and being in the third sector we can access charitable and grant funding to get the building upgraded to a high standard to make it attractive and fit for purpose.

We also feel that on the balance of the many positive community benefits we have outlined to you it is difficult for us to understand how a council car park could be viewed as being of higher importance, therefore we feel that the £5,000 offer from TGP is very fair both in terms of community support and in regeneration of the building.

(See Appendix 4 sections a and b)

For these reasons listed above, we feel that we would like to use our right to request a review on the decision.

We have attached appendices in line with the outlines for this request, and ask that you consider this as part of our appeal.

Appendix 1 – email from [REDACTED] – re: valuation of site.

Appendix 2 – timeline of development

Appendix 3 – e-petition

Appendix 4 – letters of support

[REDACTED]

Sent: 12 September 2018 15:35
To: [REDACTED]
Subject: FOR INFORMATION: Asset Transfer Request Former Market Place School

Dear [REDACTED]

It has been brought to my attention that the report considered by the Garioch Area Committee on 28 August 2018 relating to the Asset Transfer for the former Market Place School contained an incorrect valuation of the site.

The valuation covered both the school site and the adjacent playing field which was held on lease until terminated on 31 October 2017. As the application only requested an asset transfer of the school, the valuation was incorrect as it included land out with the Council's ownership.

As a result of this error, and having consulted with colleagues in Property and Legal and Governance, it is my advice that a new valuation of the site be commissioned.

In refusing the application, the Area Committee gave four robust reasons for their decision, this error may impact on one of those reasons.

However, given the Decision Notice has been issued, there is no provision in the Act that it be rescinded.

As such, we await the feedback of the Partnership on whether they wish to appeal the decision. As you are aware if the Partnership wish to appeal, this will in the first instance take the form of an internal review. The internal panel can consider the error in valuation should it wish to do so.

I am very sorry for this mistake, which was down to human error. I am of course happy to discuss if this would be helpful.

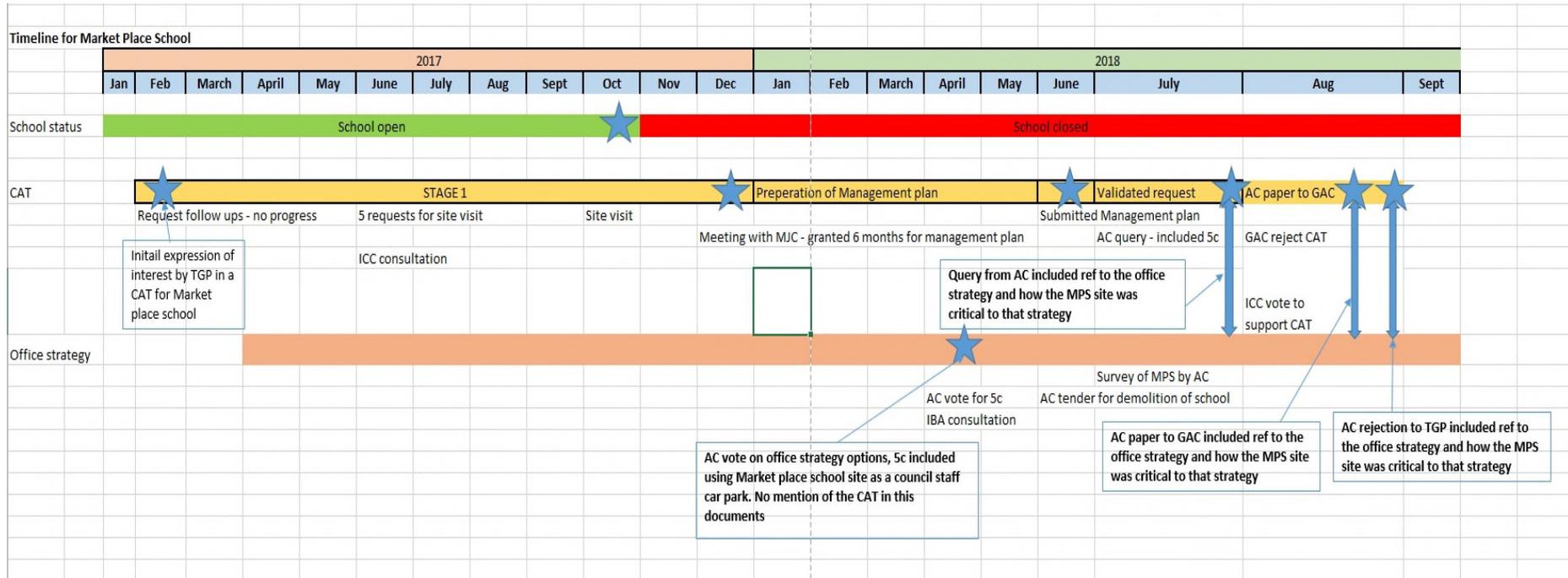
Kind regards

[REDACTED]

