



**APPLICATION FORM FOR ORGANISATIONS APPLYING FOR GRANT AND DISCRETIONARY FUNDING AND FUNDING IN KIND FROM THE HIGHLAND COUNCIL – Over £10,000 – Common Good Funds**

**Name of Organisation:**

Inshes Community Association

**Name of Project or Activity Requiring Support:**

Inshes Scooter & Wheeled Sports Park

**Which of the Council's funding streams are you applying to?**

*(Please provide closing date details where applicable)*

Inverness Common Good Fund

**Is the amount you are applying for:**

£5,000 or under     Under £10,000     £10,000 or over

**Total amount applied for: £...120,000.....**

**Estimated cost of funding in kind applied for: £...0.....**

**Please detail what funding in kind has been applied for e.g. Council staff time, use of premises or equipment, waiving of fees or administration support**

N/A

**What type of organisation are you? (please tick all that apply)**

Third Sector (voluntary or community) organisation		Community Council	
Registered Charity If yes – Registration number <b>SC048469</b> .....	x	Company Limited by Guarantee If yes – Company Number .....	
Other - please specify.....			

**Please remember guidance to completing the application form is available [here](#). Appropriate links to the guidance are situated throughout the form: [This page](#)**

For official use only Application reference number			
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# PART 1: ABOUT YOUR ACTIVITIES OR PROJECT

Guidance on completing part 1: [ABOUT YOUR ACTIVITIES OR PROJECT](#)

1.1 What is the name of your activity or project?

**Inshes Scooter & Wheeled Sports Park**

1.2 When will your activity or project take place? (specifically those for which you are seeking an award from The Highland Council)

Start date (month and year) September/October 2020

End date (month and year) December 2020

Location Inshes Park Phase 2

1.3 What activity or project do you want us to support?

*For example:.*

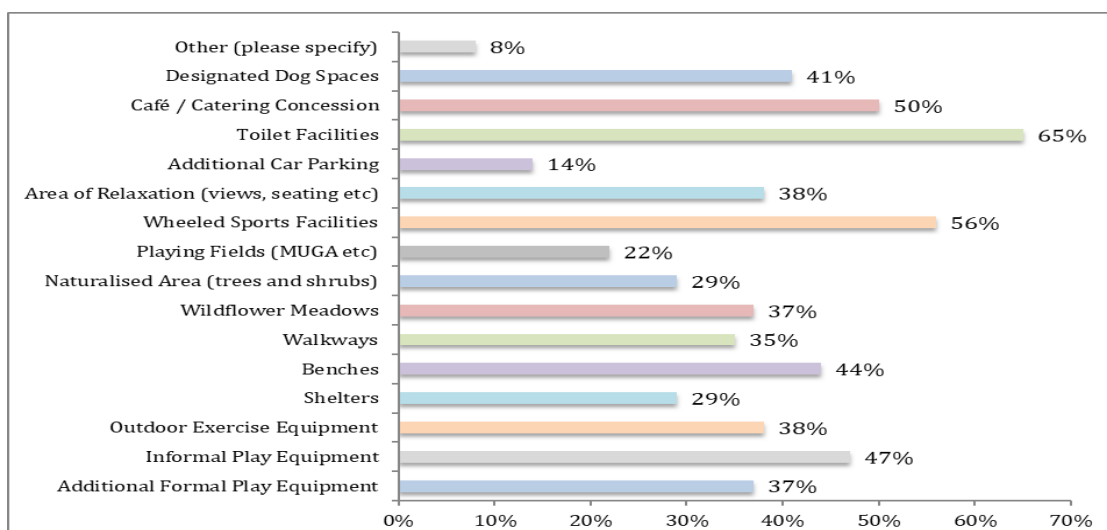
- *Aims of the project and how you are going to do it*
- *Help with running costs or for a specific project or activity?*
- *Who will benefit*

Please note that the Council will be unable to provide any resources not specified on this form or supporting information.

50% Assistance towards the design and construction of a new wheeled sports facility in Phase 2 of Inshes Park Inverness.

To support the development of phase 2 and 3 of Inshes Park, Inshes Community Association has consulted with local residents, school pupils and the wider surrounding communities by undertaking an online survey to inform ICA of local community aspirations for their park.

The survey was distributed through the primary and secondary school networks, social media and blogs as well as being distributed to a local outdoor fitness group and being publicly shared on Facebook. As a result of the strong support in distributing this survey, 275 completed surveys were received. After public toilets, the most requested facility was a wheeled sports facility.



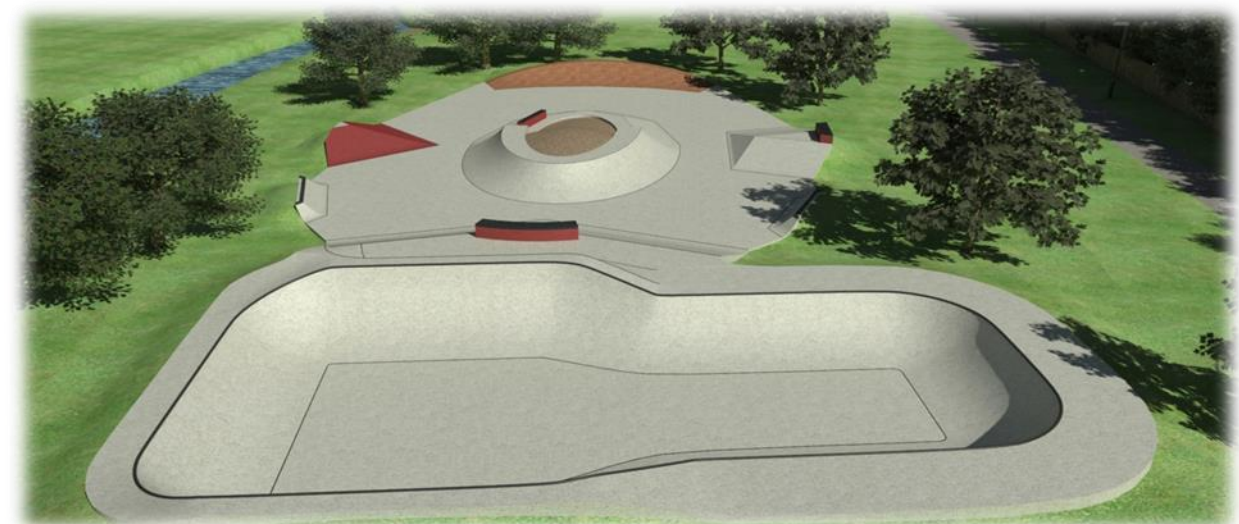
Given this level of local support, and coupled with the success of the main skate park and bike track at the Bught (sometimes too busy to use) Inshes Community Association have been working to include such a facility in Phase 2. Existing tracks do not cope with scooters very well as they can damage the edges – the new track has been designed specifically for scooters as well as skate boards etc.

ICA engaged with Highland Council at several meetings during the planning and design of phase 2 to make sure the landscaping and parking etc could accommodate this kind of project.

We applied for and have received planning permission.

We also have the agreement of members of Highland Skate Park Association that they would take responsibility for the operation and maintenance of the new facility when built.

The main beneficiaries would be all pupils from the 4 local primary schools and secondary pupils living in the catchment area, but the facility being a city-wide park, it will also cater for users across Inverness and attract younger children who have scooters before progressing onto bikes and skate boards.



1.4 Does your activity or project involve building or landscaping work?

Yes  No

If yes please answer both a) and b) below.

a) Does your organisation (Please tick):  
Have ownership of the land or building

Yes  No

**OR**

Hold at lease of at least 5 years that cannot be ended by the landlord?

Yes  No

b) Is planning permission needed for your project? Tick one option below.

Planning permission not required

Planning permission required and has been granted

1.5 Please tell us how your project or activity will help the Council to meet its Public Sector Equality Duty to:

- Get rid of unlawful discrimination, harassment and victimisation;
- Make sure that people from different groups\* are treated fairly and have equal chances to use services and that there is more equality between groups\*;
- Make sure that people from different groups\* get on together.

\*Groups are people who have “protected characteristics” in the Equality Act: age, gender reassignment, pregnancy and maternity, religion or belief, sexual orientation, disability, marriage and civil partnership, race and sex.

For example are people with protected characteristics likely to face barriers; how you intend to tackle these barriers; does your project promote inclusion?

ICA has demonstrated its commitment to these issues by funding and installing a variety of facilities specifically geared to the needs of those with a range of disabilities and the new wheeled sports facility will be completely accessible.

The skate board tracks elsewhere have demonstrated how popular they are with younger people – a group who are often poorly catered for, particularly those with unstable family backgrounds and other barriers to inclusion. The wheel park will be managed by adults with wide experience and training.

More specifically our project subscribes to the following policies:



**Promoting accessibility – we will achieve this by better and more frequent access to wheeled sports (especially scooters for younger children)**

Our project will promote accessibility and all sections of the community will be able to use the new facilities in the Park with relative ease.

**Valuing cultural diversity**

People have different needs, beliefs, values and abilities and these differences need to be respected and promoted. This will be achieved by providing facilities suitable for everyone.

**Promoting participation**

We have a close understanding of the needs of the community – for example we are responding to user’s requests by relocating picnic tables and installing new ones in the right areas. In this way we have involved local people in the design of the play areas and in selecting the type of equipment to meet their needs. Our project is all about promoting participation in local park development.

**Promoting equality of opportunity**

We believe that we should create a level playing field for everyone and this will be reflected in the final designs for our project. We will take account of representations from older people and disabled so these will be accommodated in the final designs.

**Promoting inclusive communities**

We want to help build strong communities, in which: people feel they belong, their lives are appreciated and valued, people have similar life opportunities, and strong, positive relationships develop between people of different backgrounds.

Our project aims to achieve all of these things.

**Reducing disadvantage and exclusion**

We feel as a community we have been disadvantaged by the very nature of location, lots of house building but not much in community facilities. We hope to redress this imbalance through our project and promote inclusion of the most disadvantaged and excluded.

1.6 Where relevant and appropriate please describe any contribution your project may make towards promotion of the Gaelic language?

Any associated signage can be produced in Gaelic and English.

1.7 Please tell us if you have spoken to anyone about your application for advice and support – e.g. Local Highland Council Elected Member, Community Council Member, Council Staff, local Council for Voluntary Service (CVS) – If yes, please provide details:

Councillor Carolyn Caddick is a director of Inshes Community Association and has been involved in discussion about the project. The ICA board has several trustees who were on the previous Inverness South Community Council. Bob Roberts is a member of the new CC about to be formed. We have also communicated with Cllr Graham Ross (chair of CGF) about our proposed application.

1.8 Please tell us about any funding in kind you are seeking from the Council:

Detail i.e. premises, facilities, staff time, waiving of fees	Estimated value
N/A	

1.9 Please provide a breakdown of how much will your activities/project will cost and how much **Funding you are applying for from The Highland Council:**

Item/Activity	Breakdown of Total Costs £	Year 1 £	Year 2* £	Year 3* £	Total £
Staffing	N/A				
Other Costs e.g. property costs, transport, equipment, insurance, marketing	Construction costs	240,000			
<b>Total Project Cost £</b>		240,000			
<b>Total Funding Request £</b>		120,000			

1.10 **Other funding relating to this project** Please include other funders and own resources and income. Continue on separate sheet if required.

Organisation and status of application	Year 1 £	Year 2* £	Year 3* £	Total £
FCC Communities and Viridor Credits Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Awaiting Decision <input checked="" type="checkbox"/>	65,000			
Sport Scotland Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Awaiting Decision <input checked="" type="checkbox"/>	55,000			
<b>Totals</b>	120,000			

\*See guidance notes for specific funding stream to see if you are able to apply for more than one year of funding.

- 1.11 Please tell us how you know that there is a need for this activity or project and how your approach will meet this need. This might include:
- Community support for your project (e.g. surveys, etc.)
  - Statistics which show the need for your project (e.g. unemployment figures, crime statistics)
  - Evidence from similar projects which shows that they have worked (e.g. research from elsewhere or evaluations of previous local work)

We have monitored the use of the wheeled sports facilities at the Bught and they are often too busy for safe access particularly for younger children. They do not allow scooters to use these facilities.

We had almost 300 replies from surveys asking for a wheeled sports facility that would allow scooters for Inshes Park phase 2.

We then commissioned a feasibility study which confirmed this to be the case demonstrating community support and evidence of need for such a wheeled sports facility.

We held a public meeting in Dec 2 2019 to discuss the future of ICA and its strategy – the wheel park was strongly supported.

The feasibility study is enclosed.

- 1.12 Is this a new or additional activity or project? – Yes  No

If yes, what change will your activities or project make in your community?

It will create a new wheeled sports facility serving the southern half of Inverness city. Local community input and evaluation have proven critical to ensuring the long-term success of any wheeled sports park. Our community engagement demonstrated a strong initial phase of community consultation. By developing a group of local young people who have the drive and vision to help deliver the wheeled sports park aspect of the project, there can be further fruitful engagement between the group and the Association and contractors to ensure the best possible fit for the community.

If No, how has your activities or project been funded in the last three years?

N/A

- 1.13 Please tell us how you will know that your activities or project is working and that you are benefiting your community. You only need to provide targets for the years in which your project will operate. See the detailed guidance for examples of targets.

<b>How you will know you have made the change?</b>		
Year 1 Measurable Outcome	Year 2 Measurable Outcome	Year 3 Measurable Outcome
Create new Wheeled sports park and increase number of users by around 300/week		

- 1.14 If it is intended that this activity or project continue beyond the period of Council support, how will it be funded?

The facility when built requires little or no maintenance. The potential maintenance costs of a sprayed concrete wheeled sports park are minimal. No replacement parts, fixtures or tools are necessary, except for an Allen Key for clearing the drainage.

Considerations should be made for litter and brushing the concrete surfaces. Any additional on-going maintenance may include minor repairs to the concrete surface made by the impact of stunt-pegs from BMX bikes.

The management group will hold a number of one-off events and the income generated from these will cover the public liability insurance.

There are no plans to have floodlights.

## **PART 2: SPECIFIC QUESTIONS RELATING TO THE FUNDING STREAM WHICH YOU ARE APPLYING TO:**

### ***(Common Good Funds)***

**There are no additional questions for Common Good Fund applications.**

**Please continue to PART 3: About your organisation**

- b) What geographic areas and/or communities of interest (e.g. Young people, people with disabilities, older people, people from an ethnic minority background) does your organisation cover?

Inverness City – Families and young people.

- c) Is there any restriction on who can join your organisation?

Yes  No  If yes, what are they and why do you have them?

- d) How many people are on your governing body or management committee? ...9...

- e) Are there Highland Council Elected Members or Officers or Community Councillors on or attending your Management Committee or Board? *(please note that this will not affect your application)*

Yes  No

If yes, please provide names:

<b>Highland Council Elected Members</b>	<b>Role i.e. Office Bearer, Voting Member, Ex-official / advisory, other</b>
Carolyn Caddick	Director/Voting member

<b>Community Councillors</b>	<b>Role i.e. Office Bearer, Voting Member, Ex-official, other</b>
Bob Roberts	Director/Voting member

<b>Council Officers</b>	<b>Role i.e. Office Bearer, Voting Member, Ex-official, other</b>



**3.4 Does or has your organisation receive(d) any other funding from The Highland Council? Please provide information relating to Council funding for the last 3 years:**

Yes  No

If yes –

a) What is/was it for, and from which Service or Ward budget was it provided?

<b>Year 1:</b> 2018 £9,750 Ward Discretionary Budget. 'third party contribution' towards external funding applications.
<b>Year 2:</b>
<b>Year 3:</b>

b) How much funding do/did you receive?

<b>Year 1:</b> £9,750
<b>Year 2:</b>
<b>Year 3:</b>

c) Estimated value of existing funding in kind, and from which Service or Ward budget was/is it provided?

<b>Year 1:</b>
<b>Year 2:</b>
<b>Year 3:</b>

**Inshes Community Association**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 31 December 2018**

		Unrestricted funds £	2018 Restricted funds £	Total funds £	2017 Total funds £
<b>Income and endowments</b>	Note				
Donations and legacies	5	1,000	168,310	169,310	40,010
Investment income	6	4	—	4	5
<b>Total income</b>		<u>1,004</u>	<u>168,310</u>	<u>169,314</u>	<u>40,015</u>
<b>Expenditure</b>					
Expenditure on charitable activities	7,8	35,426	—	35,426	47,125
Taxation	9	—	—	—	1
<b>Total expenditure</b>		<u>35,426</u>	<u>—</u>	<u>35,426</u>	<u>47,126</u>
<b>Net income/(expenditure)</b>		<u>(34,422)</u>	<u>168,310</u>	<u>133,888</u>	<u>(7,111)</u>
Transfers between funds		30,010	(30,010)	—	—
<b>Net movement in funds</b>		<u>(4,412)</u>	<u>138,300</u>	<u>133,888</u>	<u>(7,111)</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		22,990	—	22,990	30,101
<b>Total funds carried forward</b>		<u>18,578</u>	<u>138,300</u>	<u>156,878</u>	<u>22,990</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 8 to 17 form part of these financial statements.

# Inshes Community Association

## Company Limited by Guarantee

### Statement of Financial Position

31 December 2018

	Note	2018 £	2017 £
<b>Fixed assets</b>			
Tangible fixed assets	15	146,397	179,500
<b>Current assets</b>			
Cash at bank and in hand		11,581	2,781
<b>Creditors: amounts falling due within one year</b>	16	1,100	31,741
<b>Net current liabilities</b>		<u>(10,481)</u>	<u>28,960</u>
<b>Total assets less current liabilities</b>		156,878	150,540
<b>Creditors: amounts falling due after more than one year</b>	17	—	127,550
<b>Net assets</b>		<u>156,878</u>	<u>22,990</u>
<b>Funds of the charity</b>			
Restricted funds		138,300	—
Unrestricted funds		18,578	22,990
<b>Total charity funds</b>	19	<u>156,878</u>	<u>22,990</u>

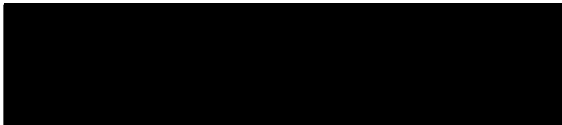
For the year ending 31 December 2018 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 2.9.19, and are signed on behalf of the board by:



Mr T Prag  
Trustee

Company Registration Number: SC413230

The notes on pages 8 to 17 form part of these financial statements.

**Inshes Community Association**  
**Company Limited by Guarantee**  
**Detailed Statement of Financial Activities**  
**Year ended 31 December 2018**

	<b>2018</b>	2017
	£	£
<b>Income and endowments</b>		
<b>Donations and legacies</b>		
The Highland Council	9,360	1,560
Inverness Common Good Fund	75,000	15,000
The Highland Council - Ward Discretionary Funding	17,550	1,100
Sport Scotland	47,000	9,400
Awards for All	10,900	1,700
Communities and Families Fund	6,000	1,000
Inverness South Community Council	2,500	250
Big Lottery	—	10,000
Groundworks	1,000	—
	<u>169,310</u>	<u>40,010</u>
<b>Investment income</b>		
Bank interest receivable	4	5
	<u>4</u>	<u>5</u>
<b>Total income</b>	<u>169,314</u>	<u>40,015</u>
<b>Expenditure</b>		
<b>Expenditure on charitable activities</b>		
Repairs and maintenance	525	500
Insurance	108	107
Legal and professional fees	330	12,343
Depreciation	33,103	33,103
Sundry	263	250
Accountancy fees	1,097	822
	<u>35,426</u>	<u>47,125</u>
<b>Taxation</b>		
Current taxation charge/credit	—	1
	<u>—</u>	<u>1</u>
<b>Total expenditure</b>	<u>35,426</u>	<u>47,126</u>
<b>Net income/(expenditure)</b>	<u>133,888</u>	<u>(7,111)</u>

**INSHES PARK  
FEASIBILITY STUDY  
PHASES 2 AND 3**





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## 1 Executive Summary

Inshes Community Association has been very successful since taking out a 25 year lease on Phase 1 of Inshes Park in securing funding to create innovative play areas and parks furniture.

Since the completion of the first Feasibility Study in 2012 the Association has secured almost £500,000 of external funding in grants to invest in park play equipment and furniture.

As Developer Contributions continue to flow into Highland Council, consultations have been held as to what Phases 2 and 3 might contain.

The Big Lottery's Awards for All Scotland has again funded a second Feasibility Study to further engage with the Inverness South Community, so their needs can be reflected in the next Phases of the Park.

This Feasibility Study reports on these consultations and outlines a way ahead for the next 5 years.

## 2 Recommendations

- (1) That Inshes Community Association should formally ask Highland Council to provide toilet facilities and a catering outlet at Phase 1 of the Park, possibly by way of a Developer Contribution.
- (2) The discussions should begin with Highland Council for a lease for Phases 2 and 3 for Inshes Community Association
- (3) That, subject to a new lease being granted, Inshes Community Association should begin funding applications to address the community's expressed aspirations for improving Park infrastructure through a number of projects.
- (4) These should include a new wheeled sports facility, a Wildflower Meadow and landscaping to reflect aspects of Natural Play.

## 3 Context

Inshes Park is located on the south of Inverness close to 4 local primary schools.

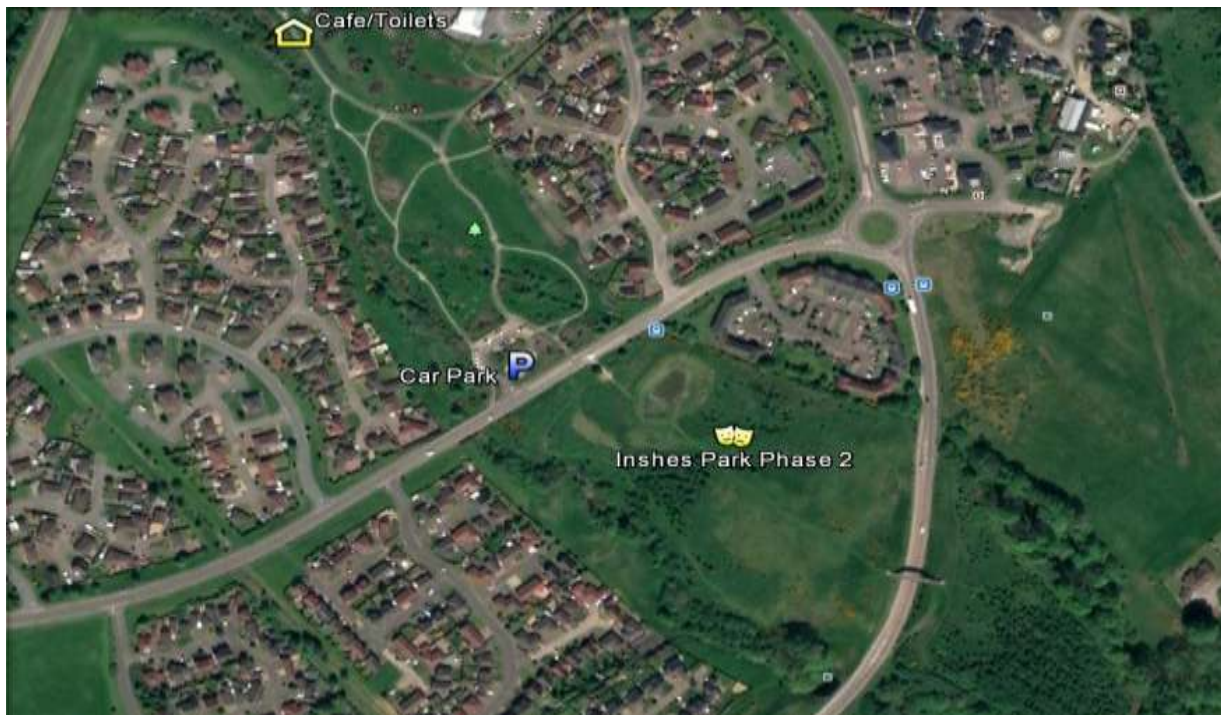
The development of the Inshes District Park was first proposed at a Highland Council Inverness South Ward Forum held on the 27th of February 2008. The planned 29 hectare development was to create a much needed usable green space for the local population. It was also suggested that this development would be beneficial to the area in terms of health, social and environmental factors, whilst also supporting the City of Inverness's Greenspace Strategy.