This e-mail may contain privileged information intended solely for the use of the individual to whom it is addressed. If you have received this e-mail in error, please accept our apologies and notify the sender, deleting the e-mail afterwards. Any views or opinions presented are solely those of the e-mail's author and do not necessarily represent those of Aberdeenshire Council.

Dh'fhaodadh fiosrachadh sochaire, a tha a-mhàin airson an neach gu bheil am post-dealain air a chur, a bhith an seo. Ma tha thu air am post-dealain fhaighinn mar mhearachd, gabh ar leisgeul agus cuir fios chun an neach a chuir am post-dealain agus dubh às am post-dealain an dèidh sin. 'S e beachdan an neach a chuir am post-dealain a tha ann an gin sam bith a thèid a chur an cèill agus chan eil e a' ciallachadh gu bheil iad a'

Appendix 2 – timeline of developments



Appendix 3: Online petition

<https://www.ipetitions.com/petition/market-place-school-as-a-3rd-sector-hub/>

As of 23rd September: 264 signatures of support and 93 comments.

Summary of comments:

Suggesting a permanent user group	6
Suggesting regular user group (weekly or more)	9
Suggesting occasional use by a user group	7
Potential/suggested uses	33
General support	38
	93

Full list of comments:

1. This is what is need in the area, a proper community hub for everyone at the heart of Inverurie
2. We would be interested in moving into the hub so that we were in the heart of the community and alongside other 3rd Sector organisations,
3. A fantastic idea to be used by the whole community and improve services for everyone.
4. Inverurie would benefit greatly from such a facility, its central location and opportunity to offer community space for groups and co-location of community services to meet ever increasing demand for support would help meet local demand and support partnership working to maximise resources, enable signposting and referrals and minimise waste and duplication of services.
5. Inverurie is a very community minded Town. This facility provides a hub for the community based services and is greatly needed.
6. Tremendous idea - this great place needs to be saved
7. I believe an accessible hub for partners would be an excellent resource for Inverurie
8. Sounds like a fantastic idea to keep it open for community use. I'd definitely consider holding my workshops there. Not many other options for me in Inverurie.
9. The building should be used not flattened
10. It would help bring the community together.

11. Good for the whole community.
12. We are looking for a new rehearsal venue for our expanding community band. This would be perfect.
13. This would be a fantastic resource for third sector organisations. It has the potential to really bring the community together in a shared space.
14. Would be ideal as a 3rd sector community hub like JIC, Here4you, Compass Point etc.
15. To be used as needed by the locals in Inverurie and the surrounding areas.
16. winter bowling two days per week, would be interested in hall size/costs?
17. An accessible community centre with a gym would be nice, even if we had to crowdsource \$ to buy gym equipment. I would be interested in teaching dance classes there-tap, ballet, jazz, ect for all age groups kids-older adults.
18. I am involved with an organisation which could consider using part of the facility 2 or 3 times per week. In addition, the site may be suitable as a co-location opportunity for an existing 3rd sector organisation based elsewhere in Inverurie.
19. As a digital tutor I support (mainly) older people in the local community and work alongside 3rd sector groups who are in touch with those who need digital support or advice. It can often be hard to find a space to offer this service. A Hub providing the Garioch area community with a central point for these 3rd sector organisations and services within an accessible venue within the town would be a real asset to Inverurie and the locality. The 'hub' model is already being considered or rolled out as the future way forward in many communities offering a way to bring together and engage with local people and/or meet with others who can provide support or even help seed opportunities for entrepreneurs. It has been shown that such collaborative spaces are welcomed by local residents and provide a range of sustainable benefits across the social, creative and health aspects of the community.
20. I think the central hub would bring visibility and more information about the many local organisations whom TGP support. Our organisation would benefit if this hub provides a shared resource base such as IT that can be accessed by all TGP members.
21. Ideal location
22. Think this would be an ideal space for a variety of groups and people to talk; share ideas and simply get to know one another. It could put a sense of community back into the heart of the town!
23. We would use this as a fundraising facility
24. Twice a week, maybe more depending on the facilities available

25. As a self-employed Instructor, I have found community facilities to hold classes is very limited in Inverurie so a community hub would be excellent
26. Not sure, I am activity co-ordinator at Urybank House on Wallace Road along with other commitments there as well as being on hand for babysitting my grandson
27. TGP hosts many meetings and conferences for volunteer groups like ours. It would be great if they had the Market Place School as a base.
28. Think this would be great space for community use and could become a fabulous asset
29. Probably 2 or 3 times a week
30. It would be wonderful to have a facility for the people in the Garioch to use. Well done!
31. Always need affordable meeting space! Inverurie is the most central place in Aberdeenshire with good transport links for shire-wide organisations.
32. Trussell Trust (Food Bank) will welcome a joint office/warehouse approach within the Garioch Partnership project
33. This development will open up many new opportunities for the local community, and we know from our experience in Banffshire, it will be the catalyst for growing community-led development in Garioch. Banffshire Partnership and Garioch Partnership are already used to sharing knowledge and experience, and we will readily do that in this development too.
34. This is needed in the community!
35. I fully support this proposal. I have worked with many community groups and charities in and around Inverurie over the years and many get stuck in their start-up or development due to lack of appropriate and affordable space to carry out their activities. If The Garioch Partnership were to run Market Place as a Third Sector Hub, many such groups would be able to flourish, further enhancing and supporting the lives of residents and visitors to Inverurie.
36. Inverurie desperately needs this facility and The Garioch Partnership are the ideal people to run such a hub as they are impartial and able to support any community group / member accessing the Hub. Even though we have spaces available for rent here at Fly Cup there are many enquiries we cannot accommodate for a variety of reasons and there are just not the type of spaces they need available in the town.
37. This will keep facilities and services right in the town centre and support the Garioch Partnership to continue its support throughout Garioch Area.
38. This is what the community needs

39. I'm a photographer and would love a place to use in Inverurie with sensible costs.
40. Inverurie certainly needs more affordable venue space for not-for-profit/community use so we'd be in favour of the development of this community hub.
41. It would be great to see Market Place Primary School continue to serve the community as a hub for local groups.
42. Children attending the Gaitherin would get so much from this, and would hopefully reduce costs associated to organise which would be fantastic for the organisers
43. Such facilities are greatly needed in the area
44. An essential resource for the community.
45. Fantastic idea which fits perfectly with the Scottish Government Communities Bill. Ticks all boxes!
46. I support the Garioch Partnerships use of this community asset. Inverurie would benefit from the use of this community space in many ways. Local business start-ups, affordable childcare and access to local charities to name but a few. I have been involved in several local charities over the past 20 years, to access information locally would support many groups and families in a practical way.
47. The Gaitherin is a charity event held twice a year which benefits over 200 local young people a year. We always rely on using secondary schools in the local area and sometimes this is a struggle to do. Having access to this school would mean guaranteed housing for our event each year.
48. Used to live in the town, most of my childhood nests in the hubs of the community and I'd hate to see such integral parts of everyone's lives repurposed or lost.
49. If the site was to be used for this purpose, which I am in favour of, it would have to be made clear to people using it that they must not park in Urybank's car park as this is needed for carers, residents and visitors and was abused frequently when the school was there.
50. A Garioch co-working space (however big or small) would be great for local start-ups.
51. Would be terrific for Camera club meetings for around 50 members. Been looking for a space to use as a photography studio, with some kind of secure storage for studio equipment.
52. This is an important step in helping people to get back on their feet, reducing the costs of maintaining all the different services in different buildings by co-locating can only help more people.