Work began on the infrastructure park development including drainage, footpath construction and structural planting in September 2011. The development of the park is planned to take place over 3 phases;

**Phase 1:** Covers 8.3 hectares and occupies an area of fairly level ground behind Inshes Primary School, between Walter Scott Drive and Stevenson Road. This Phase is now nearly complete and has proved very popular with local people..

**Phase 2:** Is a 6.3 hectare site set in rising ground between Stevenson Road and Inshes Road.

**Phase 3:** The largest area for development spreading over 14.4 hectares. This extends to the Milton of Leys link road to the north western boundary of Milton of Leys.



### 3.1 Inshes Community Association

The Inshes Community Association is a company limited by guarantee with no share capital and was formed on the 15th of December 2011. The company was formed to promote and facilitate the provision of recreational and amenity facilities at Inshes Park, Inverness.

The Inshes Community Association also plan, organise and coordinate recreational activities at the park for the benefit of the residents within the Inshes and Inverness South area. The main objective of the company is to improve the quality of life for the people of Inverness South through the facilities and activities provided at the park.

## 4 Continuing Phase One: Amenities Improvement

### 4.1 Outline

In phase one Inshes Community Association embarked on a fundraising exercise to realise enough capital funding to provide adventure play equipment and park furniture. This has been very well received by the general public, however the missing amenities from phase one as evidenced by the following results, show that there is a need to provide some form of toilet facilities and catering outlet. It would be remiss not to complete phase one before embarking on the new phases two and three

### 4.2 Phase 1 Previous Consultation

In early 2016, a consultation exercise was conducted, with 202 responses. The full results of this consultation can be found in Appendix 1. The results are summarised below:

#### **Do you think there's a need for public toilets in the Park?**

- Yes 81.63%, No 11.22%, Don't Know 7.14%
- Type of toilet: Proper Built 92.35%, Portaloos 1.18%, Other 6.47%
- Location: Car park 25.44%, Middle of park 66.27%, Other 8.28%

#### **Do you think there's a need for small scale catering in the Park?**

- Yes 67.02%, No 19.37%, Don't know 13.61%
- Type of Catering Provision: Mobile unit 16.78%, Proper building 68.46%, Other 14.77%
- Location: Car park 28.57%, Middle of park 65.99%, Other 5.44%

#### **Which kinds of catering products do you think there should be?**

- Teas / Coffees 98.67%
- Cold Drinks 94.67%
- Ice Creams 94.67%
- Candy Floss 6.67%
- Healthy Sandwiches 66.00%
- Burgers 26.00%
- Chips 37.33%
- Sweets 50.00%
- Fresh Fruit 64.67%
- Other 13.33%

### 4.3 Phase One Amenities: Indicative Designs

Following extensive consultation it was agreed that combined toilets with a small café facility would serve most local needs.

The main issue with public toilets is keeping them clean and tidy as well as open at times when the public needs them.

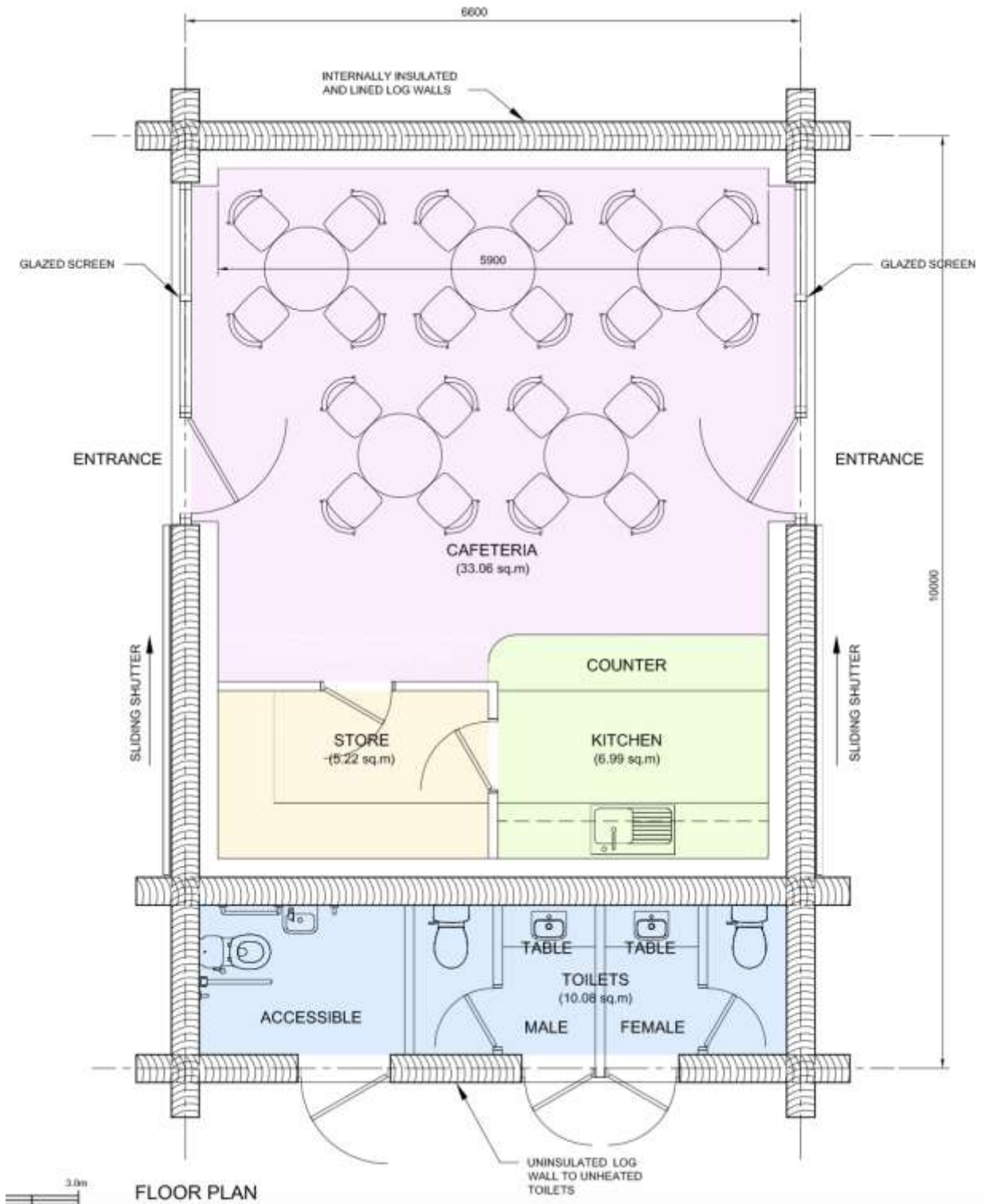
Inshes Community Association were approached by a local catering company who offered to open, clean and close the toilets on a daily basis between dawn and dusk in return for a preferential rental of the café facility.

Subject to their lease allowing this, it is recommended that Inshes Community Association consider this option.

Below is an indicative design and layout and capital cost estimates.







#### 4.4 Phase One Amenities: Outline Capital Costs

In determining the capital costs to deliver the above project, the following figures were provided by a local building company. In moving this project forwards, it would be advisable to appoint a quantity surveyor to review and update these in detail.

<b>Catering Facility</b>		
1A	Substructure	£2,883.00
1B	Lowest Floor	£3,478.00
2A	Frame	£21,840.00
2B	Upper Floors	
2C	Roof	£2,100.00
2D	Stairs	
2E	External Walls	£3,744.00
2F	Windows & External Doors	£6,600.00
2G	Partitions	£540.00
2H	Internal Doors	£400.00
3A	Wall Finishes	£1,598.40
3B	Floor Finishes	£2,680.00
3C	Ceiling Finishes	£1,000.00
3D	Decoration	£2,440.00
4A	Fittings	£5,000.00
5A	Plumbing	£2,500.00
5E	Electrical	£3,000.00
6A	Site Works	£5,000.00
6B	Drainage	£2,500.00
6C	Services	£2,500.00
	Preliminaries	£8,000.00
	<b>Budget Cost</b>	<b>£77,803.40</b>
<b>Toilet Block</b>		
1A	Substructure	£2,018.69
1B	Lowest Floor	£2,026.22
2A	Frame	£6,120.00
2B	Upper Floors	
2C	Roof	£741.30
2D	Stairs	
2E	External Walls	£2,448.00
2F	Windows and External Doors	£3,000.00
2G	Partitions	£378.00
2H	Internal Doors	£650.00
3A	Wall Finishes	£1,065.60
3B	Floor Finishes	£946.04
3C	Ceiling Finishes	£353.00
3D	Decoration	£861.32
4A	Fittings	£2,000.00
5A	Plumbing	£6,800.00

5E	Electrical	£3,000.00
6A	Site Works	£2,000.00
6B	Drainage	£1,500.00
6C	Services	£1,500.00
	Preliminaries	£4,000.00
	Budget Cost	£41,408.17
	Sub Total	£119,211.57
	VAT	£23,842.31
	<b>Total Cost</b>	<b>£143,053.88</b>

## 5 Community Engagement

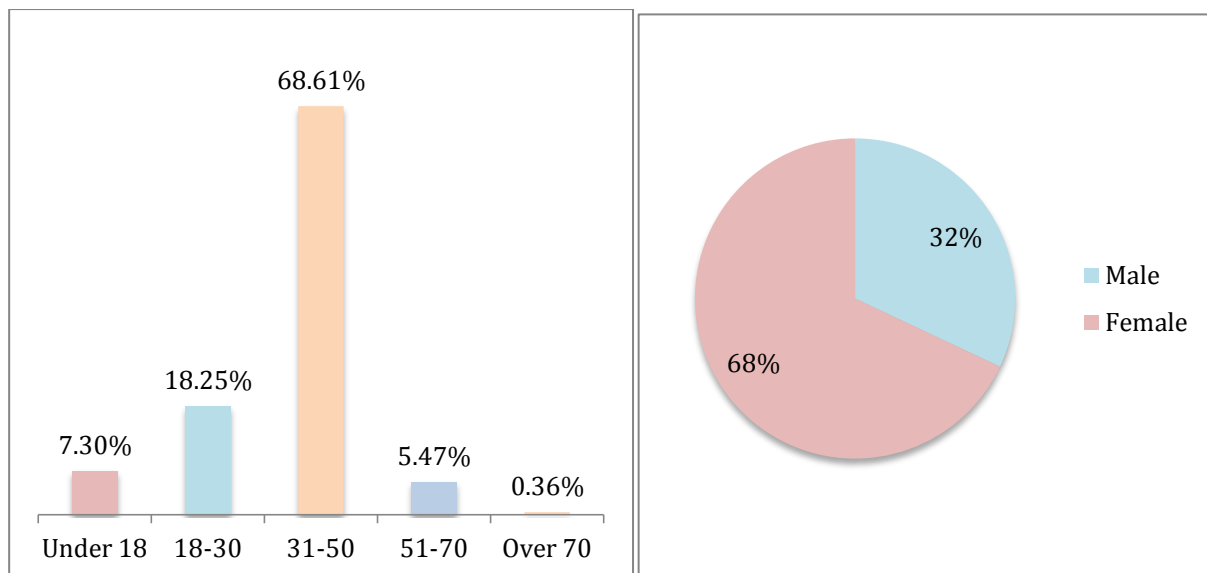
To support the development of phase 2 and 3 of Inshes Park, Inshes Community Association has consulted with local residents, school pupils and the wider surrounding communities by undertaking an online survey.

The survey was distributed through the primary and secondary school networks, social media and blogs as well as being distributed to a local outdoor fitness group and being publically shared on Facebook. As a result of the strong support in distributing this survey, 275 completed surveys were received.

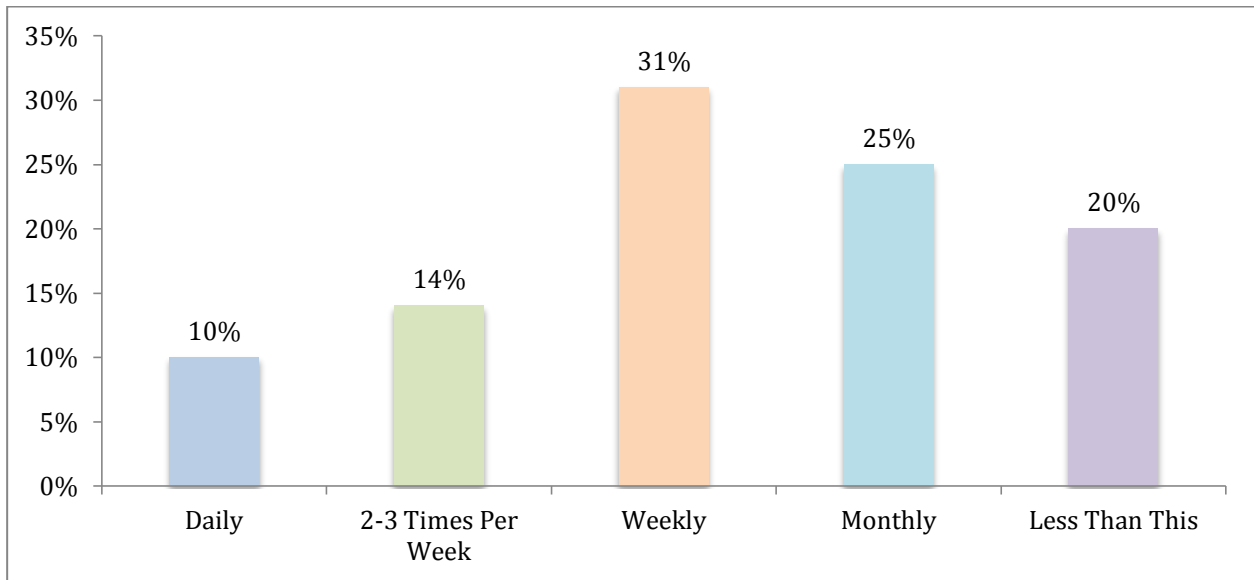
The results of the survey are detailed below.

Respondents were given the opportunity to provide their **names and email address**. Where provided, these have been stored in accordance with data protection policies by Inshes Community Association should they wish to further inform the respondents of outcomes and developments with this project.

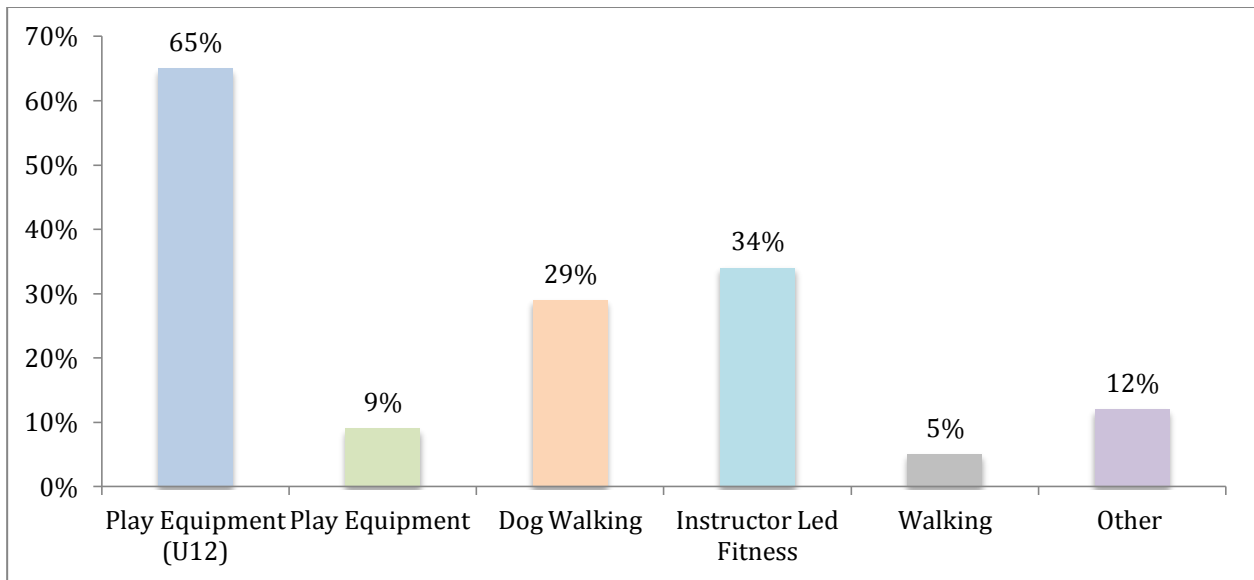
They were then asked the respondent to indicate their **gender and age category**, the results of which are illustrated below.



The following question asked respondents **how often members of their family visited Inshes Park**. As shown below, the largest group of respondents made use of the park weekly (31%), with 24% more frequently and 45% less frequently.

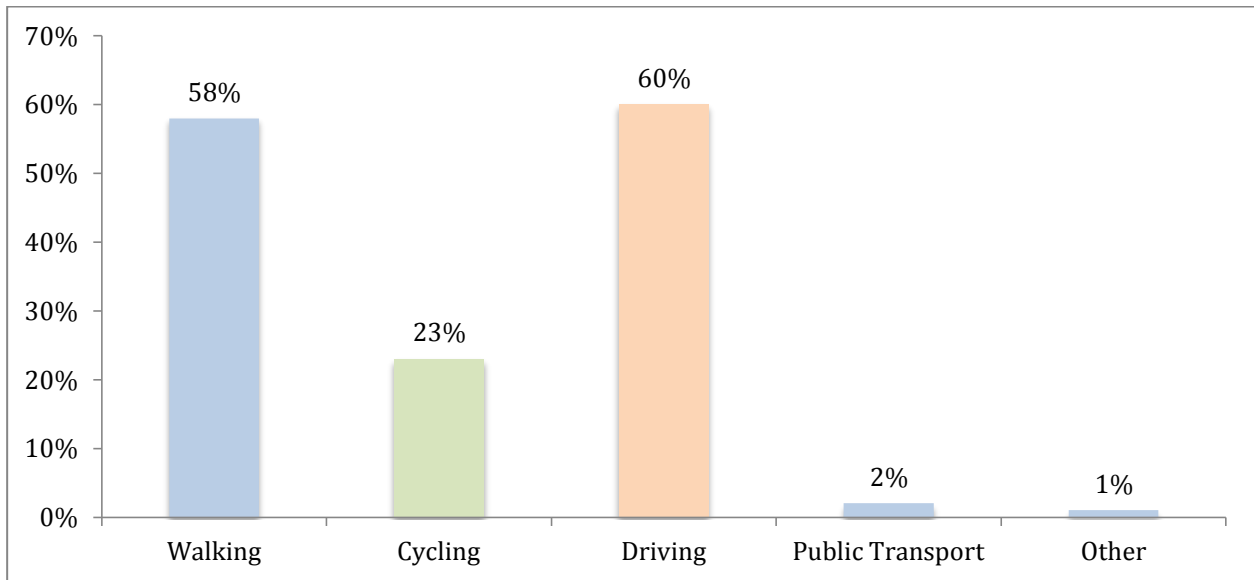


When asked to **indicate how they used the park**, the results were as follows:

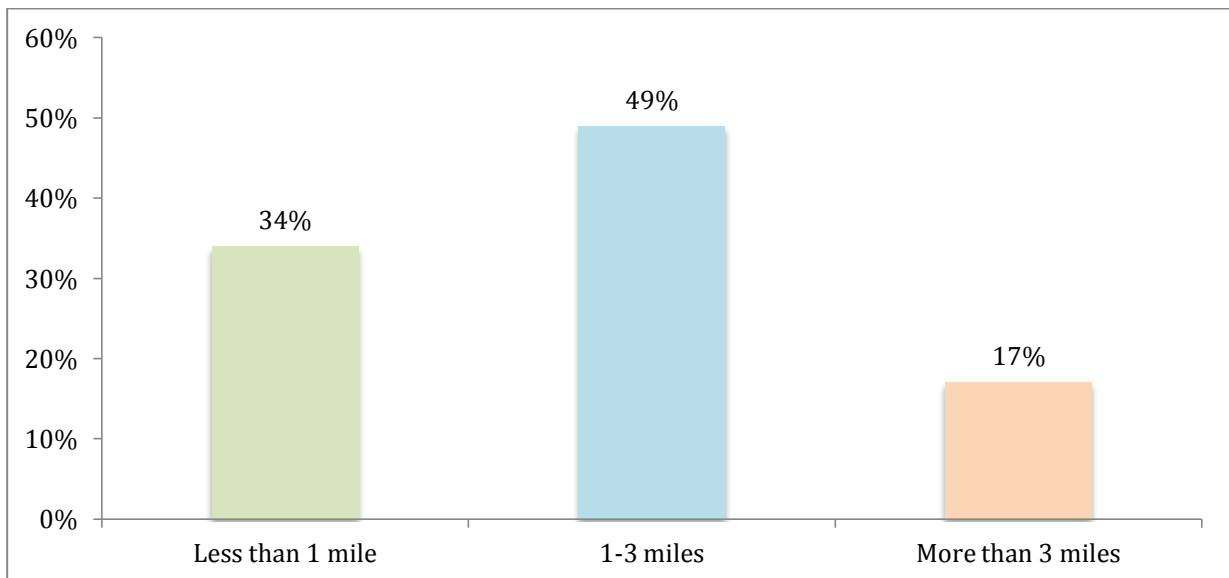


Those who selected other reported use of their bike, skating, BMX and generally socialising with friends. There were also respondents who replied that they make regular use of the football pitch. A number of respondents replied that the park formed part of their route to work or school.

Respondents were asked **how they travel to the park**, noting that the majority travelled by car, with the second largest respondent group travelling by foot.