53. Inverurie is a hub of activity which is great! yet often there isn't enough venues available to host community events. We have a number of initiatives we would like to provide for the community. We are looking to launch a Mainly Music group in the Autumn, a weekly youth meeting and community support groups such as the coffee and craft group that currently runs at the Tesco community room. Inverurie has the potential for so much more, but is limited by the lack of community venues, this proposal would be a great benefit to the wider community of Inverurie. Be great to see this happen.
54. We have a pottery group at present in the Community Centre and would love it if we could have space at Market Place School. As at the Community Centre at present, the space could be shared with other arts groups. Also I think a community cafe would be a great way for new people to feel included in the community.
55. Personally I sometimes organise meetings/trainings and this space would be ideal for that. So central and a good choice of room sizes.
56. We are a very small community group that meets weekly. Space here could be ideal for us as a group. Plus for committee meetings.
57. The Gaitherin could make use of the school to hold bi-annual, week long traditional music, drama and dance courses for local young folk during the Easter and October holidays. The central location and layout makes it ideal for us and we could possibly make use of it throughout the year for music/youth work related activities. We also meet as a committee and could use this space for our monthly meetings.
58. Local artists could perhaps hire working space.
59. Could be ideal for rehearsal space. At a time when Town Hall costs are rising dramatically lots of groups might find this a welcome alternative.
60. I'm sure this would support lots of voluntary and community activity in Inverurie
61. We need to have central, accessible venues for local people to access the support and services they need. A central hub is vital for our community.
62. I'd like to hold and attend groups at an Inverurie hub. I.e. Arts / yoga / Community forums. If it had a cafe I would use it to get lunch when I'm at work at Inspire Soaps.
63. It would be very useful to do discussions and workshops for mind-set, goal setting and EFT. It has access so all would be able to attend. eg. those with disabilities and wheel chairs etc.

64. Be great for Inverurie to have somewhere to go for a variety of different groups such as support groups/social meet ups for adults/teenagers and also all different groups for families too, like peep groups, free crèche to give opportunity for parents with low income to attend courses such as first aid etc or just somewhere for mums/dad's to get together for a cuppa and let little ones play.
65. The community would be well served to keep this valued centre available.
66. I'm moving out of the area but feel this would be a good central point for groups and people looking for somewhere to start up.
67. I would use the hub as often as I could, especially if it was used to run groups for social skills, anxiety, isolation etc, it would be good to have somewhere to come together and share support for each other
68. Unsure if I would personally use it. I would love to see the transformation of space as it used to be my workplace and it would be extremely beneficial to see it being used to give back to the community
69. I feel Inverurie could benefit from more community space as many groups are constrained on offerings just now due to space limitations in size or availability.
70. I'd also welcome hot desk style space for start-ups and business people who are meeting clients in Inverurie.
71. I wouldn't be using the facility but think it's an excellent use for the old school.
72. But know this would be a great asset to Inverurie.
73. Please make Market Place School useful to Inverurie!!
74. We are very much in support of this and would want to base our charity in the building
75. Members of our communities may use the facility in the future depending on what is offered there and when.
76. Much needed facility, obvious and sustainable solution. Any councillor worth their position should fight for this.
77. I'm a member of a childminding group and we may use the facilities for weekly meetings, if the space was affordable, we may also use it for facilitating training
78. Accessible, affordable community facilities are essential for so many 3rd sector and voluntary groups to use, support a wide range of populations and vulnerable groups and make a positive impact the larger community. The Garioch Partnership is a fantastic interface to facilitate this. Good luck!
79. My children are older now but we used to use the Community Centre three times a week for activities. The area needs a proper replacement for this facility.

80. A noble and practical cause,
81. I use the Community Centre for weekly pottery classes
82. Much needed space for Inverurie and surrounding area!
83. when we need one
84. I use the Community Centre for weekly pottery classes. I have also used it for painting class and took my young son to the mother and toddler group. This would be a valuable resource for the community when the current centre closes as there are no other comparable facilities in Inverurie.
85. We use the creche every week at the community centre and it's been invaluable for both me and my child, there doesn't appear to be any thought for it continuing once the new campus is set up
86. A much needed resource for Inverurie, if I can help in anyway.
87. A venue in the heart of the community for the community - don't rip out the heart and then put funding into mental health and loneliness projects - it's ludicrous!
88. A space for mums and mums to be to receive health and wellbeing support in the pre and postnatal periods
89. Could be used for meetings & groups. Art & photography classes &/or exhibitions. fundraising events, a collection and distribution centre for disaster & aid charities.
90. Use for meetings & groups. Potential office space. It is central ground floor with drop off space, parking and public transport links nearby.
91. Possible venue for fundraising events
92. This was my old primary school. I would hate to see it not being used. I think this is perfect for the younger generation to keep them out of trouble. I think fun activities ie gym, games etc is needed in this community
93. Garioch Women for Change will use the school as a weekly venue for meetings and additionally for workshops, exhibitions and for fundraising events. Additionally, we will offer support to other users and groups proposing to use the centre and will assist in any way we can other parties in the maintenance of the fabric of the building.
94. Hopefully the Food Bank will be able to be part of this venture and return to the centre of town.
95. The 3rd sector hub is badly needed in Inverurie and can provide a number of facilities for small businesses, charities and 3rd sector businesses.

Appendix 4a: Potential users

1. I would be interested in a hire of the hall area. 2 to maybe 3 times a week at lease an hour each time to teach my classes.
2. FYI, Fiona tried to book the town hall for a “group fest” and was told it was fully booked till Feb 2019.. we only got a Sept date due to cancellation..
3. Following our telephone conversation regarding the possible use of Market Place Primary School gym, I am writing to formally request it’s use on behalf of the children, young people and adults that are currently members of Inverurie Boxing Club.
Inverurie Boxing Club has been running for over one year now and already we have been in three different venues. Currently we are training out of Inverurie Academy gym hall, which is a good gym for our purposes, however the main problem we have is that we do not have any storage to keep our equipment. At present we train 3 days a week, if we had access to Market Place School this would be raised to 5 days a week, which would allow us to better separate the children and adults. We currently have a roll of 50 children and young people and 18 adults. Further to this having a dedicated venue would allow the club to invest in a ring.
We are part of Boxing Scotland and as such we are continually participating in courses run by them. It would also make sense to use the classrooms of Market Place School when these courses are being run.
4. We would be interested in moving into the hub so that we were in the heart of the community and alongside other 3rd Sector organisations,
5. Sounds like a fantastic idea to keep it open for community use. I'd definitely consider holding my workshops there. Not many other options for me in Inverurie.
6. We are looking for a new rehearsal venue for our expanding community band. This would be perfect.
7. Winter bowling two days per week, would be in interested hall size/costs?
8. An accessible community centre with a gym would be nice, even if we had to crowdsource \$ to buy gym equipment. I would be interested in teaching dance classes there-tap, ballet, jazz, ect for all age groups kids-older adults.
9. I am involved with an organisation which could consider using part of the facility 2 or 3 times per week. In addition, the site may be suitable as a co-location opportunity for an existing 3rd sector organisation based elsewhere in Inverurie.
10. We would use this as a fundraising facility
11. Twice a week, maybe more depending on the facilities available
12. Probably 2 or 3 times a week

13. Trussell Trust Food Bank will welcome a joint office/warehouse approach within the Garioch Partnership project
14. I'm a photographer and would love a place to use in Inverurie with sensible costs.
15. Would be terrific for Camera club meetings for around 50 members. Been looking for a space to use as a photography studio, with some kind of secure storage for studio equipment.
16. Inverurie is a hub of activity which is great! yet often there isn't enough venues available to host community events. We have a number of initiatives we would like to provide for the community. We are looking to launch a Mainly Music group in the Autumn, a weekly youth meeting and community support groups such as the coffee and craft group that currently runs at the Tesco community room. Inverurie has the potential for so much more, but is limited by the lack of community venues, this proposal would be a great benefit to the wider community of Inverurie. Be great to see this happen.
17. We have a pottery group at present in the Community Centre and would love it if we could have space at Market Place School. As at the Community Centre at present, the space could be shared with other arts groups. Also I think a community cafe would be a great way for new people to feel included in the community.
18. Personally I sometimes organise meetings/trainings and this space would be ideal for that. So central and a good choice of room sizes.
19. We are a very small community group that meets weekly. Space here could be ideal for us as a group. Plus for committee meetings.
20. The Gaitherin could make use of the school to hold bi-annual, week long traditional music, drama and dance courses for local young folk during the Easter and October holidays. The central location and layout makes it ideal for us and we could possibly make use of it throughout the year for music/youth work related activities. We also meet as a committee and could use this space for our monthly meetings.
21. I'd like to hold and attend groups at an Inverurie hub. I.e. Arts / yoga / Community forums. If it had a cafe I would use it to get lunch when I'm at work at Inspire Soaps.
22. We are very much in support of this and would want to base our charity in the building
23. I'm a member of a childminding group and we may use the facilities for weekly meetings, if the space was affordable, we may also use it for facilitating training
24. Garioch Women for Change will use the school as a weekly venue for meetings and additionally for workshops, exhibitions and for fundraising events. Additionally, we will offer support to other users and groups proposing to use the

centre and will assist in any way we can other parties in the maintenance of the fabric of the building.