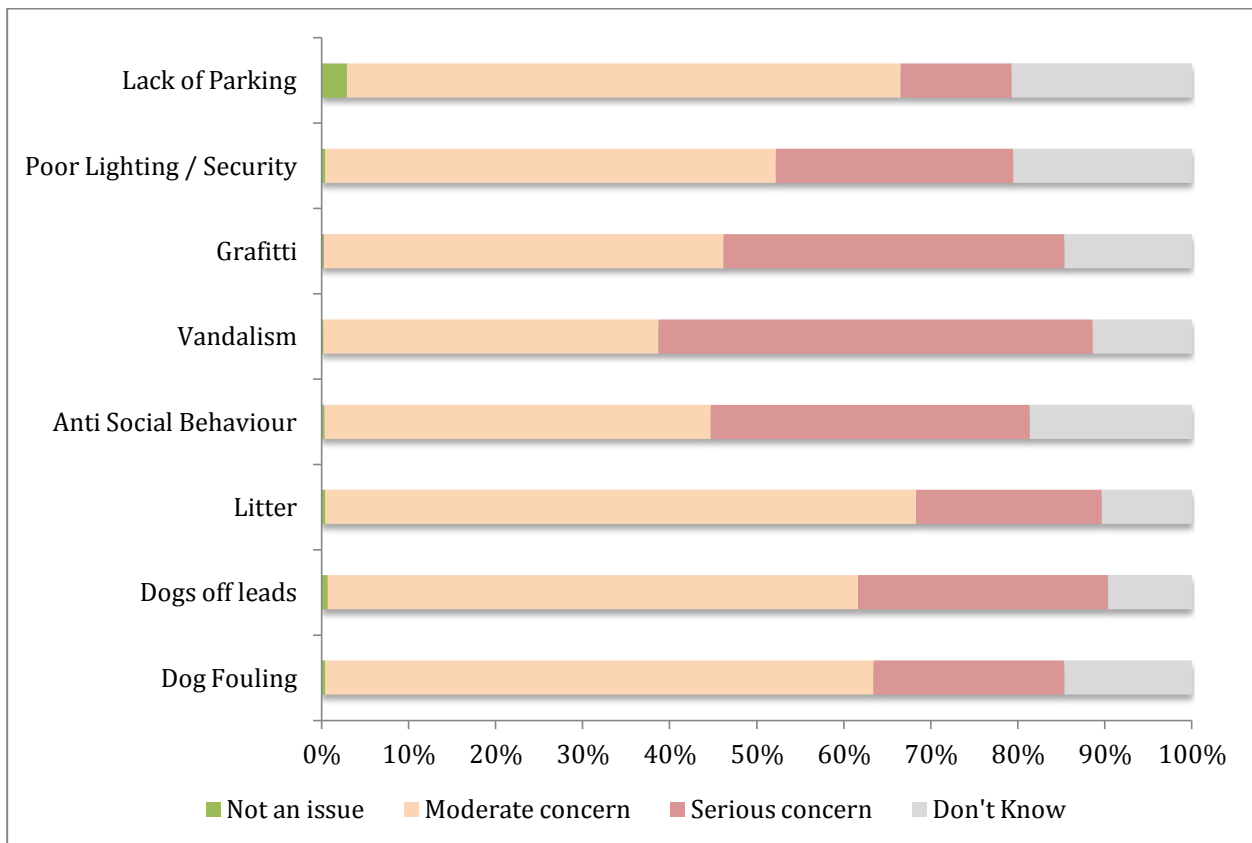


In determining **how far the respondents lived from the park**, the results were as follows:

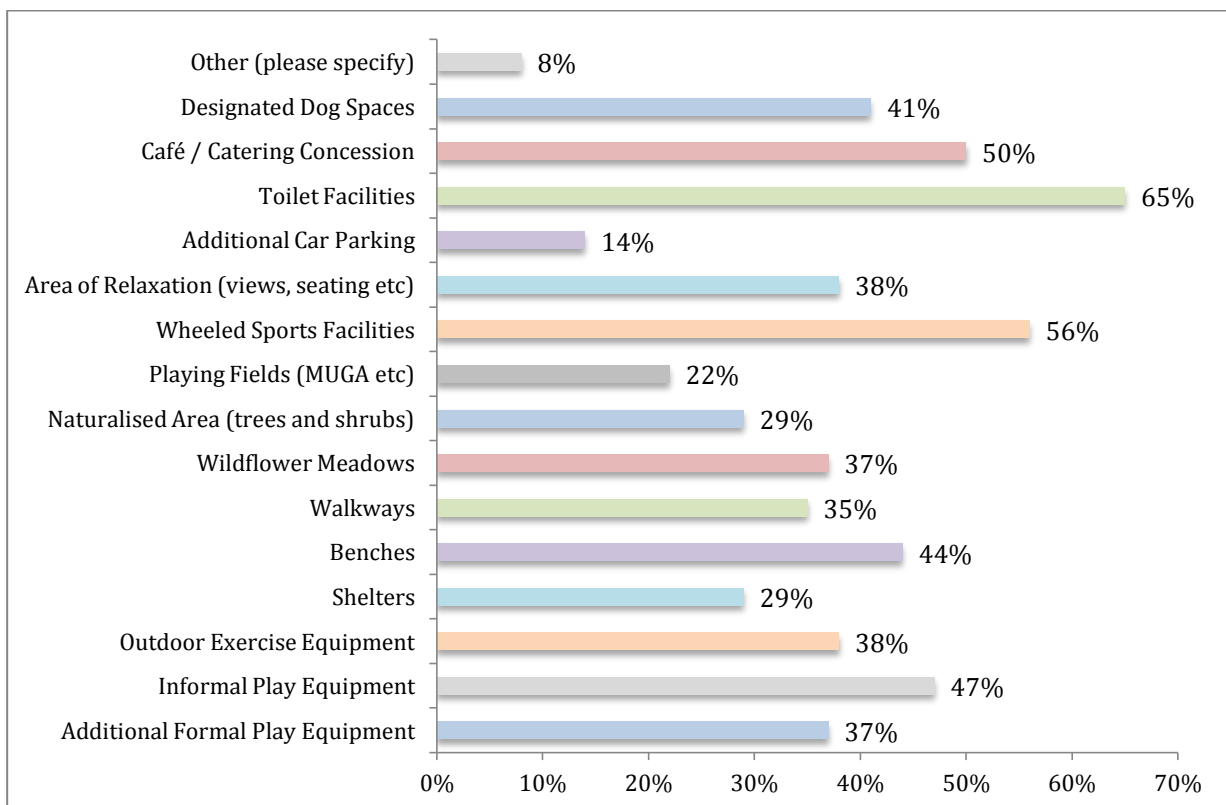


Respondents were asked to identify issues that concern them the most in relation to Inshes Park. As demonstrated below, the greatest concern was vandalism, with graffiti and anti-social behaviour also scoring highly.





Respondents were then asked what they would like to see in the second and third phases of the park, as noted below, toilet facilities, a wheeled sports facility, dog space and informal play equipment were the most popular, with additional car parking the lowest rated.

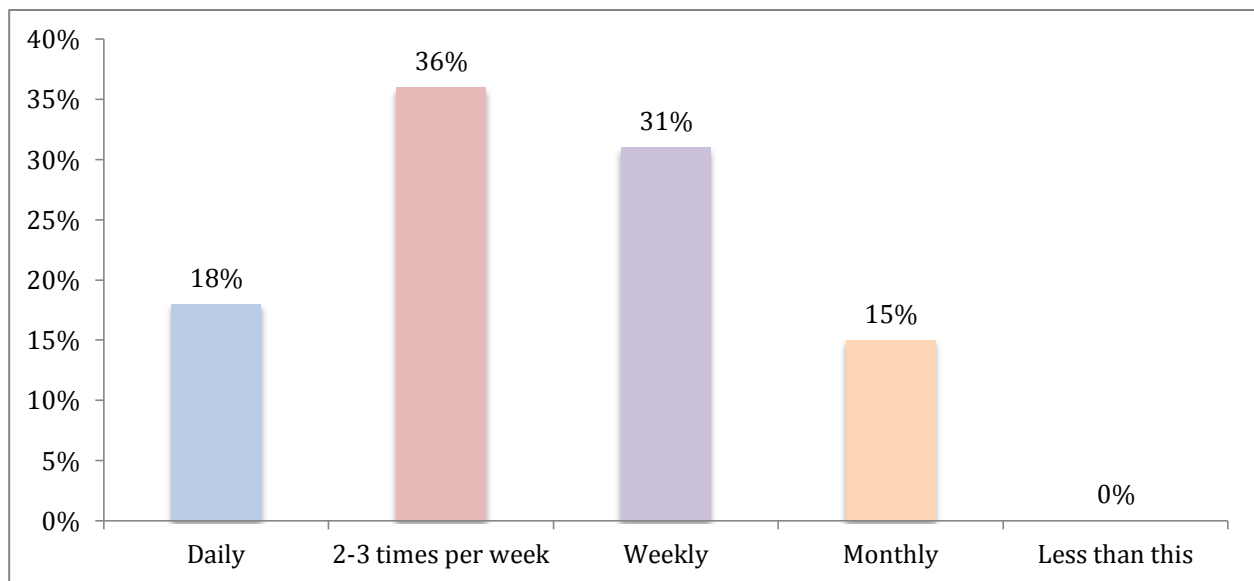


Those who selected other made the following recommendations

- A paddling pool

- A basketball facility
- Increased play for toddlers
- Increased play for teenagers
- A maze
- Improved football facilities
- Fencing around play – to deter dogs
- Tennis facilities
- Adult outdoor exercise facilities
- Picnic and Barbecue areas

Respondents indicated **how often they or their family would use the newly developed phases of the park**. In comparing the results below with the current usage, it is clear that the respondents feel the improvements and additions to Inshes Park will significantly increase their frequency of use.



They were then given the opportunity to provide any further feedback, suggestions or comments. These are listed in Appendix 2.

## 6 Links to Policies and Strategies

### Play Strategy for Scotland

*“We want Scotland to be the best place to grow up. A nation which values play as a life-enhancing daily experience for all our children and young people; in their homes, nurseries, schools and communities.”*

Children’s play is crucial to Scotland’s wellbeing; socially, economically and environmentally. Our people are our greatest resource and the early years of life set the pattern for children’s future development. ‘The experiences children have in early life – and the environments in which they have them – shape their developing brain architecture and strongly affect whether they grow up to be healthy, productive members of society’ (Harvard University, 2007).

Play is an essential part of a happy, healthy childhood and ‘when children play their brains do two things: they grow and they become organised and usable’ (Hughes, 2013). By investing in all our children and young people now we can strengthen their ability to achieve their full potential.

## Highland Council Play Provision Policies for Children and Young People

The following tables outlines the provision standards that would have to be considered if new play provision was to be developed in Inshes Park:

Highland Council Play Provision Standard	
Quality Standard	2 sq m per person
Distance Thresholds	Amenity greenspaces in housing areas: 5 minutes walk (300 m straight-line distance) Local equipped play areas: 10 minutes walk (600 metres straight line distance) Strategic equipped play areas: 20 minutes walk (1200 metres straight line distance)
Minimum Size	Local equipped play areas: 1,500 sq m, typically with at least a dozen items of equipment. Inshes Park in Inverness is an example of a local play area. Strategic equipped play areas: 2,500 sq m, typically with at least a dozen types of equipment. Whin Park in Inverness is an example of a strategic play area.

In addition to satisfying these standards, any play provision that is developed must take into account the following factors:

- The whole of the outdoor environment should be visually stimulating for both children and adults and offer opportunities for children to play in imaginative ways, close to home or in other greenspaces which can be accessed without crossing a major road.
- Amenity greenspaces in which children are likely to play should be unique and designed to offer a varied, interesting and physically challenging environment, accessible to everyone, which offers opportunities for running, jumping, climbing, balancing, building or creating, social interaction and sitting quietly.
- The design of amenity greenspaces that will be used for play should derive from and reinforce the character and levels of the site and incorporate any natural features there may be on it such as rock outcrops or water courses. This will also help to encourage and facilitate use by children of all ages.
- Amenity greenspaces that will be used by children for informal outdoor play should be designed generally to encourage them to explore their home environment and so incorporate hiding and “secret” places and links to nearby parts of the green network, especially woodland and other natural areas.
- Play provision should stimulate the senses of sight, sound, touch and smell and offer opportunities for children to manipulate materials. Accordingly play spaces should incorporate variations in level and a range of materials of different kinds, textures and colours, such as timber, sand, rocks, dead trees and other natural materials and incorporate trees, shrubs and grass. Examples of other materials or forms that can be used include old car tyres (eg for swings or tunnels); logs (eg for climbing and balancing); ropes (for ladders, swings and bridges); tunnels and mounds or hollows (for various forms of play); tarmac areas (for ball games or other games such as hopscotch); grass surfaces (for ball games and sitting); low walls (for skateboard manoeuvres, sitting on, balancing or jumping off); sand (for digging, building and sifting); shrubbery (for dens, places to hide or look for small animals and insects); rocks (for hiding and climbing); trees with low branches (for climbing or swinging); and bollards (for leapfrogging).
- Passive surveillance from the windows of nearby buildings is essential
- Equipped play areas must be located in a position that will not create disturbance for the occupants of nearby dwellings and separated from the nearest dwelling window by an appropriate buffer distance, dependant on the size and location of the play area, which is not less than 25 m.

- It must not be necessary for any child to cross a distributor road in order to gain access to a local play area
- All surfaces within play areas, and the access to them from nearby path systems, must be free draining so they do not become waterlogged or boggy after heavy rain.

### **Let's Make Scotland More Active: A Strategy for Physical Activity**

This strategy, prepared by the Physical Activity Task Force for the Scottish Executive and NHS Scotland and published in 2003, is strong on both promoting physical activity and improving the environment to encourage activity. This strategy cites play as one of many types of physical activity that can contribute towards the goal of increasing and maintaining the proportion of physically active people in Scotland.

The strategy recommends that all children and young people, including children with disabilities, should accumulate at least one hour of moderate physical activity on most days of the week. The national strategy sets targets to achieve 80% of all children aged 16 and under meeting the minimum recommended levels of physical activity by 2022.

Active play can significantly contribute towards the national targets. The Scottish Health Survey details that 'playing' accounts for the greatest proportion of children and young people's physical activity. Even in early teenage years, young people 'play' more than they take part in formal sports or exercise.

One objective of the strategy is to develop and maintain long-lasting, high quality environments to support inactive people to become active. It recognizes that all children and young people, including those with disabilities, should have the opportunity to be physically active and have access to a range of physical activities including play.

It promotes well designed, safe and accessible parks and play areas, use of school facilities by communities, play activities and clubs, changes to the built environment, such as traffic-calming and safe routes for active travel, as ways in which better local services could contribute towards encouraging young people to be more physically active.

### **The Highland Council Play Strategy: 'All to Play For'**

Children's right to play is to ensure all children have access to rich, stimulating play experiences, with safeguards from inappropriate risk, but full of challenge, offering them opportunity to explore, through freely chosen play, both themselves and the world.

The strategy has six key objectives:

- promoting a child/family friendly ethos
- access to play for all children
- incorporating appropriate challenge in play
- encouraging outdoor play
- encouraging community involvement in play areas
- ensuring consultation with children

### **Highland Play – Play Matters 2012-2015**

Play Highland was established in 2011 as a partnership of the four 'Go Play Ventures' in Highland (Youth Highland, Care and Learning Alliance, Highland Mobile Toy Library and Dornoch Allsorts After School Club) and the Highland Children's Forum. Play Highland came together to evaluate 'All to Play For' Highland Council's Play Strategy 2006 to 2010 and to draft the next Highland Play Strategy through consultation with all stakeholders.

In total, the consultation heard from over 1000 respondents: 242 adults and 993 children and young people. The adult respondents from across Highland included parents/grandparents and representatives across children's services as well as relevant adult services such as TEC Services,

Planning and Housing. The young respondents, also from across Highland, were aged from pre-school children to secondary age young people, and included some children/young people who have additional support needs and some who are in residential care.

Play is fundamental to the development of children and young people affecting every aspect of their wellbeing.

- **Safe:** Play helps children and young people develop their risk assessment skills and their 'street sense' which empowers them to keep themselves safe and to know how to react to danger.
- **Healthy:** Outdoor active play is important in reducing childhood obesity with its risk of diabetes, and helps to develop a physically active lifestyle that carries on into adulthood. Being outdoors, active and sociable are all key protective factors in mental health.
- **Achieving:** Play is how children and young people learn from infancy through problem solving, practising, experimenting, investigating, analysing and making sense of the world.
- **Nurtured:** Children and young people feel nurtured and cared for through playful interaction with family and friends. This is how they develop attachment and relationship skills.
- **Active:** Play makes children and young people active physically and socially, develops physical dexterity and strength, and encourages engagement with others.
- **Respected and Responsible:** Play is the foundation for learning how to react to and interact with others, how to share, negotiate and take different roles.
- **Included:** Valuing play demonstrates to children and young people that they are included and welcome in our culture. Ensuring all our children and young people are able to join in play builds children and young people's understanding and acceptance of diversity.

Play enables our children and young people to become:

- **Confident Individuals:** Play encourages children and young people to try new things, practice learned things and overcome challenges, which builds their self-confidence.
- **Successful Learners:** Children and young people use free play to set their own agenda, investigate things of interest to them and learn through trial & error.
- **Effective Contributors:** Playing with other children and young people encourages sharing of ideas, and stimulates new approaches. Children and young people learn from one another and feel valued as part of a team.
- **Responsible Citizens:** Outdoor free play encourages an interest in and respect for the natural world. Playing with others fosters responsibility as children and young people learn to take care of one another.

### **Highland Play Strategy 2016-2020**

This strategy aims to positively impact upon opportunities for play in the home, in early learning and childcare, in school and in the community. It continues and builds upon the aspirations of *Play Matters*.

There are 4 key areas:

**1. Involvement:** Children and other stakeholders are meaningfully involved in the decision making and planning around play.

**2. Communication:** Highland is actively promoted as a play friendly place, where adults give value to and understand the benefit to children of freely chosen, challenging play. Efforts will be made to increase awareness and share good practice and improve societal acceptance of appropriate risk taking; expectation of being outside in poor weather conditions; recognition of the importance of self-directed free play for children and young people of all ages; and challenge gender stereotyping in play.

**3. Access:** Communities will be supported to develop and manage spaces for play. Informal spaces for play will be recognised as important spaces for children and young people and opportunities to promote multi- generational use spaces will be explored.

**4. Child Centred Play:** Children are supported to access opportunities for freely chosen play (reflecting their own views and aspirations), which may be challenging and or creative.

### **Highland Council: Physical Activity and Sports Strategy**

This strategic document is set in the context of national policy on physical activity. It is a strategy that complements the NHS weight strategy and pulls together physically active opportunities within all Highland Council Services, NHS Highland and the voluntary sector.

The vision of the strategy is to create a healthier and more active Highland population who are able to understand and enjoy the benefits of being physically active and who are able to access services and facilities which enable them to participate in, and feel included.

This strategy's purpose is to:

- Set the vision for the population of Highland in the context of national policy on Physical Activity
- Identify when opportunities can be maximised for the population to be more physically active
- Develop a coordinated approach to joining up strategic documents policy and practice in the areas of physical activity, healthy weight and reducing health inequalities
- Support participation for young people adults who are less active in a way that combats stigma and promotes self esteem

Two of the main strategic issues identified in this strategy that must be addressed in Highland in relation to homes and communities settings are to;

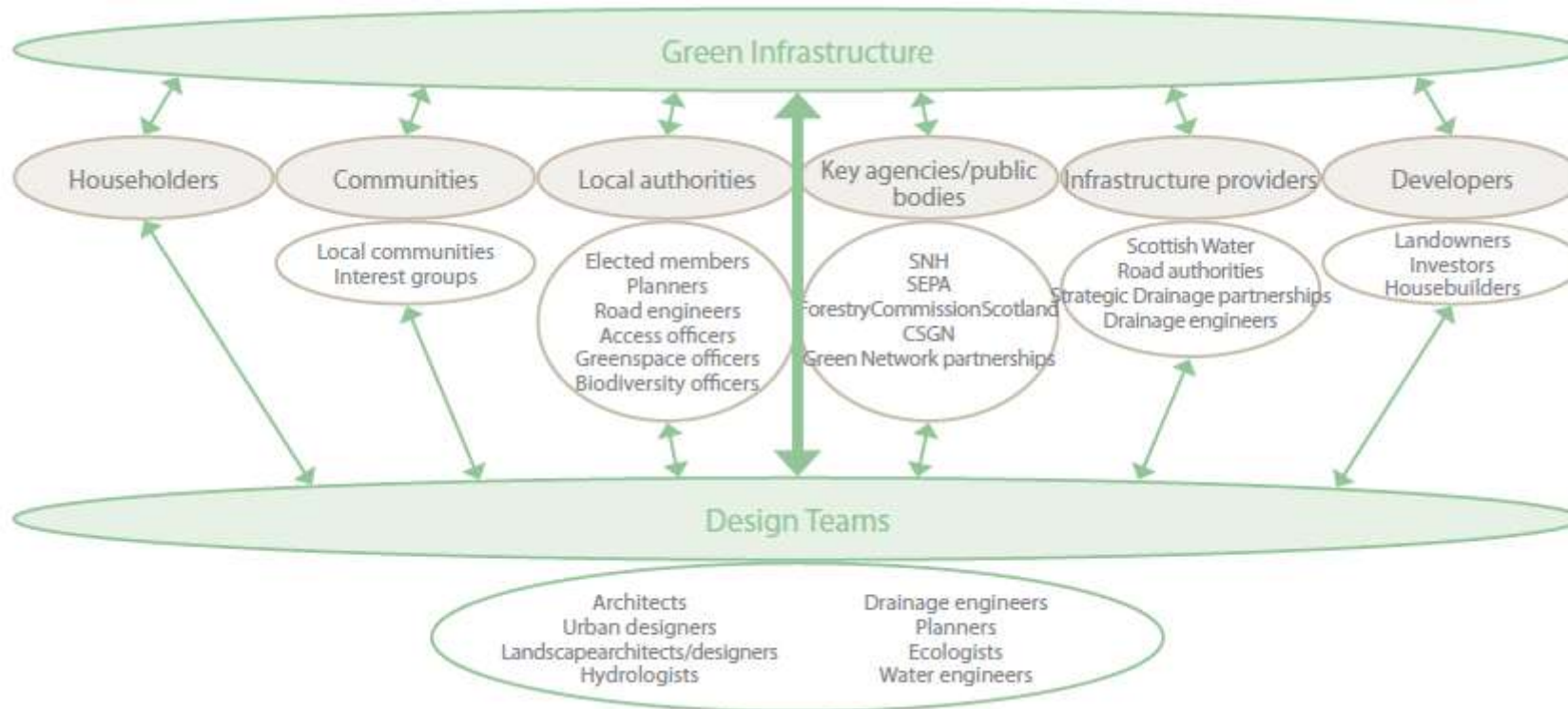
- Work with communities to improve the quality of existing play areas, to improve facilities for all ages to play and ensure that they are able to be accessed by walking and cycling
- Secure better new play facilities in new developments

## 7 Partnership Working

The diagram below highlights the potential key stakeholders in taking forward park development projects

A collaborative multi-disciplinary approach offers great benefits in developing an integrated solution that will work on the ground, drawing upon different specialisms and areas of expertise, on a partnership basis.

Equally important is seeking input from local communities to tap into their local knowledge and give them a chance to shape the design. Communities can offer useful input of what existing green infrastructure should be kept, the best places for new connections, routes and linkages, and what new additions they would like in their area, be it allotments, cycle routes, parks or wildlife havens. This can help foster community pride in the place.





8 Site Layouts below is a simplified layout of what Phase 2 might comprise.





## 8.1 Planning

Playspaces, play services and provision can contribute towards local and national policy objectives across a range of areas. The inclusion of play in law and national policy documents underlines the importance of a play provision which integrates social, environmental and economic objectives.

Scottish Planning Policy (SPP) is the statement of the Scottish Government’s policy on nationally important land use planning matters. It values play and states: “the Planning system has a role in helping to create an environment where physical wellbeing is improved and activity made easier. Providing play space and other opportunities for children and young people to play freely, explore, discover and initiate their own activities can support their development.” SPP places responsibility with local authorities to support, protect and enhance open space and opportunities for sport and recreation, which includes outdoor play spaces.

## 9 Option 1: Increased Play Provision

### 9.1 Introduction

Play-spaces, play services and provision can contribute towards local and national policy objectives across a range of areas. The inclusion of play in law and national policy documents underlines the importance of a play provision, which integrates social, environmental and economic objectives. As previously demonstrated, a number of policy frameworks, government initiatives and white papers highlight the importance of play with respect to fitness, exercise and wellbeing in younger society.

Scottish Planning Policy (SPP) is the statement of the Scottish Government’s policy on nationally important land use planning matters. It values play and states: “the Planning system has a role in helping to create an environment where physical wellbeing is improved and activity made easier. Providing play space and other opportunities for children and young people to play freely, explore, discover and initiate their own activities can support their development.” SPP places responsibility with local authorities to support, protect and enhance open space and opportunities for sport and recreation, which includes outdoor play spaces.