Appendix 4b: Letters of support

[REDACTED]

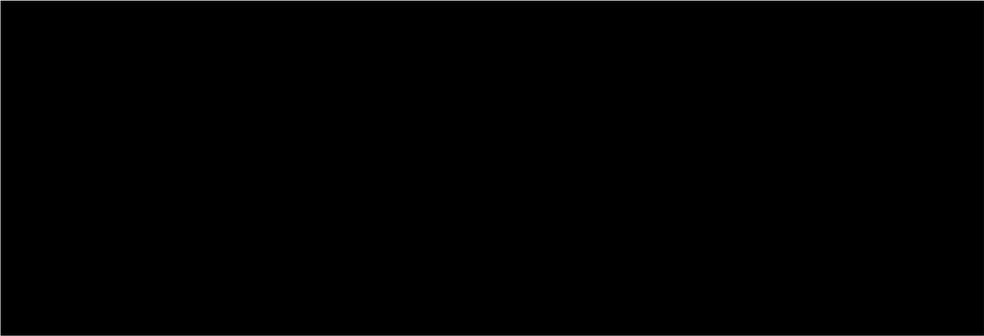
From: [REDACTED]
Sent: 09 July 2018 23:04
To: [REDACTED]
Subject: Market Place School

I am writing on personally and on behalf of the Garioch Potters who use the Community Centre at the moment. I am very much in support of the Garioch Partnership's plan for Market Place School.

I was dismayed when I saw the plans for the Community Campus where the community groups were to be placed in all different parts of the building. As far as I am concerned, community means together and there is a great sense of community amongst the groups who use the present Community Centre. I think the Partnership's plan for Market Place School is coming at just the right time and fully support their proposal.

[REDACTED]

[The Pain Stop](#)
[The Bowen Technique](#)



11th July 2018



The Chief Executive
Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GE

Dear Sir

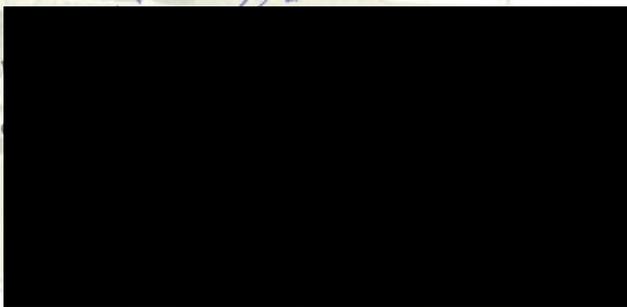
Marketplace School

I write in support of the Garioch Partnership application to retain Marketplace School under a community asset transfer, as a hub for the third sector serving Inverurie and the local community.

Whilst the building may not be suitable for modern educational purposes, there is a substantial granite building which, correctly refurbished and maintained, will continue to be an excellent asset to the community.

The thought of losing this merely for car parking, when there is an adjoining playing field available, no longer required as part of the school and much cheaper to develop, would appear to be extremely poor value for the "tax payer".

Yours sincerely



PP



16 July 2018

[REDACTED]
The Garioch Partnership
1ST Floor, Wyness Hall
Jackson Street
Inverurie
AB51 3QB

Our Ref.: CFH/EC

Your Ref.:

Dear [REDACTED]

MARKET PLACE SCHOOL, INVERURIE

Thank you for your email of 11 July 2018, concerning the above, and in particular the future use of the buildings and site formerly occupied as Market Place School.

I have had the pleasure and privilege of having worked in Inverurie since 1984, but prior to joining DM Hall, I spent ten years working in the Local Authority sector, with six and a half years in Grampian Region Assessors Department, based in St Nicholas House, and three and a half years in Aberdeen City Council Estates Department.

Since coming out to Inverurie, I have been involved with Inverurie Business Association almost continuously throughout the period, and became heavily involved in the Business Association around the time that [REDACTED] reenergised the association. We conducted a business survey at the time, with some grant support from the Local Authority, which did highlight a lot of issues that the town required to address, but sadly most of these we are still talking about today. After leaving Inverurie Round Table, I was one of the founder members of the Inverurie Environmental Improvement Group, and for the last 14 or 15 years have been active in supporting the enhancement to the floral displays around the town.

Over the last three of so years, I was an active member of the working group who promoted the successful Inverurie BID, and although I have recently stepped away from the board, I am still keen to ensure that the BID is successful going forward.



DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SC931144
Registered office, 17 Constophine Road, Edinburgh, EH12 6DD.

A full list of members can be obtained from the Head Office, 17 Constophine Road, Edinburgh, EH12 6DD. Tel: 0131 477 6000. Fax: 0131 477 6016.

Aberdeen, Ayr, Bridge of Allan, Cumbernauld, Cupar, Dumfries, Dundee, Dunfermline, Edinburgh, Elgin, Falkirk, Galashiels, Glasgow (North and South), Hamilton, Inverness, Inverurie, Irvine, Kirkcaldy, Livingston, Musselburgh, Oban, Paisley, Perth, Peterhead, Stirling.