The following table outlines some of the benefits associated with providing play provision to children and young people:

<b>Places to play</b>	Children need and have the right to play, and play provision offers them places where they can play freely in the ways they choose, without direction from adults
<b>Space to meet and hang out</b>	Children and young people actively seek out places to meet and hang out, and facilities for them are high on the list of local priorities in many neighbourhoods. There is widespread agreement that in many areas young people in particular have a poor choice of leisure activities
<b>Space to have fun</b>	Like adults, children need to enjoy their lives- to have fun times and spaces where they can simply have fun. Good play environments offer a range and choice of play experiences
<b>Support for parents and carers</b>	Good, accessible play provision helps parents and carers to extend their children's play experiences. It can help to reduce conflict and relieve stress levels inside the home by providing other places where children can spend their time

<b>A community gathering point</b>	Centrally located play facilities can bring different age groups together and foster interactions and connections between children, and between children and adults. Good multi-functional provision can help build neighbourliness and a sense of community
<b>A chance to encounter nature</b>	Children value the chance to interact with nature, and such experiences help them to appreciate the importance of the natural world and environment. There is growing evidence of the health benefits of access to green, outdoor environments
<b>A place to make friends</b>	The opportunity to make new friends and develop friendships is one of the most important experiences in childhood. In addition to this, such opportunities help children build their confidence and social competences
<b>Encourages physical activity</b>	Most children are naturally physically active when they play outdoors. Comparative studies have shown that children can be as active in spontaneous outdoor play as in structured sport activities.
<b>Learning how to manage risks</b>	Rich, challenging, engaging play environments allow children to test themselves and explore their abilities. They can learn the penalties of misjudging a risk- or simply having bad luck- in managed environments that reduce the likelihood of serious harm
<b>Developing a sense of one's abilities</b>	Self-directed play experiences give children the opportunity to try out for themselves ways to solve problems and achieve goals, without the interference of adults.
<b>Catering for the adventurous</b>	Some children and young people actively seek out risky situations. Play provision can give them the chance to satisfy their search for excitement in a managed context, potentially reducing the risk that these children will spend time in truly dangerous environments

## What makes an inspiring play space? What makes an Inspiring Play Area?

### Creating inspiring places for play

Creating natural and imaginative play settings requires, for many, a fresh design-led approach to commissioning, based on 10 principles, encapsulated in one golden rule.

**The golden rule:** A successful play space is a place in its own right; specially designed for its location, in such a way as to provide as much play value as possible.

The 10 principles underlying this design-led approach depend on all those involved being able to imagine a play space that children will seek out, enjoy and return to – remembering their time there for years to come.

### 1: Imagine a play space designed to enhance its setting

Successful play spaces are designed to fit their surroundings and enhance the local environment, complementing attractive spaces and enhancing poorer environments. Early in the process, designers need to visit and survey the site to identify features that can be built into the design. Knowledge of the local area and its history will provide inspiration.

When designing play spaces for children there is one thing, apart from economics, which is essential and that is *genius loci*, the spirit of the place; in other words the qualities and the atmosphere already present. This can be a part of a building, a tree with character, something that happened at the place, an old sculpture or something else. In rural areas, locally occurring materials.

## **2: Imagine a play space in the best possible place**

Successful play spaces are located carefully 'to be where children would play naturally' and away from dangerous roads, noise and pollution. No matter how well designed a play space is, in the wrong location it will be neither used nor usable. While children often enjoy feeling as if they are away from adult oversight, there is a fine balance between a space that is pleasantly secluded and one that is remote and hidden away.

## **3: Imagine a play space close to nature**

Many studies have shown that children benefit from access to natural environments. Grassy mounds, planting, logs, and boulders can all help to make a more attractive and playable setting for equipment, and planting can also help attract birds and other wildlife to literally bring the play space alive. In densely populated urban areas with little or no natural or green space, this more natural approach can help soften the hard urban landscape, and it is also beneficial in rural areas where children can often have very limited access to natural features and materials.

## **4: Imagine a play space where children can play in different ways**

Successful play spaces can be used in different ways by children and young people of different ages and interests; they can also be important social spaces for parents and carers, as well as for children. Fundamental to this concept is the idea of non-prescriptive play equipment and features which put play in the control of children and encourage imagination and creativity.

## **5: Imagine a play space where disabled and non-disabled children play together**

Successful play spaces offer enjoyable play experiences to disabled children and young people, and to those who are non-disabled, whilst accepting that not all elements of the play space can be accessible to everyone. Children with different abilities can play together in well designed play spaces, and parents and carers who are themselves disabled should be able to gain access to play spaces if they are to accompany their children. Though many play providers focus on equipment that is wheelchair-accessible, it is important to recognise that there are many different types of disability or special need. Non prescriptive equipment, which can be used flexibly – such as a 'nest' swing – might be interesting to large numbers of children with different needs and abilities.

## **6: Imagine a play space loved by the community**

The process of creating successful play spaces, that meet the needs of children and the communities they live in, will almost always need prospective users (and neighbours of the scheme) to articulate their concerns as well as their needs and aspirations. A successful community engagement process will help create a site that the community likes and which meets its needs.

## **7: Imagine a play space where children of all ages play together**

Good play spaces avoid segregating children on the basis of age or ability, and are laid out so that equipment and features can be used by a wide range of children, even allowing different patterns of usage throughout the day or week.

## **8: Imagine a play space where children can stretch and challenge themselves in every way**

Children and young people need opportunities to experience challenge and excitement in their play. Children need to take risks to learn how to manage risks. This is an essential part of growing up, and play is one of the most important ways in which they develop this vital skill. Riding a bicycle, climbing a scramble net, or pushing a friend on a swing all involve risk. It is essential that we do not try and remove all the risk from play or wrap children in cotton wool.

## **9: Imagine a play space maintained for play value and environmental sustainability**

Good play spaces are designed and constructed using recycled or sustainably sourced materials. Long-term maintenance and sustainability are also vitally important considerations in the design process, but in successful play spaces do not overshadow the scheme's play value and ability to meet the play needs of children and young people. Good play spaces are designed and constructed

bearing in mind sustainability but they are not necessarily tidy, and bits of scrub or long grass, fallen leaves and twigs, may all provide additional play opportunities.

**10: Imagine a play space that evolves as the children grow**

Play spaces benefit from a process of ongoing change and refurbishment. This is especially important because children grow up and change fast whilst the fixed equipment in their local play space tends to stay the same. Building some 'slack space' into the layout – space with no predefined function – can help introduce potential for change and evolution. Play areas that have every corner defined, so there is nowhere for children to invent their own play activities, can become dull very quickly, especially as children get older. Everyone can imagine a great place to play – the skill is in turning the image into reality, using the 10 design principles. It is the people who commission play spaces for local authorities and other organisations, and those who manage and direct them, who hold the key to this transformation.

## 9.2 Comparable Examples



## Play Space

Opportunities can be created for activities such as running, ball games, climbing, rolling down banks as well as more passive activities such as places to sit and places to watch wildlife.





# Play Space

Play equipment to reflect parkland setting.  
Tree-house or round house style equipment to encourage creative and imaginative play.



# Play Space



A natural environment for informal play – rocks for climbing and logs for balancing.





### 9.3 SWOT Analysis

Strengths
<ul style="list-style-type: none"> <li>• Current play provision popular with local community</li> <li>• Public support currently for greater play provision</li> <li>• Play provision aligns with need to get more children more active more often</li> <li>• Inshes Community Association has a proven track record in successfully delivering the phase 1 Inshes park play equipment and park furniture</li> </ul>
Weaknesses
<ul style="list-style-type: none"> <li>• Capital cost associated with the provision of good quality equipment is high</li> <li>• Inshes Community Association has not yet secured the phase two and three lease.</li> <li>• Most of the “traditional” play equipment has already been provided in phase 1 and there is a concern that duplication may occur.</li> </ul>
Opportunities
<ul style="list-style-type: none"> <li>• Increased community sense of ownership</li> <li>• Widen the range of available play to suit more age groups</li> <li>• Offer larger range of accessible play provision</li> <li>• Link play with nature and landscaping – natural play provision</li> </ul>
Threats
<ul style="list-style-type: none"> <li>• Inability to meet raised expectations</li> <li>• Vandalism and increased antisocial behaviour</li> <li>• Inability to secure adequate capital funding</li> </ul>

### 9.4 Indicative Capital Costs

The following costs are indicative and should be verified through the design and procurement process.

Provision of high quality naturalised play equipment and opportunities including all landscaping and civil engineering works.	£200,000
Interpretive signage, nature trails and wildlife interpretation linked to play	£20,000
Increased provision of park furniture (benches, shelters etc.)	£25,000
Sub Total	£245,000
VAT	£49,000
<b>TOTAL COST</b>	<b>£294,000</b>

## 10 Option 2: Wheeled Sports Provision

### 10.1 Introduction

Local community input and evaluation have proven critical to ensuring the long-term success of any skate park. This report demonstrates a strong initial phase of community consultation. By developing a group of local young people who have the drive and vision to help deliver the skate park aspect of the project, there can be further fruitful engagement between the group and the park designers and contractors to ensure the best possible fit for the community.



## **Maintenance**

The potential maintenance costs of a sprayed concrete skate park are minimal. No replacement parts, fixtures or tools are necessary, except for an Allen Key for clearing the drainage.

Considerations should be made for litter and graffiti. One of the most successful ways of combating graffiti is to provide spaces where professional graffiti artists can decorate. It is less likely for users to make unsightly tags when there is attractive art on their park. Additional on-going maintenance may include minor repairs to the concrete surface made by the impact of stunt-pegs from BMX bikes.

## **Sustainability**

Sustainable construction is considered to be economical construction method. An enduring skate park that does not need to re-built every few years conserves community resources and effort. This requires the use of reinforced concrete. The sprayed concrete method is more energy and material efficient than any pre-cast method. With pre-cast, every piece has to be cast in a mould, then transported to the site and set on a separate in-ground concrete foundation.

Sprayed concrete skate parks are self-supporting monolithic structures which minimise concrete volumes and thus costs and emissions.

Using the sprayed concrete method allows us to use locally sourced materials, reducing environmental impact and reducing the amount of transportation needed whilst contributing to the local economy. The use of efficient engineering and precise form work ensures an optimum build with minimal waste.

## **Value for Money**

Sprayed concrete construction is the method used on the most renowned skate parks worldwide. It allows designers the freedom to create progressive and continually engaging designs which users gain ownership of through in-depth consultation. Many skate parks are guaranteed for 30 years, however, the structural integrity of sprayed concrete skate parks has proven to last indefinitely and is virtually maintenance free. Skate parks are a social space that provides long term health and social benefits, leading to reductions in anti-social behaviour and benefits for the local economy by way of consequential passing trade.

## **Sportscotland's Funding guidelines for skate parks**

These guidelines have been created by **sportscotland** in response to the growth in extreme sports, which has seen a rejuvenation of the skate park as a centre for sports participation.

The guidelines are based on a concrete skate park of around 1000 square metres, which we consider to be minimum appropriate size for a strategic approach to the development of skateboarding and other associated activities as a sport in Scotland. This type of facility will normally be located in main centres of population. Facilities serving rural and small communities will usually be of a different scale and construction and although many of the following guidelines will apply each such proposal would have to be assessed on its own unique merits.

In order to be eligible to compete for **sportscotland** funding, skate parks should adhere to the following points:

- Should provide evidence that prospective users have been consulted with regard to the site, design and operation of the facility.
- Should be designed by a competent and reputable specialist, be constructed from concrete with features allowing skateboarders, BMX riders and in-line skaters of all ages and abilities to be able to participate.
- Should comply fully with British Standard BS EN 14974:2006: Facilities for users of roller sports equipment – Safety requirements and test methods
- Should be floodlit. This will allow a greater usage times.

- Should be complete with litter bins, seats for participants and spectators, secure bike racks and surrounded by a one metre high fence with appropriate measures to control access. e.g. gates, animal grids.
- Should be managed by a User Group. The Group would act as a self-policing force and contribute to coaching and fundraising.
- The Group should contain members representing the various disciplines, age groups, parents, youth and community groups and, possibly, the local police community worker. A representative of the local authority could also be included as that individual can act as a conduit to and from the council.
- Should be within 50 to 100 metres of a sports or community facility, which is staffed during the majority of times the skate park is open. This will allow for informal supervision, especially if no members of the User Group are present at the skate park.
- The sports or community facility can also provide toilet facilities, a public phone, first aid facilities and storage for protective gear and simple maintenance equipment (brushes, etc).
- Should be within 250 metres of both public transport and secure parking and afford easy access for emergency vehicles and personnel.
- Should be subject to a Risk Assessment to identify the risks associated with operating a skateboard park. This assessment should be used to implement appropriate control measures at the design/installation stage and create a management policy for the facility. The risk assessment should be documented, signed and dated and reviewed annually, unless changes take place – at which point a review should be carried out. The assessment should at least cover such aspects as access/egress, falls/collisions, noise, violence/aggression, vandalism and maintenance.
- Should be inspected by an independent body or qualified inspector upon completion and at least once a year thereafter. The inspections should follow the recommendations of RoSPA. The latter body can also carry out these inspections. Daily, weekly and yearly inspections/maintenance should also be carried out as indicated earlier in this paper.
- Should have Public Liability cover of at least £2,000,000. RoSPA recommends a minimum of £5,000,000 and **sportscotland** should follow this latter recommendation.
- Should have appropriate signage. The signage should cover such topics as location of nearest telephone and toilets, the maximum number of users, any restrictions (lower age limits, permitted activities, etc), protective gear must be worn, no dogs, no alcohol, etc. The sign should also note that ‘all users do so at their own risk’.
- CCTV may also be installed but this sensitive matter should be fully discussed with representatives of the User Group.
- The skate park operator will also be required to set up a structured skills development programme with particular emphasis on beginners.
- The operator should also be required to set up programmes aimed at increasing the number of females and ethnic minorities participating in the sport.

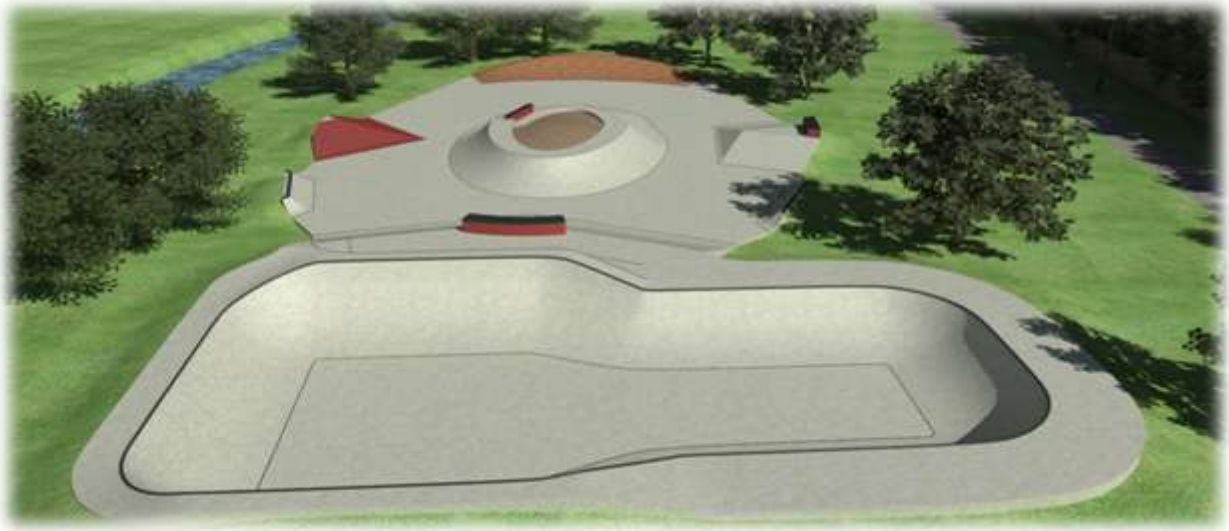
For facilities in smaller centres of population, the following should be adhered to:

- The area for the park should be a minimum of 36m x 18m. This would allow conversion of the area to a multi court at some future point.
- The area should be surrounded by a one metre high fence with appropriate measures to control access. e.g. gates, animal grids and we recommend that ducting is provided to allow the necessary cabling should the installation of floodlighting be a future requirement.
- Whilst concrete is still the preferred construction material other materials may be considered for park in smaller centres of population.
- All other requirements that apply to large parks will also apply to smaller.

10.2 Comparable Examples







Wheeled Sports Concept Layouts



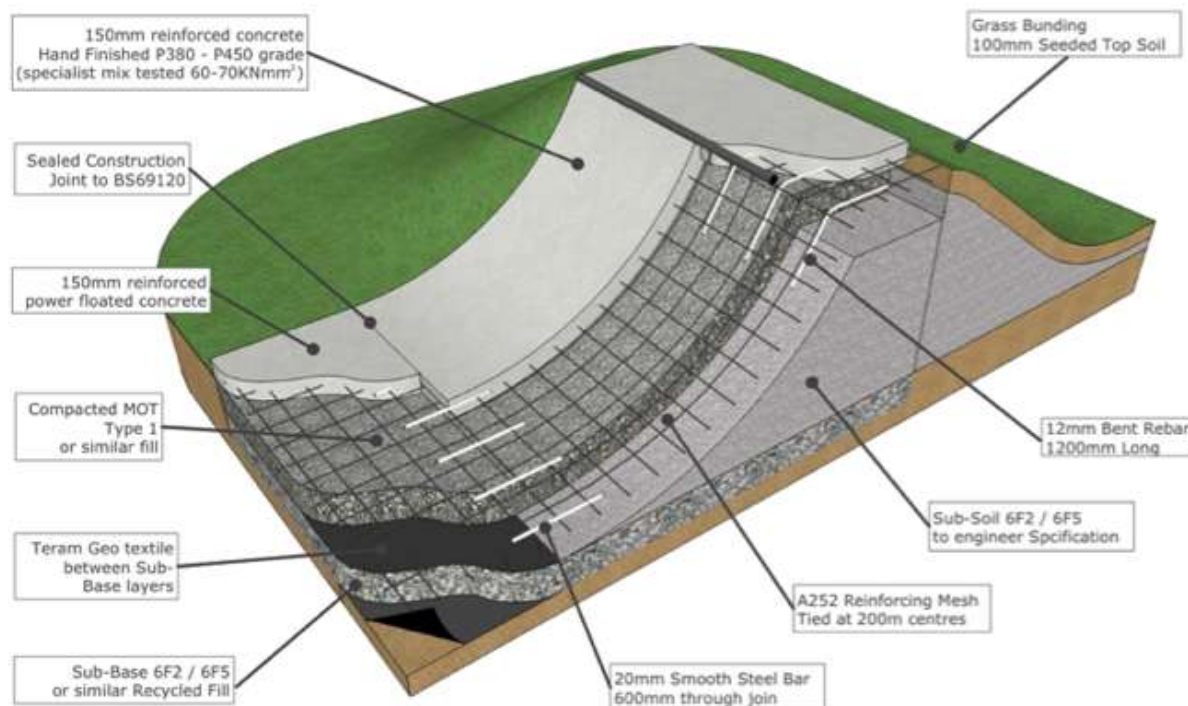
Wheeled Sports Concept Layouts



### 10.3 SWOT Analysis

Strengths
<ul style="list-style-type: none"> <li>• Concrete is the new state of the art acceptable surface for wheeled sports facilities – it is quiet, durable and relatively maintenance free.</li> <li>• The park will last between 30-50 years.</li> <li>• Wheeled sports are increasingly popular as a form of physical activity – increasing young peoples physical health.</li> <li>• Skills learned in participation are transferrable to other sports and activities.</li> </ul>
Weaknesses
<ul style="list-style-type: none"> <li>• The perception that wheeled sports facilities become gathering spaces for anti social behaviour.</li> <li>• The perception that concrete structures are unattractive and the resulting need for innovative and appropriate design.</li> <li>• Wheeled sports facilities have limited use during wet and frosty conditions due to health and safety.</li> </ul>
Opportunities
<ul style="list-style-type: none"> <li>• The creation of a new-wheeled sports facility on the south of Inverness will support the increasing local demand.</li> <li>• The provision of a park on the south of the city will reduce the need to for young people to travel to other facilities.</li> <li>• Skateboarding will become an Olympic sport from 2020 and as a result will see a significant increase in participation.</li> </ul>
Threats
<ul style="list-style-type: none"> <li>• Inability to secure adequate capital funding,</li> </ul>

## 10.4 The construction process



## 10.5 Indicative Capital Costs

The following costs are indicative and should be verified through the design and procurement process.

Wheeled Sports Facility	£250,000
Increased provision of park furniture	£25,000
Signage	£5,000
Sub Total	£280,000
VAT	£56,000
Total Cost	£336,000

## 11 Option 3: Landscaping and Open Space / Wildflower Meadows

### 11.1 Introduction

With significant play equipment provided in phase one of the park, the emphasis for phases two and three is more passive activity and natural play. Although the previously mentioned options provide active opportunities, the holistic design overall should focus on the landscaping and natural features of the area.

Open and green space can be very diverse in the types of land and areas it encompasses. The Scottish Government, in their Scottish Planning Policy: Open space and physical activity, define open space as a term which;



"Consists of any vegetated land or structure, water or geological feature within and on the edges of settlements, including allotments, trees, woodland, paths and 'civic space' consisting of squares, market places and other paved or hard landscaped areas with a civic function."

Greenspace Scotland states that green and open space can be seen as incorporating the following;

- **Breathing Spaces:** Oasis of calm amidst urban bustle – a space to unwind.
- **Healthy Spaces:** Inviting places with encourage us to get active.
- **Working Spaces:** Attractive places where people want to live and work.
- **Learning Spaces:** Natural grounds for lifelong learning.
- **Living Spaces:** Attractive spaces on our doorsteps.
- **Meeting Spaces:** Communal places encouraging communities to come together.
- **Wild Spaces:** Informal places that welcome nature back to our urban spaces.
- **Celebration Spaces:** Gathering places where people come together for events.
- **Play Spaces:** Safe places where children can adventure and explore.
- **Creative Spaces:** Inspirational places encouraging creativity in an outdoor setting.
- **Growing Spaces:** Productive places that nourish and sustain communities and individuals.

Open and Green space is an essential ingredient of successful neighbourhoods and it provides a wide range of social, economic and environmental benefits to local communities. There is huge national demand for better quality open spaces. Surveys repeatedly show how much the public values them, while research reveals how closely the quality of public spaces links to levels of health, crime reduction and the quality of life in every neighbourhood.

### **Health Benefits**

The following are some of the key issues that have been raised with regard to benefits to health and well being associated with green space;

- The proximity and accessibility of open and green spaces in relation to residential areas appears to affect the overall levels of physical activity/exercise. This has been found to be especially true for children and young people as well as older people.
- Physical exercise in open and green spaces is generally positively associated with promoting wellbeing and recovery from stress.
- There is evidence that some behavioural or emotional problems in children, such as attention deficit disorder, can be improved by exposure to open and green space. Exposure to open and green spaces can also help tackle other health issues affecting children such as childhood obesity.
- Open space provides a wealth of opportunities for outdoor play, which is known to have developmental and therapeutic benefits for children and young people. Open and green space areas provide challenging environments that can help to stimulate children and help them develop motor skills.

### **Social and Community Values**

Open space affords opportunities for social interaction between people of different communities, fostering social inclusion and community development;

- Open and green spaces can often act a central focus for community activity, involvement and capacity building. This can lead to positive developments in citizenship and local pride and reduction in anti-social behaviour and crime.
- Open space provides opportunities for communities to get involved and to an extent take ownership in creative and cultural activities by supplying a venue for cultural events and festivals, outdoor events or public art installations.

- Open and green space plays a significant role in providing places for social interaction for all groups found in communities due to the diversity that can be found in these areas. As people move from one life stage to another, this leads to changes in how they perceive and use open and green spaces.
- Research has shown that individuals who have some nearby vegetation or live closer to an open space seem better prepared and more effective in managing major life issues, coping with poverty and performing better in cognitive tasks. This applies to both adults and children, and is especially relevant to those living in difficult social or economic circumstances.
- Open space can function as an 'outdoor classroom' offering formal and informal learning opportunities for schools and communities thereby contributing to lifelong learning and helping to improve educational attainment.

### **Economic Benefits**

This section addresses the key issues identified on how green and open space can provide an economic impact in communities;

- Quality open and green space is known to have a significant positive impact on house prices, supporting the creation of more stable housing markets.
- Good quality open space contributes significantly to urban regeneration and neighbourhood renewal and development projects by improving the image of the place and attracting investment.
- It improves investor and resident perception of an area by raising confidence in the area.

### **Environmental Benefits**

The inclusion of open and green space in communities can have several positive environmental impacts;

- Well designed open space contributes towards ecological diversity and supports environmental sustainability.
- Green and open space areas improve air quality and can reduce noise pollution and the visual intrusion from traffic.
- Within urban open space, varied habitats help to relieve the monotony of the urban landscape with different colours, textures and sounds and help to bring the delights of the countryside into urban areas.

## 11.2 Comparable Examples





### 11.3 SWOT Analysis

Strengths
<ul style="list-style-type: none"> <li>• A natural play and landscaped open space encourages people of all ages to appreciate their surroundings, wildlife and natural habitats on their doorstep.</li> <li>• This option is conducive to supporting and encouraging the birds, bees, butterflies and other creatures in a created natural environment.</li> <li>• Once established, maintenance costs are generally low.</li> <li>• The option enhanced the amenity for the local communities as a place to relax and recreate.</li> </ul>
Weaknesses
<ul style="list-style-type: none"> <li>• This option is perceived as less enticing to younger people in comparison to active play.</li> <li>• Regular maintenance would still be required for example litter picking etc.</li> </ul>
Opportunities
<ul style="list-style-type: none"> <li>• There is a significant drive towards improving the natural environment, and this option provides an opportunity to work in partnership with organisations such as SNH, RSPB, and various other wildlife and conservation groups.</li> <li>• This option will create a naturalised oasis of calm in a growing and developing residential area.</li> </ul>
Threats
<ul style="list-style-type: none"> <li>• Inability to secure adequate capital funding,</li> <li>• Inability to secure maintenance agreement with The Highland Council</li> </ul>

### 11.4 Indicative Capital Costs

The following costs are indicative and should be verified through the design and procurement process.

Site preparation works	£7,000
Overall landscaping	£50,000
Wildflower seeds	£3,000
Way markers, trails and signage	£3,000
Increased provision of furniture (shelters, benches etc.)	£30,000
Park structure – tunnels, pergolas etc	£7,000
Sub Total	£100,000
VAT	£20,000
Total Cost	£120,000

### 8.5 Making Greener Places.

There are many advantages of making areas greener. Below are some of these;

<b>Placemaking</b>	<ul style="list-style-type: none"> <li>reinforcing the local landscape character</li> <li>making places more beautiful, interesting and distinctive</li> <li>giving places character and a strong identity</li> </ul>
<b>Economic</b>	<ul style="list-style-type: none"> <li>improving the image of a place</li> <li>boosting property values including house prices due to proximity to greenspace</li> <li>helping developers get the most out of the site by combining uses, open space+ SUDS, helping development viability</li> <li>attracting businesses and inward investors by creating attractive settings</li> <li>making it cheaper and easier to deal with surface water by keeping it on the surface</li> <li>saving energy and money for residents and end users</li> </ul>
<b>Climate change</b>	<ul style="list-style-type: none"> <li>reducing CO<sup>2</sup> emissions by providing non-vehicular travel routes encouraging walking and cycling</li> <li>providing carbon storage and sequestration in vegetation</li> <li>providing shelter and protection from extreme weather</li> <li>managing flood risk: living roofs, large trees and soft landscape areas absorb heavy rainfall</li> <li>providing for storage of surface water in times of peak flow in SUDS and other water features</li> <li>cleaning and cooling the air, water and soil, countering the 'heat island' effect of urban areas</li> <li>saving energy: through using natural rather than engineered solutions</li> <li>saving energy: living roofs insulate buildings, and large trees provide shade, reducing the need for air conditioning in the summer and raising ambient temperatures in the winter, reduction in heating costs in the winter due to slowing of wind speeds in urban areas</li> <li>supplying locally sourced timber, biomass or other bio-fuels to replace fossil</li> </ul>

	fuels
<b>Environmental</b>	<p>reducing pollution through use of SUDS and buffer strips</p> <p>providing new and linking existing habitats or natural features, to allow species movement</p> <p>protecting aquatic species through appropriate management of waterside habitats</p> <p>preventing fragmentation of habitats</p> <p>allowing diverse habitats to be created which are rich in flora and fauna</p>
<b>Community and social</b>	<p>creating green spaces for socialising, interaction and events</p> <p>more opportunities and places for children to play</p> <p>providing improved physical connections through green networks to get between places; and to communities, services, friends and family and wider green spaces</p> <p>providing spaces for practising and promoting horticultural skills</p> <p>creating opportunities for community participation and volunteering</p>
<b>Health and Well-being</b>	<p>encouraging exercise and physical activity by providing quality green spaces for walking, cycling, sports and play</p> <p>providing better opportunities for active travel and physical activity</p> <p>improving mental well-being by providing access to nature and attractive green spaces and breathing spaces</p> <p>providing opportunities for growing food locally and healthy eating</p>

## 12 Potential Funding Sources

The following sources have been identified as suitable for one or more of the above options.

**Community Engagement Fund**  
**Inverness Common Good Fund**  
**Scottish Communities Landfill Fund**

## 13 Marketing and Promotion

### Overview

Regardless of the scale of a project, marketing is an essential part of good management practice. It is a process of identifying user needs, wants and wishes, and satisfying them. Community, sport and leisure services and facilities depend on satisfied user, especially where the local residents support and involvement is both fundamental in instigating a project, and essential for its on-going success.

By definition, marketing involves creating appropriate goods and services and matching them to market requirements. Therefore, far from being just about selling, marketing is from the beginning an integral part of the process.

In the first instance, this report has demonstrated a marketing centric focus in that it has considered the following:

- Identification of target market, population and local trends.
- Assessment of current provision.
- Assessment of need and market research through consultation with current and potential users throughout the community.

### Communication and Promotion Strategy

The following is a proposed marketing actions plan specific to the provision and improvement of play and skate park facilities in Inshes Park. Although no specific product or payment is exchanged in the use of the facility, success will be measured in the level of usage and the overall satisfaction of all key stakeholders. As a result, the following communication strategy is set to promote and highlight the facilities to local residents, visitors and potential visitors both in the initial and launch stages, and as an ongoing priority thereafter.

	<b>Task Details</b>	<b>Timeframe</b>	<b>Costs/Resources</b>	<b>Responsibility</b>
1	Develop website highlighting changes and upgraded facilities – incorporate user testimonials and photographs.	One Off	Free	Inshes Community Association
2	Use promotional space within the parks surrounding communities to promote the improvements and engage local residents	Periodically	Free	Inshes Community Association
3	Engage social media to highlight the new facilities amongst target audiences.	On-going	Free	Inshes Community Association
4	Press Releases: Engage with local media to promote the improvements to the facilities and its relevance to the community.	One Off	Free	Inshes Community Association
5	Develop new signage for facilities highlighting the improvements	Once	Part of development costs	Inshes Community Association
6.	Explore the possibility of running events – Skate jams, BBQ's, and community fun days.	Periodically	Cost covered through sponsorship or entry fees	Inshes Community Association

14 Business Risk Register – Inshes Community Association

Inshes Community Association		Business Risk Register				Date: August 2017	
Risk Categories:		0-8 Low Risk	9-17 Medium Risk	18-25 High Risk			
Risk Area	Risk Identified (describe the risk to be managed)	Probability Factor (1-5, with 5 being most probable)	Impact Factor (1-5, with 5 being most severe)	Risk Ranking (probability x impact = probability)	Risk Management (how the risk will be managed)	Risk Responsibility (describe who will be responsible for managing the identified risk)	Risk Monitoring
<b>1.0 Strategic</b>							
1.1	Lack of Vision and Robust Plan	1	5	5	This report demonstrates a clear and well through out vision for the Park area.	Inshes Park Association	Annually or when there are changes to the group.
1.2	No long term Development Strategy	2	5	10	This study outlines the strategy of the group at present. On delivering this project, the group should assess, if anything, what they wish to deliver or focus on next.	Inshes Park Association	Annually or when there are changes to the Group.
1.3	Health and Safety and Regulatory issues	4	4	16	The group require to be aware of their Health and Safety obligations throughout the planning and delivery of all aspects of this project.	Inshes Park Association	Throughout the planning and delivery of the project.
1.4	Convincing the funding bodies that you have a robust business	5	5	25	This will be critical to the success of the project. Market testing, testimonials and examples of best	Inshes Park Association	Annually or when there are changes to the Group.

	case for securing their investment				practice from other areas should help to support this business case.		
<b>2.0 Key People</b>							
2.1	Loss of Key Members	4	4	16	The Group should be aware of the need for succession planning in case they lose any key members of committee.	Inshes Park Association	Annually or when there are changes to the group.
2.2	Data Protection Policies	4	3	12	Strict adherence to Data Protection legislation and enforcement of relevant Data Protection Policies will be required.	Inshes Park Association	Annually or when there are changes to the group.
2.3	Group Member Development	4	4	16	The group may wish to operate training for its members to better understand and support each role within the organisation.	Inshes Park Association	On-going
<b>3.0 Operational Risks</b>							
3.1	Dealing with all Planning related issues throughout the refurbishment process.	4	4	16	The group will need to address all planning relating issues as these arise in line with delivering their vision. Where required they may require to engage the necessary professional advisors to assist as required.	Chair and Inshes Park Association	In advance of and throughout the development process.
3.2	Taking on the whole vision as a single project	4	5	20	The group should be cautious not to over-stretch themselves and recognize that financial restrictions may dictate that the project	Inshes Park Association	Throughout the design and funding application process.

					is carried out on a priority led phased basis.		
3.3	Property Maintenance Plans	4	4	16	The group will require to outline and agree the responsibility for maintenance and repairs of any skate park and play provision.	Inshes Park Association and / or Highland Council	Annually or when there are changes to the Board.
<b>4.0 Financial Risks</b>							
4.1	Not securing adequate capital funding	5	5	25	With high demand on the proposed sources of capital funding, it is essential to monitor the success in application and adjust the project and it's priorities accordingly.	Inshes Park Association	On-going throughout the development process.
4.2	Financial Control and Project Management	4	4	16	The Group will require to maintain accurate and strict control of the funds and expenditure, appointing a project manager where required.	Inshes Park Association	On-going throughout the project.
<b>5.0 Political/External Risks</b>							
5.1	Relationships with potential user groups	3	3	9	The Group should continue to build their relationship with all current user groups, encouraging their support throughout any upheaval and works.	Inshes Park Association	Throughout the planning and development of the project.
5.2	Relationship with The Highland Council	4	4	16	This is a critical relationship in developing the most cost effective and outcome driven project.	Inshes Park Association	On-going
5.3	Relationships with local elected	3	3	9	The Group should continue to focus on a strong	Inshes Park Association	On-going



	members				relationship with local elected members, ensuring their support for the project .		
5.4	Relationship with wider community	3	3	9	The Group should continue to develop their relationship with the wider community, encouraging support for the project and opening opportunities for new users.	Inshes Park Association	On-going
<b>6.0 Reputation/Image</b>							
6.1	Media Relations	3	3	9	The Group should seek to engage local newspapers, community newsletters, radio stations etc. to promote the improved facilities and their benefits to the local community.	Inshes Park Association	Throughout all key stages of planning, funding, development and delivery of the project.
6.2	Branding and Public Profile	4	4	16	The Group should actively work on creating a high visibility profile through the project, drumming up local community support and re-establishing the parks important position in the wider community.	Inshes Park Association	Throughout the project.



## 15 Facility Risk Assessment – Wheeled Sports

<div style="display: flex; justify-content: space-between;"> <span><b>Wheeled Sports/Skate Park</b></span> <span><b>Risk Assessment</b></span> <span><b>Date: August 2017</b></span> </div>						
<div style="display: flex; justify-content: space-between;"> <span>Risk Categories:</span> <span style="background-color: green; color: white; padding: 2px;">0-8 Low Risk</span> <span style="background-color: yellow; color: black; padding: 2px;">9-17 Medium Risk</span> <span style="background-color: red; color: white; padding: 2px;">18-25 High Risk</span> </div>						
Risk Area	Risk Identified (Describe the risk to be managed)	Probability Factor (1-5, with 5 being most probable)	Impact Factor (1-5, with 5 being most severe)	Risk Ranking (probability x impact = probability)	Risk Management (how the risk will be managed)	Risk Responsibility (describe who will be responsible for managing the identified risk)
<b>Injury or Accident as a result of using skatepark features.</b>	Significant risk of injury from minor or severe resulting from <ul style="list-style-type: none"> <li>• Falls</li> <li>• Slips</li> <li>• Collisions</li> </ul>	4	4	16	Initial construction and design process to consider mitigation of risk through appropriate layout, adequate experience and effective flow. Design, construction and maintenance to be carried out by experienced, skatepark specific contractors. Adequate signage in place to encourage safe use, direction of use, recommended safety equipment and parent supervision where appropriate. Adequate lighting available. Sufficient emergency access to all areas of the park. Landscaping to reduce drops from the top or behind the top of ramps, bowls and other features.	Inshes Community Association
<b>Misuse or damage to park</b>	Risk of damage to the facility resulting in: Increased risk of injury Unsuitable surface for skating etc. Cost incurred by group to repair or replace surface or feature.	3	4	12	Development of the park promoted as community led project from the beginning. Adequate lighting Regular checks by operating committee. Promotion of good working relationship between operating committee and user groups.	Inshes Community Association

<b>Conflicting user groups:</b> <b>- Age group</b> <b>- Activity</b>	<p>Increased risk of injury from wide age range sharing facility.</p> <p>Increased risk of injury from variety of activities sharing the facility.</p> <p>Increased risk of exposing younger users to unsuitable language and behaviour.</p>	3	4	12	<p>Development and promotion of a “rules of the park” notice board highlighting the need to respectable behaviour, language and effective sharing of space.</p> <p>Where possible, grouping of features by complexity and difficulty in the design process.</p> <p>Where possible, grouping of features by likely uses (BMX, skate etc) in the design process.</p>	<p>Inshes Community Association</p>
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## 16 Recommendations

## 17 Recommendations

(1) That Inshes Community Association should formally ask Highland Council to provide toilet facilities and a catering outlet at Phase 1 of the Park possibly by way of a Developer Contribution.

(2) The discussions should begin with Highland Council for a lease for Phases 2 and 3 for Inshes Community Association.

(3) That subject to a new lease being granted Inshes Community Association should begin funding applications to address the community's aspirations for improving Park infrastructure projects.

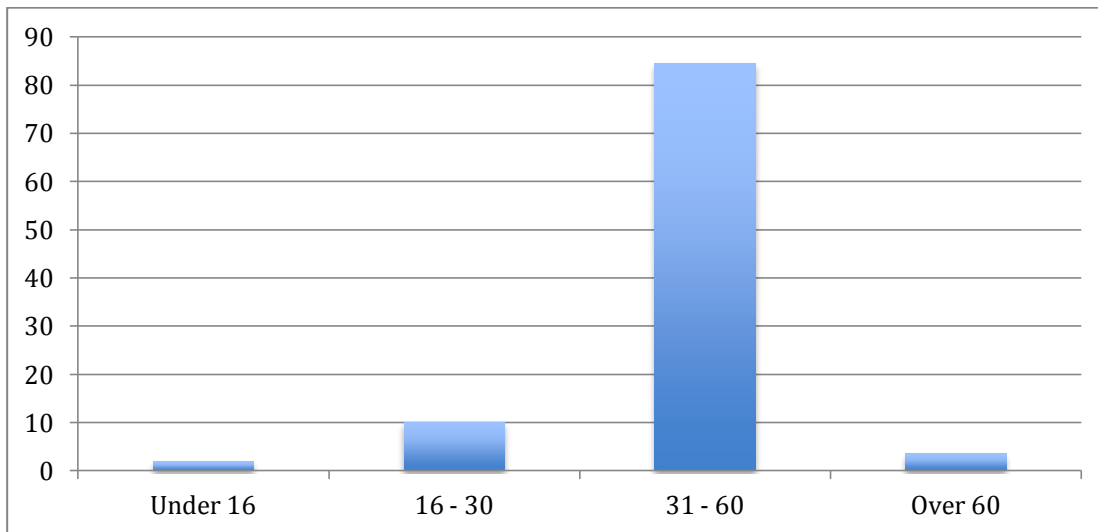
(4) These should include a new wheeled sports facility, a Wildflower Meadow and landscaping to reflect aspects of Natural Play.

## 18 Appendices

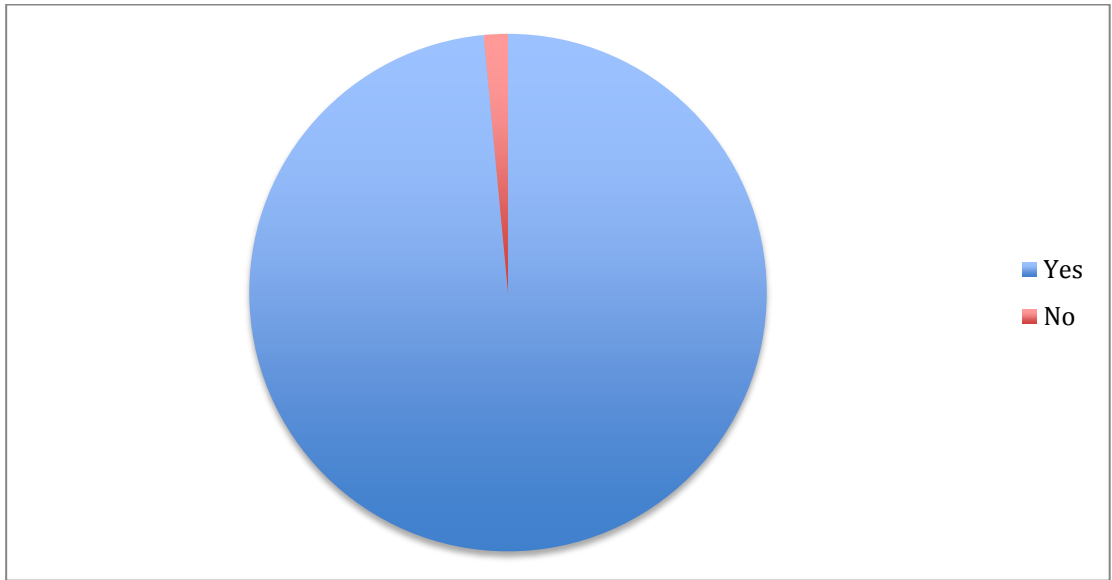
### 18.1 Appendix One: Previous Phase One Toilets/Café Consultation Results

**Question One** gave the respondents the opportunity to provide their name and contact details in order to be further engaged by Inshes Community Association. These have been collated and stored in line with data protection guidelines.

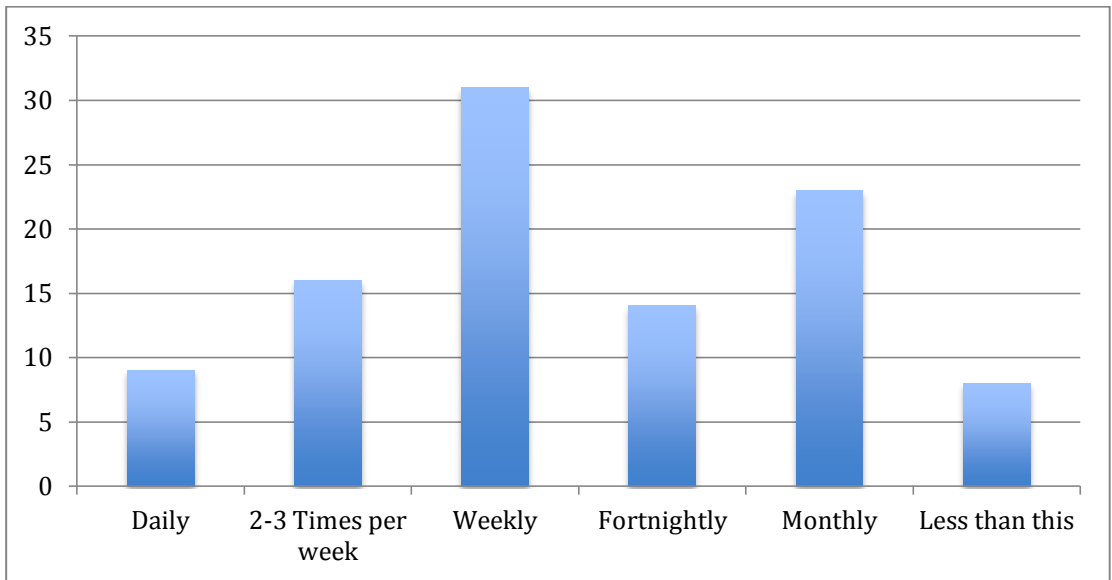
**Question Two** asked respondents to indicate their age range, the results of which are illustrated below:



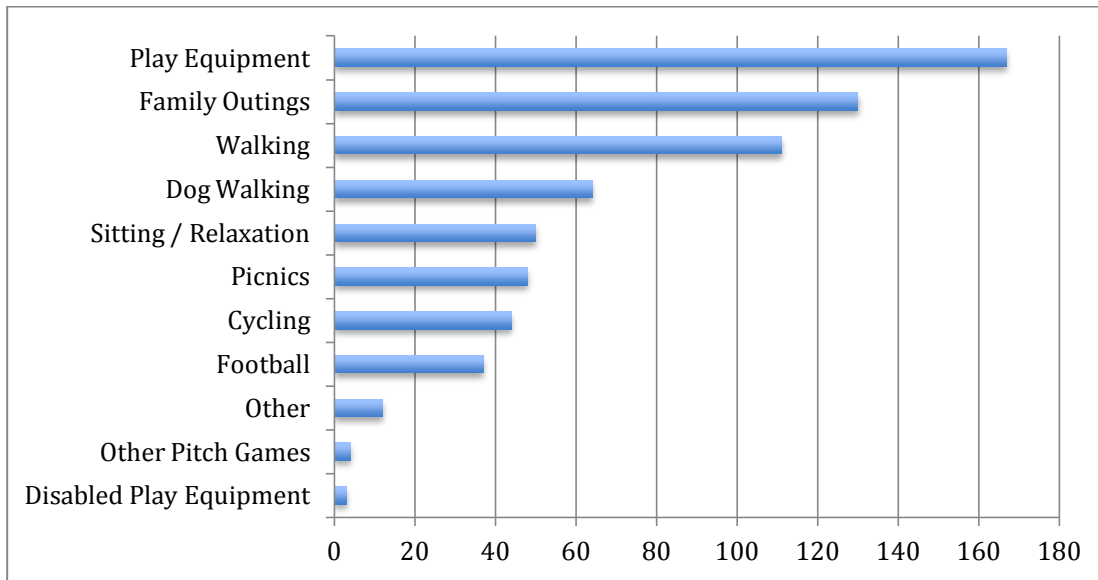
**Questions Three** asked whether the respondents were existing users of Inshes Park. As shown, 98.5% of the responders indicated that they were users, with only 1.5% stating that they were not.