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I did actually raise at one of the early working group meetings and even more recently at one of the BID operational meetings, that we had to find a suitable alternative use for Market Place School.

Through all of the contacts that I have made over the years, I am well aware of the particular shortage of space for third sector groups in particular, with many community groups such as the Orchestra and Drama Groups having to make use of whatever space they can actually find to rehearse and practice. I have no doubt that there would be a large number of community groups who would be able to make use of the space and the accommodation available within the former Market Place School.

In the earlier part of my career with Aberdeen City Council, one of the projects that I was involved in managing, was the Fredrick Street School Development. This was a former school, which was no longer required for educational purposes, where the City Council utilised the space to promote, encourage and support new business ventures. In addition to a strong demand for space by community groups, I do believe that there would be a long term demand for space to support small start up businesses.

The business market has changed, and at the moment new businesses are probably being operated by the owners from either a back room in their house, or a shed or garage at the bottom of the garden. However, scaling up a business to normal retail or office type premises, can be a daunting and financially crippling exercise. We really do need to see something in between. That was the whole purpose of the Fredrick Street School Development, and I believe using Market Place School in a similar manner to even a small extent could help the future of our community as a whole. The building may no longer be suitable for modern educational purposes, but that does not mean that the building should be demolished and the ground turned into a car park. This would be an act of sheer folly, and would be little more than vandalism.

I believe that there have been numerous previous proposals including residential development, but the latest one to turn the space into a car park in my opinion simply wouldn't work. The existing access, which we currently utilise to get access to our office car park, is far from satisfactory. Any alternative access off Wallace Road, I think would also be fraught with issues. As I understand it, the proposal to convert Market Place School into a car park, is to facilitate the council headquarters/office development at the back of Inverurie Town Hall. Surely, the answer here is not to demolish a building which would have a viable future life for an alternative user, but rather to invest money into the enhancement of the car parking at the new transport interchange by the station.

In my humble opinion as a Chartered Surveyor, I believe that the planning authorities and council need to make a decision as to what sort of town centre we want to see in the future. I am firmly of the opinion that a town centre cannot survive on purely Charity Shops, Coffee Shops, and Hairdressers. The changed business reality, and the loss of high street businesses, means that we have to find an alternative way of encouraging footfall within the town centre. If the existing businesses in the town centre decline and die, then there will be no need for car parking.

In short, I would fully support the retention of the Market Place School, for use as community and/or small business hub facilities, and any alternative use of the site, should be a last resort.

I cannot support the demolition of the existing Market Place School buildings, the clearance of the site, and the formation of a car park. The space offered by Market Place School is required by the community and the community should be supported in whatever way possible by the Local Authority to make sure that the facility is retained for community use.

I hope this letter is of some assistance, but if there are any aspects of my comments that you feel you would be best enhanced, I would be more than happy to continue to support your proposal for the future use of Market Place School.

Yours sincerely





[REDACTED]
The Garioch Partnership
1st Floor, Wyness Hall
Jackson Street
Inverurie
AB51 3QB

18 July 2018

Dear [REDACTED]

RE: Asset transfer request for Market Place Primary School

The Inverurie Business Association Committee (IBA) is pleased to support this proposal as not only will it increase town centre footfall but reinforce our social fabric and enhance community resilience. The provision for business start-ups is very welcome, and the central location appears to lend itself to a wide range of community uses currently restricted by the unavailability or lack of suitable accommodation.

A rapidly changing retail sector makes additional and more diversified town centre activities highly desirable. We have every confidence this proposal will bring more people in, especially given current public transport improvements adding to the accessibility of Inverurie town centre. With constraints on local authority spending a third sector hub to provide community support must also be beneficial to many, particularly those who may be disadvantaged.

We applaud this initiative by the Garioch Partnership under the Community Asset Transfer legislation, and trust Aberdeenshire Council will recognise the need for this facility and look on their application favourably.

Best

[REDACTED]

IBA Hub, 1a High St, Inverurie
Aberdeenshire AB51 3QA

31st July 2018

The Garioch Partnership
1st Floor, Wyness Hall
Jackson Street
Inverurie
AB51 3QB



Dear [REDACTED]

Asset Transfer of Market Place Primary School to TGP

As a member of the partnership, Port Elphinstone Community House (PECH) has received invaluable support from TGP over the years not only financially but also in keeping up to date with funding opportunities, training and best practice in how we operate. When we heard of the above proposal at the TGP AGM, we were fully in support. To keep the building in public use, as a hub for third sector, the community and small business start-ups in the middle of the town we believe will strengthen the 3rd sector and the key role it plays in supporting the community.