**Question Four** then asked respondents how often they made use of Inshes Park, the results of which are illustrated below:

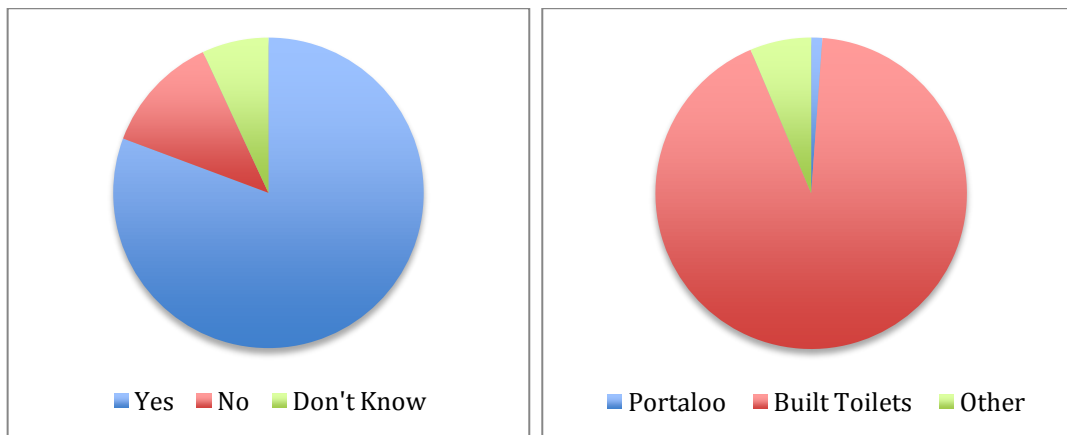


**Question Five** asked respondents what they use the park for, with the results noted in the following chart:



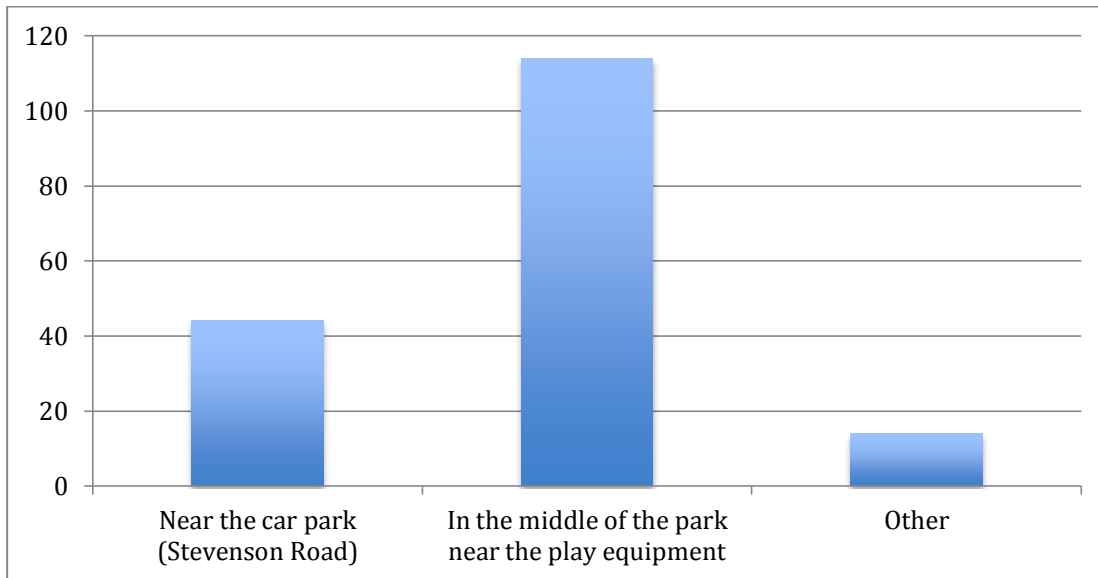
Where respondents indicated “other” they noted Parkour (1), Running (6), Playing with their children / grandchildren (2), Hockey (1) and walking to and from school (1).

**Question Six** asked if the respondent felt that toilets were required, and **Question Seven** sought to determine what type of toilet facility would be preferred, the results of both questions are illustrated below:



Where respondents selected “other” they noted that they felt toilets should be part of a café (2), that they should be eco / compostable (1), that they should be in a wooden building (1), and that it would be important that they were kept clean and well lit (4).

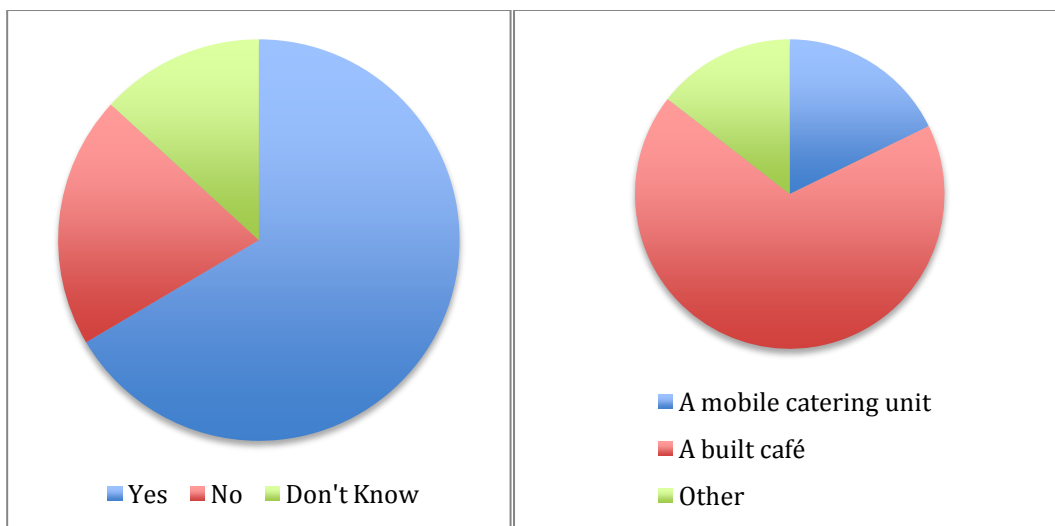
**Question Eight** asked respondents where they felt the toilets should be located, the results of which are noted below:



Those that selected “other” noted that the location should not be too prominent (1), that they should be at the lower entrance to the park (2), that they should be closer to the pitches (2), or that they should be secluded using effective planting and landscaping (1).

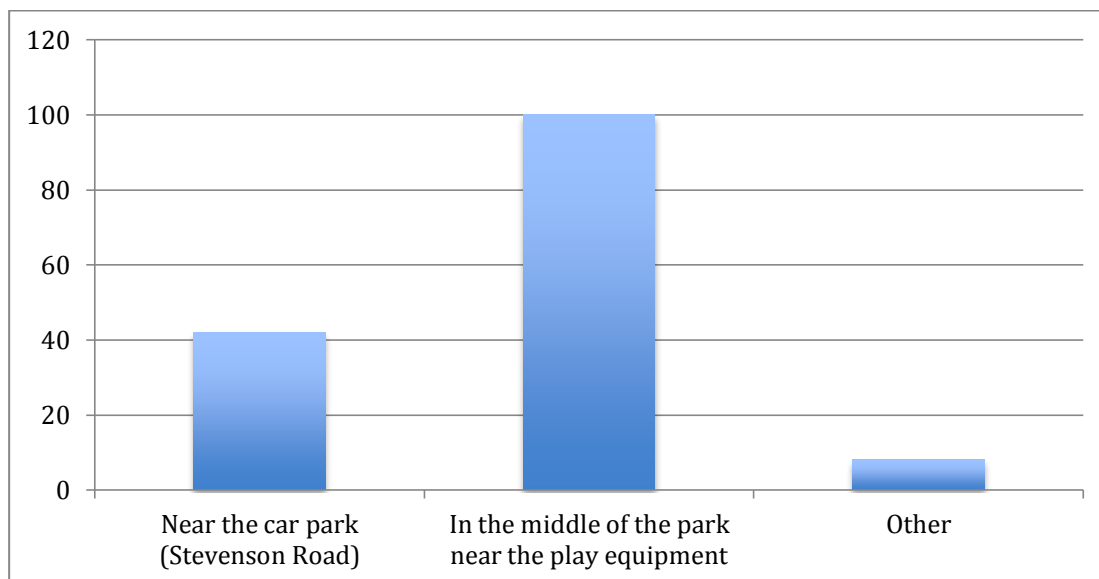
**Question Nine** asked respondents to indicate the important factors they felt should determine the location. Respondents noted that the centre of the park would be most suitable to serve all facilities – play, pitch, paths etc. It was also noted that putting them close to the car park will perhaps encourage more public use outwith the park users. One respondent noted that closer to a main road would be better in terms of visibility and security with the toilet building attracting anti social behaviour.

**Question Ten** asked respondents if they felt that there was a need for small scale catering in the park. **Question Eleven** asked what type of catering facility should be considered. The results are indicated below:



The respondents that selected “other” indicated that they would like to see a small snack hut (1), an ice cream van (1), a facility similar to Bellfield or Whin park (3), summer catering only (1), a glass viewing café (1), and a small wooden shed type building (1).

**Question Twelve** asked respondents where they felt that the catering provision should be located, the results of which are as follows:

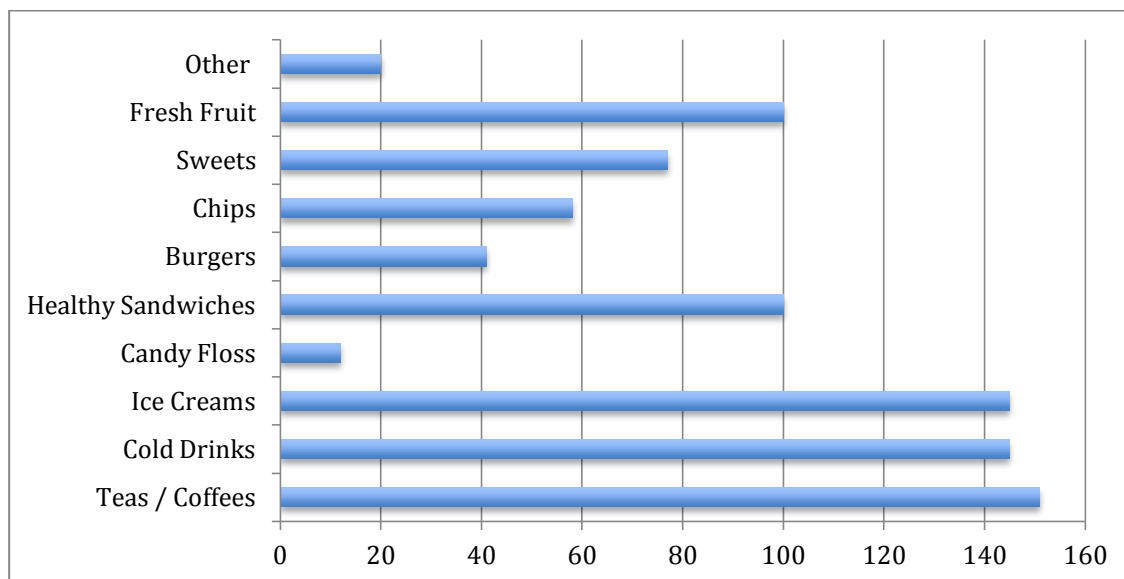


Respondents were asked in **Question Thirteen** to indicate the reason for their choice of location. These are summarised below:

Proximity to play equipment	60
Safe distance from the road	6
Proximity to roads & paths to increase potential trade	5
Near to all the facilities	5
Passing trade could access this as well	4
Not too close to the play provision, allowing it as an option on the way home, or not detracting kids from play	4
Catering and Toilets should be in the same facility	4
Convenience to have a central location	3
Proximity to paths and walkways	1
Proximity to parking	1
Distance from houses	1

**Question Fourteen** asked respondents what type of catering should be provided, the results are outlined below:





Where respondents selected other, their open responses have been summarised as follow:

Baking	6
General Snacks	6
The importance of focusing on healthy foods	4
A need to incorporate dietary requirements.	1
The need for variety over and above healthy food – specifically to provide for children with specific requirements / challenges.	1
Variety of cultural foods	1

**Question Fifteen** asked respondent to note any specific types of play equipment that should be added to phase 1. The responses are listed below.

Increased toddler provision – swings and equipment for younger children etc.	16
Increased play provision – more slides, swings, more of the same equipment.	11
Obstacle or fitness courses, outdoor exercise, trim trails etc.	9
Increased sports provision, improvements to goal etc.	7
Wheeled sports provision, skate parks, ramps and cycle tracks.	4
Improvement / Increase in disability suitable equipment.	2
Increased seating	2
Interactive games / organised activities	2
Better dog waste provision	1

The final question asked respondents if there were any further improvements that they would like to see in the park. The responses are summarised below:

Increased seating	12
Dog specific area / improved dog control	12
Improved pathways	4
Improvements to planting and landscaping	4
Improved drainage	2
Improved lighting	2

Increased shelter	2
Improved litter provision 2	2
More car parking	2
BBQ area	2
All weather sports equipment / improved sports equipment	2
Wheeled sports provision	1
More trees	1
Toilets	1
Toddler area	1
Organised activities	1
Outdoor paddling pool	1
Vandalism repair	1

## 18.2 Appendix Two: Survey Comments and Suggestions

- For phase 1 they should have constructed a footpath / cycle path between Milton of Leys and Inshes. I would suggest that the next phase or phases allows for a link, which has lighting between MOL and Inshes. The expensive wooden bridge that was installed 7 years ago will need to be replaced before we have a properly constructed link.
- I would love a designated fenced off dog space where I could let my dog run off lead without worrying about him getting to the main road. Even just putting a proper gate on the field down towards the distributor road would be a huge improvement. Something like the self closing gate that's on the entrance to the park on the other side of the road.
- A second skate park would be a really good idea. The current one at the Bught is very popular and sometimes I would say there are too many people at one time and a second Park would help spread the load.
- Play equipment for younger children would be good. Also more plants and flowers.
- More shelters = more kids hanging about at night. More lighting would be great. More dog poo bins and seating for picnics.
- Skateboard and BMX facilities would greatly enhance the park and cut down the current need to travel to Bught park.
- Dog off leads is a major concern to both my children, especially bigger dogs, as they are scared of them. This is one reason why we don't visit Inches as often as we would like to.
- Concerns over the level of use by young people at night taking over because they have no place to go. Perhaps some CCTV around structures might deter. It's a lovely space but needs toilets/hot drinks in winter especially with children in tow.
- Two years ago my grandson got a petition signed by friends at Drakies school which we handed in to Iain Brown asking for bike park facilities in Drakies Park but Inshes Park would be better and used by more. It would be much safer for young cyclists not to have to go through town to access the (excellent) bike park all the time. Would give a great choice. Think it's a superb idea.
- Skate Park in particular would be great. As a family of children who usually play and dog walk at the same time I can understand how some may dislike dogs running loose/fouling. Maybe a fenced play park and designated dog area would be the answer. Over all a green space with trees and flowers or pond would be lovely.
- A skate park will be used far more widely than any other option. The skate park down the Bught has been a massive success, no better free facility for young people in the Highlands. The other side of town must follow suit.
- It is a concern about how we protect existing and new areas from vandalism. Inshes Park is such a fantastic resource that has had considerable money spent on it and I do not like to see it

damaged by anti social behaviour. Also litter in the area has increased following the opening of McDonalds.

- Monitoring of Play Park due to vandalism. Support for dog walkers as I and other dog walkers have experienced aggressive and threatening behaviour for adults (thugs), most likely the same adults who's children are the ones that litter, snap trees, smash bottle, snap of the roof tiles, attempt to set fires etc. I won't accept and will protest against any attempt to restrict dog walkers. I was walking my dog in that field for years before the park was done!
- Sport equipment must be a priority as the level of obesity is very high. Car parks should not be huge to encourage people to come walking or cycling. CCTV to fight vandalism.
- More cycling/BMX facilities to help improve our cycling community in Inverness and provide the right equipment and facilities to help get our up and coming riders to the high level.
- With the success of the skate park over the other side of town I believe it would equally be a successful addition to add another bike track/skate park to the Inshes area, giving the opportunity for children to have easier access to these facilities because not all kids are old enough to travel over town or parents don't have time to take them over, it would also encourage kids to stop riding bikes around Inshes retail park.
- I think the inclusion of additional facilities will enhance the area greatly. My 2 children are both of primary school age but it would also be great to have facilities that cater for them as they develop and grow.
- A skate park and pump track similar to that near the Bught would be an excellent addition to the area, Inshes Park is in a location where people from as far as Culloden could get there safely, rather than traveling into the city centre.
- A fully enclosed designated dog area would be so beneficial. At present there is nowhere in Inverness to allow dogs off lead safely.
- I do the litter at the Bught skate and pump bike track and occasionally visit Inshes with my sister-in-laws grandchildren. The problem with the skate park is that little people have nowhere flat enough to bike without getting in the way of the bigger people doing fast sport. Now Whin Park is deserted now. Part of the problem is parents who have children of different ages and the little ones want to join in but get in the way. Over ambitious fathers tend to put toddlers on high slopes. Mothers have more sense. Smaller slopes are more interesting for toddlers. Fenced off areas too for different ages but near so parents can watch both age groups. We are installing webcams soon too. Coloured lights were a bit of a let down. Not very visible with the main lights. We got money from Sport Scotland who would be horrified if they found out it turned into a play park except in the evenings though one 7 year old with his dad still there at 8.30 on Fridays but he can pump now with a bigger bike. He had a mini -rocker before that could only pedal. Pump takes weight of bike and body so no pedaling.
- Would be good to have more lighting for evening dog walkers as at the moment can only follow one path.
- I feel that all parks in the area lack a designated area (fully fenced and gated) where dogs can run freely off lead. Inshes Park has lots of areas, not only in the proposed extension, where a secured area could be formed. I am sure responsible owners would not object to a charge for the use of a facility like this and it would prevent the problem of dogs running and fouling in children's play areas.
- Facilities that increase the opportunity for our youth to engage in sports, not necessarily of a team nature, are important. Skateboarding is joining BMX in the next Olympics, and if Inverness has more facilities to lend to these sports, then we could help develop the sporting stars of the future. That aside, these are skilled sports that can benefit individuals and families realise a more healthy lifestyle, and not have to take place in the usual well supported sports genres.
- I think it would be good to have a secure gate at the distributor road end of the park as it is a very busy road and I have had a scare when my son went ahead on his bike and ended up next to the busy road.

- My daughter loves Inshes park, we visit about once a week but more often in summer, the main downside is the graffiti and vandalism that we have seen and trying to explain this to a young child.
- The graffiti is terrible - would just be nice to have someone regularly visit the park & clear away the awful language, swear words and rude comments from the play equipment.
- As the park is lit I have frequently used the park to walk at night with my dog and have been slightly intimidated by groups of teenagers hanging about. I believe they were drinking and smoking.
- More equipment for under 5s please.
- toilets and café facilities would mean staying for longer but would need adequate security I would be willing to help on the community council
- I love that there are trees in the park but I find it difficult to keep track of both of my kids when they run in different directions, due to the trees in the middle of the park - I find they block my view.
- A healthy cafe selling soup etc. as an alternative to Macdonald's so families and individuals have a choice. Definitely a skate park with a roller rink incorporated and a security guard or CCTV so it doesn't end up a drug-dealing zone like the Bught one. An area for high-life exercise classes or to be rented to private instructors.
- Unless the current vandalism can be addressed, I wouldn't be expanding any facilities - they will simply be treated in the same way I fear.
- Given the effort and equipment in Phase 1 of Inshes Park, I think that a relatively low level of development is required for the next 2 phases. Simple pathways - not tarred and thinning of the natural tree growth would be sufficient. Some benches for people to enjoy the views would also be good. Phase 1 is very well used by children and families, but the vast majority of regular users are local dog walkers. Properly kept grounds, sufficient bins and reasonable lighting also mitigate against unwanted dog fouling. Possibly a shelter at the very top end of the park would also be a positive benefit to all.
- We love the park and are excited for the next stages! Good luck!
- Use the slopped terrain for a graded fitness trail with stations placed at different locations to allow fitness circuits type activity options. Include a basketball playing area - none available locally. Could there be allotments?
- If a path is introduced could it have a start and a finish. Phase 1 lacks a circular route. Cutting across the pitches isn't great.
- It would be great if teens plus could be catered for as there is little for this age group to do
- We don't live in Inverness or would visit more often. Kids love the equipment and the space to run around. Toilets would be good as my kids are quite young an potty training can be a bit of an issue,
- We currently use the netted football goals at Drakies park (across the road) on an almost daily basis (so do many other parents and kids). However they are broken and tired. Good facilities like primary school sized pitches/goals/nets would see us at Inshes Park. Personally I think Drakies park should formally become more part of Inshes park. The crossing between Drakies and Inshes park is dangerous and too close to the roundabout, this needs moving/upgrading, we've nearly been hit on several occasions by cars speeding off the roundabout. There is even parking room off either east Mackenzie Park or sir Walter Scott drive. Also remove the wooden hunt at the centre of Inshes park, this just gives teenagers etc. somewhere away from prying eyes to loiter, last time I was over there was swearing and kids breaking glass bottles. If there must be a roofed structure put it next to the main road so people are visible. These issues have seen us visit the park far less over the last 12 months.
- Good connections / paths to all bordering and neighboring housing developments would be good.
- Dogs of the lead are a problem owners not aware of what their dogs are doing and run in front of people on pathways. Scaring children and adults. A separate dog area would be highly

beneficial. Children in the area have been put off visiting the park due to older children anti-social behaviour. Additional lighting may help and CCTV.

- The park is nice but needs more shelter and desperately needs toilets. We would visit more if that were the case but with a 3 year old when they say they need to go to the toilet they cannot wait 20minutes until I get home! Possibly more bins to as we would likely take a picnic.
- Fenced areas with strict instructions/enforcement of no dogs allowed. Its nice to be able to let the kids play with out any dog fouling, if dog fouling is allowed to continue you would be as well saving money and leaving the area the way it is.
- Keep it natural as possible with open grassed areas and appropriate colourful shrubs. Good paths and lighting.
- It's fantastic we have this park but I think CCTV should be installed due to the issues of destruction of the facilities and dog walkers allowing dogs to foul everywhere.
- A designated dog area would be brilliant
- Lighting on dark winters afternoon/mornings a concern with children walking home/to school. Path is known to become sheet ice and an accident waiting to happen.
- Looking forward to the development and as a family we will definitely use the facilities.
- Definitely more security features from the start to try and combat the problem of anti social behaviour already associated with this area. Already a no go in the evening due to large groups of aggressive teenagers. Also problems of glass bottles etc. being left after they have been at park which is obviously a massive risk to children then coming to play the next day. I would say all this needs sorted before next phase.
- Some form of security CCTV for example, there has been some vandalism to trees and the shelter and hopefully CCTV would curb that.
- Toilets in the park would be beneficial whether this is in phase 1,2 or 3. A small fee could be charged to use them if necessary.



3 July 2020

### Update for ICA Wheel Sports facility application

Dear David and ICGF members

I am writing to update our application to the Inverness Common Good Fund which I believe is due to be considered at a meeting in August. I know from experience that you will have a significant backlog and that the context in which many applications were made has changed dramatically.

In answer to your specific questions:

1. Yes our application is still valid – in fact even more so! (see below)
2. When our wheel park achieves enough funding to go ahead we will ensure that the management team of young adults who will be running the facility abide by the Covid regulations and guidance current at that time. As an outdoor facility involving individuals we don't imagine that will be too onerous - though signage and supervision will probably be essential.
3. We do not believe there will be any significant change in our estimated costs.
4. Our bank situation will be almost unchanged but a more recent bank statement will be provided. I might add that because of charity accounting practice it may look from our accounts as if we are quite well off because we appear to have 'funds' of over 150,000. This is the value of equipment already purchased and installed some years ago which has to be treated as a depreciating asset. Most of the cash we have in our bank account is also unavailable as it is 'restricted' for the purpose it was donated.

#### **ICA update**

Inshes Park has proved itself to be a lifesaver for many in the current crisis. Simply having a large open space to walk, run and take exercise has been hugely appreciated. (viz. the youth and family shelter we installed has found an additional temporary use for a personal trainer to run outdoor sessions!).

As well as the Wheel Park project, we have been active on other things – for example we continue to work with the council to bring several picnic tables into more user friendly parts of the park and we are currently working with Scottish Land Fund on a project which might create a new 'gateway' facility on wasteland near Inshes school – an on-line survey went live at the end of June and has had around 300 responses so far.

If one positive thing has come from the pandemic it's the public's recognition of the value of play and outdoor exercise.



Inshes Community Association are proud to be joining 150+ organisations calling on the Government to put children at the heart of the nation's recovery. Lockdown has been a brutal experience for many, impacting their physical health and mental wellbeing, their needs often ignored, the fallout seemingly viewed as inevitable collateral damage.

Levels of obesity in UK children, already amongst the highest in the world, have rocketed during lockdown. The full effects of house arrest on their mental health remains to be seen, but the months spent alone, indoors, sedentary and screen-dependent will no doubt have serious consequences.

So we think it is serendipitous that we have a 'shovel ready project' that can do something positive. Play is children's default setting. It's what they do and how they grow and learn in every aspect of their development. Without play, their physical, mental and emotional health is compromised.

Outdoor play builds physical literacy, dexterity, strength and agility. It fosters a lifelong love of movement and activity; "Active Kids Become Active Adults". It's during outdoor play that children interact with their peers, negotiate, make up the rules, take risks and build confidence. Far from a 'nice-to-have', outdoor play is essential to normal development.

We appreciate that there are many calls on the Common Good Fund – but we feel investment in public facilities for young people will have an immediate and lasting positive impact. We would ask the trustees to invest in Inshes Wheeled sports park for public outdoor play provision as part of their recovery plans.

Chairman Inshes Community Association



**APPLICATION FORM FOR ORGANISATIONS APPLYING FOR GRANT AND DISCRETIONARY FUNDING AND FUNDING IN KIND FROM THE HIGHLAND COUNCIL – Over £10,000 – Common Good Funds**

**Name of Organisation:**

Wasps Trust

**Name of Project or Activity Requiring Support:**

Inverness Creative Academy - Phase 2

**Which of the Council's funding streams are you applying to?**

*(Please provide closing date details where applicable)*

Inverness Common Good Fund

**Is the amount you are applying for:**

£5,000 or under     Under £10,000     £10,000 or over

**Total amount applied for:**

£130,000 (over 2 years. £65,000 applied for in this Year 2 Application)

**Estimated cost of funding in kind applied for: £ N/A**

**Please detail what funding in kind has been applied for e.g. Council staff time, use of premises or equipment, waiving of fees or administration support**

N/A

**What type of organisation are you? (please tick all that apply)**

Third Sector (voluntary or community) organisation		Community Council	
Registered Charity If yes – Registration number SC022115	X	Company Limited by Guarantee If yes – Company Number .....	
Other - please specify.....			

**Please remember guidance to completing the application form is available [here](#). Appropriate links to the guidance are situated throughout the form: [This page](#)**

For official use only Application reference number			
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# PART 1: ABOUT YOUR ACTIVITIES OR PROJECT

Guidance on completing part 1: [ABOUT YOUR ACTIVITIES OR PROJECT](#)

1.1 What is the name of your activity or project?

Inverness Creative Academy Phase 2 – a hive of creativity in the heart of the Highlands.

1.2 When will your activity or project take place? (Specifically those for which you are seeking an award from The Highland Council)

Start date (month and year)... Jan 2020 (Actual)  
End date (month and year)... April 2021  
(subject to progress of the Coronavirus Pandemic and Govt. instruction on works activity). Outreach Pilot will follow completion of capital works and run for 3 years.

**N.B.** Completion date subject to change due to Covid 19 Public Health crisis. Construction works in Scotland suspended on 24 March 2020 on instruction of The First Minister and The Scottish Government.

Location: Wasps Inverness Creative Academy, Midmills Building, Stephen's Street, Inverness, IV2 3JP

1.3 What activity or project do you want us to support?

*For example:.*

- *Aims of the project and how you are going to do it*
- *Help with running costs or for a specific project or activity?*
- *Who will benefit*

## Project Overview:

Wasps is applying to the Inverness Common Good Fund for Year 2 of our 2 year application for an overall £130,000 funding to support **capital and revenue costs** associated with the restoration of the Category B Listed 1895 'Midmills' building (formerly Inverness Royal Academy and Inverness College), and associated Outreach Pilot to engage the local community with the completed project. A Year One grant of £65,000 capital funding was awarded in May 2019. Wasps Year Two application is for £65,000 in total, of which £40,000 is for capital costs, and £25,000 revenue costs, as detailed below.

Inverness Creative Academy is a £5.7m city centre regeneration project which is saving the category B-listed 'Midmills' buildings in the heart of Inverness and bringing them back into use as the Highlands first large-scale creative hub – for artists and makers, creative industry organisations, and the community.

## Aims:

The project is a response to evidenced demand from the local creative community. It is a unique opportunity to support the growth of the creative industries in the Highlands, nurture and retain creative skills and talent, and boost economic growth. It will also help address wider issues of loneliness and isolation, and provide new opportunities for local people to engage in creative activities and with this heritage building. It will promote the Highlands, help people in the

community to feel inspired, fulfilled and connected, contributing to the Highlands as a welcoming place to live, learn and thrive.

Wasps' project is being delivered in two phases. Phase One is complete and restored the 1913 Arts and Science building for £2.2m and delivered the 'artists and makers building' – with 31 artist studios, workshop space, a traditional darkroom and a stunning exhibition and events space. Works completed in Nov 2018, opening to tenants in Dec 2018. Spaces were fully let by June 2019.

The second and final phase, to which this application relates, is redeveloping the original 1895 Royal Academy building at a cost of £3.3m (of which Wasps has secured £2.85m), providing approx. 80 additional workspaces for creative industry organisations and creative start-ups, freelancers and visiting creatives working in the Highlands. It will also restore the 200sqm, double-height, grand assembly hall to create an inspiring public meeting, exhibition, cafe and events space.

The Committee will note that the start date for Phase 2 was slightly delayed - a start date of Oct 2019 was estimated in our Year 1 application, however, the *actual* project start date was 6th Jan 2020. This 3 month delay was due to delays in appointing the chosen contractor and finalising legal undertakings. Another variant is the complete project sum – which is £3.3m based on the final agreed contract sum (rather than £3.45 as stated in the Year 1 application). These project alterations have been communicated to Council Officers throughout.

A summary of all project variations between Year 1 and Year 2 submissions is included in Appendix 1.

Wasps Year 1 application outlined our hopes that a grant from the Inverness Common Good Fund would enable us to secure sums already pledged to the project and achieve Permission to Start from the National Lottery Heritage Fund, giving National Funders confidence that the local community supported the project. This was successful, and The Common Good Fund's grant enabled Wasps to significantly increase pledged donations to the project (c.£600,000 secured from a range of sources) and secure Permission to Start. Our Board were able to obtain a bridging loan for the remaining shortfall of £479,667 to enable works on the historic buildings to progress. Works on Phase 2 started on 6<sup>th</sup> January with 86% of the target total secure.

As the Common Good Fund will be aware On instruction of the First Minister, all non-essential construction works in Scotland were suspended on 24<sup>th</sup> March due to the rapid progression of the Coronavirus outbreak. Therefore, **construction works on Phase 2 of Inverness Creative Academy were suspended on 24 March.** The site is safe and secure, monitored 24/7 by CCTV. Our neighbours and tenants have been informed, and our staff are monitoring the building remotely. The contractor will carry out routine site and safety visits wherever possible.

We are very fortunate that significant progress has been made in the 11 weeks since works started on site on 6<sup>th</sup> January, and things are on schedule, with the exception of this unexpected but necessary delay. A copy of the update on works provided to all of our funders on 27/03/20 is included as Appendix 2.

We are continuing what works we can remotely, so that the project is ready to get up and running again as soon as it is safe to do so and will update all supporters as soon as we have more news. In the meantime, please note that the timelines outlined in this application will be subject to current advice and legislation relating to Covid 19.

Wasps is home to Scotland's largest creative community, and supports almost 1,000 artists and creative organisations across the country. Inverness Creative Academy is critical to our 2018-23 Business Plan, and we are fully committed to delivering a sustainable ongoing project, which can support Scotland's creative economy and strengthen the sector as we come out of the other side of this crisis. The full impact of this extraordinary situation on the project timescale, the

individuals Wasps supports, the cultural sector and the wider economy is yet unknown, and the situation is changing daily. To ensure Wasps can save these buildings for the creative community and people of the Highlands, it is now more important than ever that we raise the final funds for the capital works. As such, we will continue to seek partners to help us reach the final £479,667 target, and create a sustainable and affordable facility for all of the Highlands, securing the future of Midmills for generations to come.

#### **Capital Project Details:**

Phase 1 is now complete. Wasps Trust is requesting the support of Inverness Common Good Fund to deliver Phase 2.

<b>Phase 1</b>	<b>Midmills 1913 Inverness Royal Academy Arts &amp; Science Extension</b>
Project Costs	£2.2 million – fully funded
Timescale	Completed Nov 2018. Occupied from 1 <sup>st</sup> Dec 2018.
Delivered	33 artist studios/workspaces fully occupied, community run darkroom space, Events Space in restored Gymnasium, accessible facilities
Engagement	<b>9 Exhibitions</b> ; 2267 visitors (including 9 <sup>th</sup> exhibit cut short by Covid19 and moved online, where an additional 382 people visited). Exhibitions have involved 4 Wasps tenants on average per show. <b>5 Wasps led events</b> ; 1465 visitors; providing 79 opportunities for artist tenants to take part. <b>2 drawing workshops per week</b> , average of 16 people per class <b>15 additional workshops</b> with 121 participants <b>4 secondary school career visits</b> , with 85 attendees <b>2 further education development workshops</b> , 67 attendees <b>8 primary school visits</b> to exhibitions from Crown Primary After School Club <b>18 community and creative events in gym hall</b> , with an additional 596 attendees.

See Appendix 3 for a selection of Press coverage since our Year 1 application was made in April 2019. Full details of events and engagement with the Phase 1 building can be provided on request.

*The above figures show not only the demand for use of the Midmills buildings from the public, but the appetite for cultural activity and a cultural centre in the heart of the Highlands. At the time of writing this application, all non-essential businesses have been instructed to close for an initial period of 3 weeks in an attempt to curb the spread of the Covid 19 virus. This initial 3 week period alone led to 12 planned workshops and events being cancelled, and despite closure of the exhibition, a further 382 people visited online, in addition to the 111 who made it in person before the building closed. In these extraordinary and troubling times, these levels of engagement and demand for our service gives Wasps assurance that we must progress with Phase 2, which we hope will provide a real boost to morale in Inverness when we come out of the other side of the current public health crisis.*

Wasps secured £2.2m investment to restore the 1913 Arts & Science Extension, enabling over 30 artists to develop their practice, and thousands of community, cultural, and educational visits to this previously derelict site. Phase 1 is designed as an artist studio building, with public access only available via arranged workshops and events, with no public space for artists to meet their clients or customers. We have one member of staff in place to manage the Phase 1 building, but our business plan, and building design, for this phase only does not allow for staffing to service the demand for public access we are experiencing.

We must deliver Phase 2 to enable extended public access, provide space for networking, professional and business development for the artists, and maximise the benefits of this project for the creative sector in the Highlands, the local community and visitors to the area, to boost the local community and economy as we come out of the other side of the current public health

crisis.

<b>Phase 2</b>	<b>Midmills 1895 Former Inverness Royal Academy Main Building</b>
Project Costs	£3.3 million based on accepted tender from Bancon Construction Ltd
Timescale	Start date Jan 2020. NB <i>Works on site currently paused due to Covid 19 Crisis and Govt. directive. Update will be provided as soon as possible.</i> Building opens 2021. <i>See above note.</i> Outreach programme begins 2021.
Delivering	54 workspaces for creative industries and cultural social enterprises, 26 flexible 'co-working' spaces, meeting rooms, and café, exhibition and events spaces surrounding the refurbished assembly hall.

Wasps has secured £2.85m funds to date (in addition to the £2.2m secured to deliver Phase 1). The remaining shortfall is £479,667. To help us reach this final target, Wasps is requesting a Year 2 donation of £65,000, including revenue for outreach, or a contribution towards that amount, to enable us to bring this remarkable City Centre heritage asset back to life for the benefit of the local community, Inverness City Centre and the wider Highland region.

A year two donation from Inverness Common Good Fund would contribute significantly to Wasps' ability to bring the Midmills buildings back into public use, making the building accessible through the installation of an access ramp, lift, and toilet facilities, and restoring the beautiful grand assembly hall to create a new, inspiring cultural landmark at the centre of the City. Wasps would be happy to discuss options to formally recognise the donation within the completed building.

#### **Outreach Programme:**

Alongside the capital works, Wasps will work with third sector partners to deliver a 3 year pilot programme of inclusive arts workshops, contributing to Highland Council's commitment to tackle poverty, and grow and invest in community based adult services. This project will focus on providing a supportive and welcoming environment for individuals and groups who face barriers to taking part, whilst providing professional development opportunities for our tenants. The main aim of this project is to engage people suffering from long term health and mental health issues, addiction and unemployment in creative activity to improve health, well-being, soft skills and routes back to employment. The project will be based at Inverness Creative Academy and will work with third sector partners in community venues to deliver outreach in Merkinch, Hilton and Central Inverness. Development of partnerships and face to face work will be postponed until current public health restrictions have been relaxed, the works are back on site, and it is safe to do so.

The 3 year pilot will cost £60,000. We would like to ask that £25,000 of the Common Good Fund's Year 2 donation is allocated to this project, which we anticipate will reach at least 60 people a year and enable around 384 annual class attendances. Highlands and Islands Enterprise will match the Common Good Fund's donation – leveraging a further £25,000 for the benefit of the people of Inverness. Wasps will raise funds for £10,000 towards training and development for artists and creative practitioners to ensure the project delivers on all creative and inclusive outcomes. This will also deliver significant outcomes for our tenants, 93% of whom said they would like to participate in Professional Development opportunities if provided by Wasps (2019 Tenant Survey). The main project will run following the building opening in 2021. The full project proposal for the Outreach Pilot 'Inverness Openarts' is included as Appendix 4.

#### **Overall Benefits of the completed Inverness Creative Academy will include:**

- Restoration of an overall 3,200sqm of inspiring heritage asset at a prominent City Centre site, increasing economic activity and community cohesion, saving the buildings and the rich history therein to create an accessible, fit for purpose and sustainable arts facility to support the creative economy and the local community.
- Create a new public space for learning and leisure activities - providing a brand new



cultural offering and a range of spaces for new audiences to enjoy art and discover creative practice in the city centre.

- Help retain creative talent and businesses in the Highlands, and support their growth.
- Support local graduates into sustainable creative careers, working with the University of the Highlands and Islands, who are tenants in Phase 1, to assist the transition from education to work.
- Bringing a viable and active use back to the site lost since the closure of the UHI campus in 2015, and at a transitional part of the city linking the retail core to residential areas.
- Work with a range of audiences (primary and secondary schools, Inverness College UHI, older people living locally, local history and interest groups, local and regional artists and arts networks) to develop construction and design, digital technology, marketing, branding, arts and heritage skills through targeted Heritage Activity and Arts Enterprise Plans. See Q3.3 for details on how we will engage with different groups.
- Maintain surrounding land for future generations, bringing back a vacant site of 4.6 acres in total (including the other development areas), and providing public access and connectivity across the site
- Open up 7790sqm of publicly accessible green space and improve connectivity through the local area with new public footpaths.
- Contribute to other nearby regeneration initiatives of the city centre including the Academy Street Townscape Heritage Project, extending its physical impact on the historic fabric of Inverness.

*“The events (and existence of Wasps frankly) is essential to providing a community space for artists in Inverness, as well as connecting us with the wider community of the town and raising awareness that we’re here. It also improves the cultural assets of Inverness.”*

Inverness Tenant, 2019 Wasps Tenant Survey

Anticipated outcomes and activities enabled as a result of the full scale completed project will enable Wasps to meet the project aims in the following ways:

### **Supporting Creative Talent and Developing the Creative Economy**

The creative industries generate £3.7billion a year for the Scottish economy and provide 73,600 jobs, ranked in the top six fastest growing economic sectors in Scotland’s Economic Strategy. The sector is critical to the economic success, cultural identity and vibrancy of our towns, cities, and regions, yet there is currently no dedicated visual arts centre in Inverness, and a drastic lack of studio and workspace, exhibition or meeting space for creatives.

The completed project will provide an overall 3200m2 of high quality, fit for purpose and digitally connected creative workspace - supporting artists and creative organisations in the Highlands to develop their art-forms, skills, businesses, and networks - contributing collectively to the local economy and sense of place.

- Providing the first dedicated and fit-for-purpose work, exhibition and meeting space for creatives in the Highlands. At least 120 tenants will have suitable spaces to work, take part in activities, talks, markets and selling events, share ideas and develop new work and creative relationships – enhancing output, reach, and profile of the sector.
- Support around 700 artists/makers and 100 businesses annually.
- Enable approx. 109FTE jobs including 1 FTE and 2 PT jobs created by Wasps.
- Providing cultural infrastructure to support the Highland City Region Deal funded Northern Innovation Hub projects, many of which are creative industries focussed.
- Support emerging and established Highland artists, connecting them to Wasps’ National Network of almost 1000 artists, 19 venues, and arts opportunities.
- Providing an identifiable platform for artists, makers and creative industry organisations in the Highlands and developing a collective, contemporary identity for the sector.

### **Talent Retention and Attraction**

Inverness Creative Academy will prevent the ongoing drift of talent away from the region (c.

2,500 leave annually to study or work), providing viable opportunities for creative careers and fulfilling past times for working age people – a key issue for economic growth and sustainability.

Highlands and Islands Enterprise carried out a major study of the changing aspirations of young people in 2018, showing that an increasing number of young people are committed to staying in the region, however, social and economic barriers often prevent this. It also highlighted that cultural offer and sense of place is critical in meeting the needs of young people as they choose where to be based in their adult years.

- The completed project will provide the infrastructure to support training, employment, mentoring and exhibiting opportunities for young people studying in the Highlands or graduating from creative courses (c.2000 UHI creative course students and graduated annually).
- Providing a dedicated space for Inverness College UHI students in a Professional creative workspace assisting the transition from study to Professional practice.
- It will make the Highlands a more viable, attractive place for young people to live and work.

### **Tackling Isolation and Loneliness**

The completed facility will provide a range of new spaces and opportunities for people to engage in the arts and heritage in Inverness which do not currently exist:

- The building will be open and accessible, enabling 40,000+ casual/leisure visits.
- Supporting delivery of creative courses from the designated workshop space and via the Darkroom produced in collaboration with our tenants (already 30+ prior to Phase 2 opening), will create a brand new cultural offering for local people in the Highlands which does not currently exist, enabling 14,000+ new creative class attendances.
- Targeted outreach with a range of audiences (primary and secondary schools, Inverness College UHI, older people living locally, local history and interest groups, local and regional artists and arts networks) to develop design, digital technology, marketing, arts and heritage skills through targeted Heritage Activity and Arts Enterprise Plans.
- A targeted outreach programme will work with people who face barriers to inclusion in 3 of Scotland's most deprived Wards which neighbour the building via a 3 year pilot. This will enable a range of partnerships between the community, public health, third sector, and the arts, develop new working practice and compile a body of evidence for future funding partnerships. Full project outline attached as Appendix 4.
- The above activities will provide further professional development opportunity for our tenants, ensuring they are able to sustain careers through their arts practice.

*N.B Wasps is in the process of re-assessing our plans for community engagement following necessary changes as a result of the Covid 19 crisis.*

Although works have ceased on site, Wasps is delighted to have recently recruited two new members of staff to our project team – a Heritage Activity Officer and a Funding and Partnerships Assistant. Both appointments have been made to Highland based creatives, and the roles will be based in Inverness. Wasps is continuing both appointments and over the coming month will be working on a revised strategy for heritage and public engagement. This will focus on reaching more people and engaging existing supporters with the stories of this building, our project achievements to date, plans for the future, and the wonderful work of our tenants in Inverness and across Scotland.

### **Contributing to the Cultural Profile of the Highlands and Islands**

Inverness Creative Academy is a partnership and Highland community led project at its core, and Wasps has worked extensively with the local community to develop our project. As a result, Inverness Creative Academy will act as the first link in the chain of a series of developments which are changing the cultural landscape in the Highlands to create a vibrant new cultural destination with a strong cultural identity and positive sense of place. In light of the recent public health crisis, imaginative partnership working to support the local community with positive activity

and messages in this worrying time will be more important than ever, and Wasps will be actively seeking ways to engage with our partners as we re-assess our public and heritage engagement plans to maximise the benefits for the whole of the Highlands. Wasps' project has the support of Inverness City Heritage Trust, Eden Court, and High Life Highland among many others. Details of how the project will contribute to the Council's priority themes in the 2017-2022 plan are outlined in Q1.12.

### **About Wasps**

Wasps is a not for profit organisation whose primary purpose is provide the creative sector with affordable, supported studio space. Our vision is to be an inspirational home for creative practice. We specialise in restoring historic buildings to create inspiring spaces which nurture creative talent and regenerate communities. Our core operations are designed to be fully sustainable through rental income once up and running, however, as a Charity we must raise capital funds to be able to create these facilities at the outset.

Inverness Creative Academy is our 19<sup>th</sup> property in Scotland, with our 20<sup>th</sup> opening in Perth in November 2019. The project business plan is carefully balanced to provide a mix of spaces at affordable rents which across the first five years will be loss making but subsidised by Wasps' wider estate until the Inverness property is operating at full capacity. Thereafter, any surplus income generated by Wasps goes back into the operation and maintenance of our properties for the benefit of our tenants and the public. We must secure the full capital funds required for Phase 2 up front to ensure our ongoing business plan is sustainable. Any additional borrowing which Wasps is required to secure to achieve our target start on site date will impact the final facility. If extra borrowing were required it would mean Wasps relies more heavily on rental income from key spaces for ongoing sustainability. This would have an inevitable impact on our ability to reserve the spaces earmarked for public and community use without rental income, or to provide adequate staffing and additional resource for the full, public cultural facility we want to deliver.

There is a huge demand for a facility like this in Inverness, and for the Midmills building to be restored for access by the community. Wasps is fully committed to realising this project and believe that the significant long term, sustainable benefits to the community in bringing this prominent heritage asset in the centre of the city back into use provide value for money.

1.4 Does your activity or project involve building or landscaping work?

Yes  No

If yes please answer both a) and b) below.

a) Does your organisation (Please tick):  
Have ownership of the land or building

Yes  No

**OR**

Hold at lease of at least 5 years that cannot be ended by the landlord?

Yes  No

b) Is planning permission needed for your project? Tick one option below.

Planning permission not required

Planning permission required and has been granted

1.5 Please tell us how your project or activity will help the Council to meet its Public Sector Equality Duty to:

- Get rid of unlawful discrimination, harassment and victimisation;
- Make sure that people from different groups\* are treated fairly and have equal chances to use services and that there is more equality between groups\*;
- Make sure that people from different groups\* get on together.