PECH would also like to see the partnership continue to develop and grow. PECH would benefit from a community hub which hosts an IT room where members could obtain support in preparing promotional literature and social media training.

PECH also agrees that TGP could offer our communities new and exciting opportunities to come together in affordable, accessible space. At PECH we often get contacted by new groups looking for space but PECH is a very small venue and cannot therefore accommodate. We believe that in Inverurie it can be difficult for user groups to find larger venues, particularly for children's groups.

We wish TGP all the best in its application and look forward to receiving up-dates on progress.

Yours sincerely

[REDACTED]

Port Elphinstone Community House

**1 Pinewood House, Elphinstone Road, Port Elphinstone,
Inverurie AB51 3UY**

[REDACTED]
www.pechonline.co.uk

Port Elphinstone Community House is a Registered Scottish Charity
SCO 35192

We Are INverurie Ltd
Top Floor, 1a High Street, Inverurie AB51 3QA



9th August 2018


The Garioch Partnership
1st Floor
Wyness Hall
Inverurie
AB51 3QB

Dear 

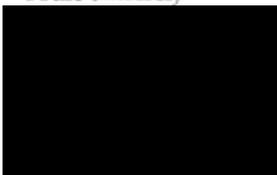
We Are Inverurie Ltd are pleased to support the Garioch Partnership in their application to retain Market Place School under a community asset transfer.

We feel that this would serve the community well as a hub for the third sector in Inverurie.

The provision for business start-ups in a central location in the town is also a very attractive part of the proposal.

We hope Aberdeenshire Council will look on their transaction favourably and that common sense will prevail in the end.

Yours Sincerely



We Are INverurie Ltd



[Redacted]

From: [Redacted]
Sent: 14 September 2018 16:35
To: [Redacted]
Cc: [Redacted]
Subject: Meeting Today

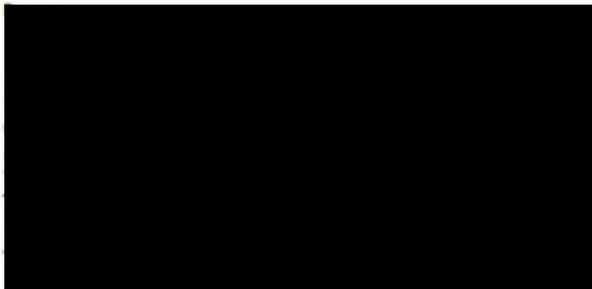
Hi [Redacted]

It was nice to meet you today in Inverurie.

Just dropping you a line so that you have my email contact.

Very much interested in the Market School development, and you have our support and interest in the project. We are currently based in Chelsea House and likely to be there until March 2019 as it stands, but very open to moving to a community facing facility should that arise. From our perspective there is very much a demand for such provision in Inverurie, it is a very busy hub for us, and our staff who cover Inverurie, Kintore, Banchory, Huntly and Ellon all use it widely.

Regards



Alcohol & Drugs Action
Aberdeen
AB11 6NU



Alcohol - Do you know your score? Click the pic to take our quiz!



Support and Requirements for TGP 3rd sector Hub

HFSA is a local consultancy based in Inverurie, the company currently has two full-time staff and three Associates and works with clients both locally and internationally, including a company working in power generation in Saudi Arabia and Oman, offshore on drilling rigs and platforms and the transition of assets, as well as bakeries and social enterprises.

HFSA is looking to set up a local training centre in Inverurie to offer a wide range of training courses for local businesses and individuals. These courses cover a wide range of subjects including; Risk assessment, H&S legislation, Accident investigation, Auditing, OHSAS 1800, Business improvement i.e. WCM, TPM, TQM, Team building and Human Factors.

We have launched a community interest company (CIC) called sector3safety and are looking to provide free or reduced cost support to social enterprises and charities. Of course, this support must be cost efficient and enable the trustees to manage safety in an easy way.

HFSA and sector3safety are also looking to run seminars and invite local and international speakers to the Hub to cover a number of subjects.

HFSA and sector3safety will provide equipment and funding to set up a training room in the Hub and will look at weekly bookings of at least 1 day with a view to expanding this as the business progresses.

More information about Human Factors Safety Associates is available from the website - www.hfsa.co.uk

Regards