\*Groups are people who have “protected characteristics” in the Equality Act: age, gender reassignment, pregnancy and maternity, religion or belief, sexual orientation, disability, marriage and civil partnership, race and sex.

For example are people with protected characteristics likely to face barriers; how you intend to tackle these barriers; does your project promote inclusion?

Wasps does everything we can to ensure that our buildings are opening and welcoming to all and operate an Equal Opportunities Policy. Any property we have redeveloped in the past 10 years has included full compliance with current Equality Regulation, although full accessibility is not always feasible given the age and historic configuration of some of our premises. Our most recent tri-annual full tenant survey was completed in Dec 2019 (including Phase 1 Inverness Tenants). One third of tenants across our estate indicated that they had a disability or health condition. This includes physical disabilities, hearing and visual impairments, chronic and mental health issues. We monitor conditions for these tenants and provide additional support where required. In the same survey, 85% of respondents said that accessibility in our premises was excellent or good, and 89% thought the location of the buildings were the same. The survey also reported that 10% of our tenants identified themselves being of an ethnic background or group other than White Scottish/British, which is greater than the national average.

At Inverness Creative Academy, Wasps and our Design Team have developed proposals for the renovation and new facilities which ensure that the building is welcoming and the environment supports and welcomes people with disabilities. The completed project will help the Council meet its Public Sector Equality Duty whilst respecting the heritage features of the building.

Major works to Phase 2 include the creation of an access ramp to the main building entrance area, providing step free access to Midmills for the first time. We have also created ramp access to the completed Phase 1 as it is important to us that all members of the community can enjoy equal access to, and full use of the building. Both buildings will have lift access to maximize the floor area accessible for disabled tenants and visitors, and in the building which this application relates to, members of the public will be able to access exhibitions, meeting spaces, and events in the upper gallery.

Disabled parking facilities will be available for use in close proximity to the building.

The internal colour palate for the building will distinguish between walls, doors and floor finishes to aid partially sighted visitors.

The building has accessible disabled WC provision, and shower facilities in the ‘artists’ wing.

The external courtyard is being reinstated by our development partners to provide level access paths to the facility from the surrounding streets and through the neighbouring retirement and social housing developments. Our Heritage Activity Plan, supported by the National Lottery Heritage Fund, will focus on how the new site can connect with these new neighbours and other surrounding communities including primary and secondary schools and community groups (albeit that this contact will be remotely during the Coronavirus outbreak).

Wasps provides opportunities for our tenants to take an active role in the running of our

facilities. Tenants are encouraged to use their spaces to deliver creative learning opportunities and to work with Wasps' on using the space for an engaging public events programme. Each building has a tenant 'Rep' and there are opportunities for artists to receive a reduction in rent where they take on a role within in the running of the property.

Wasps will tender the public café space in Phase 2. It is our preference that this facility is operated by a fellow social enterprise to widen the social benefit and inclusive nature of Inverness Creative Academy. Since opening Phase 2, for instance, Wasps has hosted 2 events with Café Artysans (The social enterprise arm of The Calman Trust) and hosted a number of events for local charities and social enterprises (including Highland Hospice, Eden Court Multicultural Dance events, and Dementia Awareness events) which promote inclusivity.

Wasps believes that art can inspire, educate, create friendships and deepen understanding between people of different age groups and cultural backgrounds. We want ICA to be used and loved by the whole community, and beyond the physical infrastructure of the building, we will work with our partners and funders to ensure the space is inclusive and maximises the benefits of this important restoration for the people of the Highlands. In the first instance, we will develop a 3 year targeted outreach pilot to engage with local hard to reach groups. See attached proposal provided at Appendix 4.

1.6 Where relevant and appropriate please describe any contribution your project may make towards promotion of the Gaelic language?

Wasps is considering how a contribution to the promotion of the Gaelic language should be made in our project. We have met with Bord Na Gaidhlig to consult with them about suitable promotion of the language. We are now assessing measures to introduce the Gaelic language into signage for Phase 2 and are considering how the facility can support cultural development of the Gaelic Language overall.

1.7 Please tell us if you have spoken to anyone about your application for advice and support – e.g. Local Highland Council Elected Member, Community Council Member, Council Staff, local Council for Voluntary Service (CVS) – If yes, please provide details:

We have spoken to David Haas, Inverness City Manager, about the application to the Common Good Fund. We have an excellent working relationship with Allan Maguire, Head of Development and Regeneration and his team. The Provost Helen Carmichael and Depute Provost Graham Ross visited the complete Phase 1 facility with a number of Councillors in advance of our Year 1 application. Since that date, and unrelated to this application process, Councillors have been present (invited or as visitors along with other members of the public) at a number of events hosted in Phase 1. Crown Community Council joined us for a tour of our site, along with the new supported housing which forms part of the overall development, in October 2019.

1.8 Please tell us about any funding in kind you are seeking from the Council:

Detail i.e. premises, facilities, staff time, waiving of fees	Estimated value
Highland Council has been incredibly supportive of Wasps' Creative Academy project, and the value the facility will add to the town centre and the Midmills regeneration site. Whilst there is no formal record of 'in kind' support, we are extremely grateful to the numerous Highland Council personnel who have given their time, ideas, support and advice throughout the past 5 years.	

1.9 Please provide a breakdown of how much will your activities/project will cost and how much **Funding you are applying for from The Highland Council:**

Item/Activity	Breakdown of Total Costs £	2019/20	2020/21	Total £
Staffing	Freelance costs included in Outreach Project Costs.			
Capital Costs	Construction Contract Consultant Fees Legal Fees and Statutory Charges Insurances, Security, Surveys, Fire etc. Cleaning, fit-out, lettings etc. Heritage Engagement Officer and Outreach Project Contingency  <p style="text-align: right;"><b>Total Capital Costs</b></p> <p><b>A detailed outline of capital costs and funding is provided in Appendix 5</b></p>	£2,878,879.31 £221,847.60 £39,600 £33,400 £78,710  £41,980 £34,770  <b>£3,329,186.91</b>		<b>£3,329,186.91</b>
Revenue Costs	Inverness Openart Outreach Programme  <u>Main Outreach Programme Costs</u> Resident Artist Tutor Costs Specialist Artist Tutor Costs External Venue Hire Materials Costs Programme Management Annual Member Celebration <p style="text-align: right;">Sub Total</p> <u>Professional Development / Reflective Practice Costs</u> Cross Sector Forum Days Programme Development and Taster Sessions Tutor Training <p style="text-align: right;">Sub Total</p> <p style="text-align: right;"><b>Total Revenue Costs</b></p>	 £15,000 £10,000 £5,000 £10,000 £9,900 £300 £50,200  £1,800 £2,000  £600 £9,800  <b>£60,000</b>		
<b>Total Project Cost £</b>		<b>3,389,186.91</b>		
<b>Total Funding Request £</b>		65,000	<b>£65,000</b>	£130,000

1.10 **Other funding relating to this project** Please include other funders and own resources and income. Continue on separate sheet if required.

Organisation and status of application	2019/20	2020/21	Total £
<b>CAPITAL WORKS FUNDING</b>			
Heritage Lottery Fund (now NHLF) Round 1			39,600
Historic Environment Scotland			500,000
Highlands and Islands Enterprise			330,000
McCarthy and Stone Retirement Lifestyles Ltd			91,000
Architectural Heritage Fund			15,000
SSE Sustainable Development Fund			50,000
Wasps' Contribution			250,000
National Lottery Heritage Fund Round 2			847,000
The Foyle Foundation			100,000
The Pilgrim Trust			25,000
The Hugh Fraser Foundation			30,000
Garfield Weston			150,000



Creative Scotland			88,505
Gordon & Ena Baxter Foundation			25,000
The Turtleton Trust			25,000
INVERNESS COMMON GOOD FUND YEAR 1			65,000
Town Centre Fund			154,330 **
EB Scotland Community Landfill Fund			50,000 ** with HC CTP
Sylvia Waddilove Foundation UK			3,000
Dalrymple Donaldson Fund			5,000
Individual Donors			6,085
All above applications successful and funds secure.		<b>Secured</b>	<b>£2,849,520</b>
Planned – Public Sector		Target	£180,000
Planned - Large Trusts and Foundations		Target	£75,000
Planned – Small Trusts and Foundations		Target	£20,000
Planned – Corporate		Target	£50,000
Planned – HNW Individuals		Target	£75,000
Planned – Individual Giving Campaign		Target	£40,000
Request from Inverness Common Good		<b>£40,000 Capital</b>	<b>£40,000</b>
<b>CAPITAL WORKS TARGET TOTAL</b>	REQUIRED	479,667	TARGETED £480,000

<b>REVENUE PROGRAMME FUNDING</b>			
Inverness Openarts Outreach Programme			
Highlands and Islands Enterprise (matched on basis of CGF award)			£25,000
Community Trusts to be identified			£10,000
Revenue Request from Common Good Fund		<b>£25,000</b>	<b>£25,000</b>
<b>Revenue Project Total</b>			<b>£60,000</b>
<b>Total request from Common Good (Capital plus Revenue)</b>	£65,000	£65,000	<b>£130,000</b>
<b>Totals (secured and targeted)</b>			<b>£3,389,520</b>

Wasps has developed excellent relationships with a number of local, National, and UK Wide funding bodies, organisations and groups. A number of discussions are in progress with a range of bodies and individuals regarding the Inverness Creative Academy project. Due to the very immediate nature of the Covid 19 crisis, and the unknown impact for any sector of society, we are constantly reviewing the situation and re-assessing our funding approaches to ensure sensitivity in these unprecedented times. The appointment of a Funding and Partnerships Assistant (from May 2020 for a funded period of 12 months) will give us the additional resources to reach interested groups across the world, and deal with the remainder of our fundraising campaign in a sensitive, engaging and positive manner.

\*See guidance notes for specific funding stream to see if you are able to apply for more than one year of funding.

- 1.11 Please tell us how you know that there is a **need** for this activity or project and how your approach will meet this need. This might include:
- a. Community support for your project (e.g. surveys, etc.)
  - b. Statistics which show the need for your project (e.g. unemployment figures, crime statistics)
  - c. Evidence from similar projects which shows that they have worked (e.g. research from elsewhere or evaluations of previous local work)

Wasps' project is supported by a robust business plan and has been developed with extensive community consultation and research, and addresses a gap in provision in the Highlands.

### **Economic Need**

Arts and culture is critical to the economy in the Scotland, and the creative industries are identified in the top six economic Growth Sectors in Scotland's Economic Strategy. Our consultation work with the local community has given us a wealth of evidence for the requirement for a strategic centre to support the Highlands in tapping into the benefits of this sector.

### **Creative Industries Need**

In 2014 the Scottish Cities Alliance approached Wasps to determine the need for a creative hub in the Highlands to overcome issues relating to talent retention, supporting graduate transition from local Creative Industry courses to sustainable creative careers, inspiring young people locally and contributing to the local economy. We carried out a number of surveys, studies and consultation events including:

- Demand assessment 2015
- Creative Services profiling and demand research for Inverness and Inner Moray Firth 2016
- Economic impact assessment 2016

We received input from a range of partners across the region, including (but not limited to) Highlands and Islands Enterprise (HIE), Highland Council (HC), University of the Highlands and Islands (UHI), Inverness College (IC), and the Inverness City Heritage Trust (ICHT). The fantastic occupancy and engagement figures in Phase 1 further evidence the demand.

Public consultations generated 500+ responses and, together with the research outlined above, highlighted the following problems in the Highlands and Inverness:

- No dedicated contemporary arts space (production or exhibition)
- Drastic lack of studio space and creative workspace
- Lack of opportunities to meet with like-minded individuals, collaborate, present and exhibit work
- Difficulty retaining talent and supporting working artists and graduates into sustainable creative careers
- Lack of meeting space and cultural workspace for organisations based in, or visiting, the area

The results of our surveys showed a huge interest from artists', makers and creative organisations in the types of workspaces which Inverness Creative Academy will deliver. Individuals and organisations with small numbers of staff expressed an interest in affordable (£100-£150pm), well lit, digitally connected and collaborative spaces which could be let and accessed on a flexible basis (long term, short term for specific projects, or ad-hoc desk and meeting space hire, creative industry support networks) to suit their needs.

During the development of Phase 1 we consulted further with the local creative community, designing a traditional Darkroom space with a local photography group, and established an artist Steering Group to ensure the completed project met their needs and aspirations for contemporary art in the Highlands. We continue to consult on a regular basis with the Phase 1

tenants and groups from the wider community (Rotary, Community Council, Third Sector Partners) whilst we develop plans for Phase 2.

Responding to this identified need for spaces in the Highlands & Islands, Wasps Trust successfully completed 3 small capital projects whilst we searched for a central, strategic Highland base (Orkney, Skye and Nairn). These small initiatives further evidenced the need for artist's facilities and opportunities in the region, and bolstered the case for a central hub in the Highlands where creatives can work, meet, and connect with each other, the wider community and the world. For example, our 9 studio site in Nairn has virtually maintained 100% occupancy since opening in 2015.

Wasps was approached by Highland Council and asked to join a private/public sector consortium as a third sector partner in the Midmills redevelopment when the iconic 'Midmills' buildings (1895 and 1913) were identified as a possible solution in 2015.

### **Restoration Need - The Midmills Building**

The scale, location and historical relevance of the Midmills buildings presented the perfect opportunity to address these needs and develop a unique and ambitious facility for people living in, working and visiting the Highlands. However, a condition survey carried out in 2016 evidenced that a major programme of fabric repair, services renewals and alterations were required to secure this building's future and make this project. Wasps' project will ensure the building can continue to provide a public use appropriate to its historical and architectural status, regaining its position as one of the most socially and culturally important historic sites in Inverness.

### **Community Support**

The local community has shown an overwhelming interest in the restoration of Midmills to create Inverness Creative Academy (regardless of their 'links' with the creative community or arts). Since the opening of Phase 1, a number of local residents, groups and individuals from our partner organisations have expressed support and interest in the activities which will be enabled by this facility – as well as seeing the building itself in use. Please see details of engagement figures in Question 1.3.

During development, Wasps consulted extensively with locally based creative people, community groups, residents, primary and secondary schools, and organisations throughout the project to further refine the scheme design, project reach and engagement opportunities. This works so far has enabled 12 school visits in the first year of opening. A new 18 month appointment of a Heritage Activity Officer from April 2020 will further develop this work, delivering a programme of activity to engage local people, schools and residents in the building, its heritage and art.

Public Consultation events throughout the Planning process showed residents we very pleased to see the site being brought back into sustainable use, and engagement figures from the first year of Phase 1 opening, show that this interest has been followed up with action.

Please see Appendices 3 (Marketing) and Appendix 6 (Plans and Photographs) for further evidence of support for the project, and ways in which the project is responding to these identified needs.

The full project has attracted over £5m funding to date to benefit Inverness City Centre, further evidencing support for the project and its benefits to the communities in and around Inverness.

### **Wasps' Experience**

Wasps has an established track record for developing and managing historic buildings properties for use as centres for creative activity. Over the past 10 years Wasps has raised c.£32million for capital projects ranging from small refurbishments to major redevelopments.

In 2010, Wasps successfully delivered two major and similar regeneration projects in Glasgow, significantly reversing economic decline in surrounding areas: the Briggait, which redeveloped part of Glasgow's historic A-listed former fish market into studios for over 80 artists and charities and South Block a former textile warehouse. Our most recent development which incorporates visual artists and creative industry organisations, opened in Perth in November 2019 and is already 78% let. These projects, and Wasps most recent Tenant Survey in 2019, also evidence the benefit of housing a range of cultural practices and activities within the one development:

*"It's interesting to see glimpses into other creatives' processes and practices. It makes me look at my own practice abstractly and provides inspiration."*

*"[Wasps studios] brings like-minded people closer. Working in similar environments helps business support one another which is vital for the business' success no matter how little."*

Wasps Tenant Survey Responses, 2019

Wasps knows that regenerating buildings improves local infrastructure and heritage creating a lasting City Centre legacy. It is anticipated that the redevelopment in Inverness will similarly impact on Inverness City Centre's economic prosperity when complete.

### **Our Approach**

Phase 2 is the most significant Phase of the Wasps' project, the most significant historic building, providing significant public access and heritage benefit. The building is not being developed for profit but to support, generate and grow the creative economy of Inverness and Highland. The scale and level of repair required at Midmills mean this project is unlikely to have been viable for a commercial developer. There are few organisations with an established remit and the level of experience necessary to make a success of this project. Therefore the Wasps' development is a unique opportunity to regenerate a derelict building in the centre of the City, save it for public use, and deliver a public facility like no other in the region, and for which there is robust evidence of need. The first phase has been an outstanding success, and we have already taken 67 Registrations of Interest for Phase 2. Before the unprecedented world events brought on by the rapid progression of the Covid 19 virus, works were progressing well on Phase 2. The completion of the restoration of the 1895 building to create an inspiring public amenity and an economic and creative base for the Highlands cultural sector should be an opportunity to support recovery and boost the community once this crisis has been overcome.

*"Wasps is very special particularly here at the Inverness Creative Academy as it is the only place where creatives can work together as a collective. It's an artistic hub which was very much needed here. What is also special about Wasps is the conservation of some very beautiful buildings."*

Inverness Creative Academy Tenant, Wasps 2019 Tenant Survey

1.12 Is this a new or additional activity or project? – Yes  No

If yes, what change will your activities or project make in your community?

Inverness Creative Academy is a new project which will make a number of positive changes in the local community of Inverness and throughout the Highlands. The project addresses an identified gap in provision and has been developed with strategic partners at a Local, Regional and National Level to ensure it delivers against local and national commitments.

**The Inverness City Centre Development Brief** sets out the city vision for Inverness as the capital city of the Highland region, with the Midmills site identified as one of 8 strategic sites in the city centre. Our project aligns with the Brief's priority to 'Redevelop key sites to create new visitor and cultural attractions' and, when fully realised, the resources planned within will significantly contribute to the delivery of the 2030 vision for Inverness as a great place for business, a great place to visit, a great place to live, accessible, easy and safe to move around,

and a distinctive and attractive place.

In line with the City's focus on sustainable transport and active travel, Wasps has also commissioned a Travel Plan and formed a Travel Steering Group to ensure we carry out the recommendations made from the report.

Inverness Creative Academy delivers against the Highland Council's priority themes as set out in **Local Voices, Highland Choices:**

- *Making the Highlands an even better place to live*

Regenerating a city centre site, providing resource and infrastructure for the creative economy, and a positive public use for a much loved building it will provide opportunities for business growth as well as fulfilling and rewarding leisure past times which don't currently exist.

- *Making the Highlands a place to learn*

It will provide infrastructure to support training, employment, mentoring and exhibiting opportunities for the c.2000 UHI students studying Creative Courses in the Highlands every year, and 14,000+ new creative learning opportunities for the community.

- *Contributing to the Highlands reputation as a place where people thrive*

It will raise the profile of Inverness as a vibrant cultural centre. Being part of Wasps' Network will connect our Inverness tenants and the community which visits to Wasps' National Network of almost 1000 artists, 19 other venues, and arts opportunities, whilst creating a collective contemporary Highland creatives group at an identifiable base. It will promote social inclusion and well-being through community arts outreach and active public engagement.

- *It will make Inverness a Welcoming Place*

It will provide a contemporary heritage attraction with a distinct 'pull factor' to complement more traditional tourist attractions in the region, providing an inspiring, accessible and open public space for residents and those visiting for work or leisure to go.

A full summary of the projects alignment with the Council Priority themes can be found in our Year One application.

The project will improve the town centre and provide much needed new services:

- Aligning to **Town Centre First Principal** as a sustainable and strategic multi agency public/third sector/private partnership project which prioritises the regeneration and growth of the City Centre, and finds a sustainable solution to regenerate and give new purpose to a significant heritage asset in a prominent town centre site.
- It aligns with **the Place Principal**, working with the community and across organisational and sectoral boundaries to provide a new, sustainable community facility which promotes a joined-up, collaborative approach to services, land and buildings, addresses local need and provides increased opportunity for everyone in the community.

Talent retention is a major concern for the Highlands. The forecast change in working age population over the next 10 years is -5%, in comparison to -1% Scottish average and 8% United Kingdom average, and approx. 2,500 young people leave the Region annually. Employment and social opportunities, including creative facilities and the cultural offer impact on these choices. We are working very closely with the University of the Highlands and Islands (UHI), Highlands and Islands Enterprise (HIE) and Highland Council (HC) to ensure our project delivers against this priority.

The project contributes to economic growth by creating the opportunities, improving the lives of local artists and creative entrepreneurs, and helping the creative community in the Highlands realise its full potential (in part through talent retention). This will enhance the region's ability to tap into the 73,600 jobs and £3.7billion a year which the Creative Sector (ranked 6<sup>th</sup> fastest growing sector and a priority for growth in the Government's economic strategy) generates for the Scottish economy.

It will connect surrounding areas of disadvantage in the city to 109 new employment opportunities, and provide opportunities for local people to take part in arts and culture for

leisure, health and well-being, training and personal development.

This further aligns with **Scotland’s 2018 Strategy on Tackling Social Isolation and Loneliness** which says:

*‘Scotland’s culture and heritage provides an opportunity for people to come together, appreciate the arts and connect through shared interests... The historic environment is also key to reclaiming a sense of place and belonging which is seen as a potential solution to social isolation.’*

Finally, it supports the **Scottish Government’s 2020 Cultural Strategy** Vision for Scotland as ‘a place where culture is valued, protected and nurtured. Culture is woven through everyday life, shapes and is shaped by society, and its transformational potential is experienced by everyone.’

With one building occupied and Phase 2 on site, we must complete these works to ensure the ongoing success of both parts, and that the enormous potential of this project, for creativity, the community and the economy, is realised.

If No, how has your activities or project been funded in the last three years?

N/A

- 1.13 Please tell us how you will know that your activities or project is working and that you are benefiting your community. You only need to provide targets for the years in which your project will operate. See the detailed guidance for examples of targets.

<b>How you will know you have made the change?</b>		
<b>Please see, in green, an update on the Outcomes set in our Year 1 Application.</b>		
<b>Year 1 Measurable Outcome</b>	<b>Year 2 Measurable Outcome</b>	<b>Year 3 Measurable Outcome</b>
New members of staff secured by completion to manage the facility and Highlands & Islands region of Wasps properties - <b>ACHIEVED</b>	Phase 2 Building opened by Autumn 2020 and 30% occupied by tenants by Summer 2021 as per business plan. <b>TIMESCALE TO BE REVIEWED IN LIGHT OF COVID 19</b>	Income generated by Year 3 as per Business Plan 2018-2023  Occupancy 50% or more as per business plan.
Phase 1 building fully occupied by tenants by Summer 2019 <b>ACHIEVED</b>	Delivery of an Arts Heritage programme of activity including number of talks, number of events, number of CPD activities, number of opportunities for volunteers <b>IN POST APRIL 2020 – DELIVERY REVIEWED AS ABOVE</b>	Visitor numbers meeting or better than projected targets
Ongoing monitoring of local support (i.e. attendance at open events, use of spaces, attendance at classes) <b>ACHIEVED – See Figs Q1.3</b>	Social Enterprise bid for, and win tender to operate the café in Phase 2. Café visits measured against business plan once operational. <b>TIMESCALE REVIEW AS</b>	Attendances and income generated for tenants at events held within the building and outside in the city measured against business plan.



	<b>ABOVE</b>	
Ongoing monitoring of results for tenants (i.e. sales and exhibitions) <b>ACHIEVED – AVAILABLE ON REQUEST</b>	Ongoing monitoring of results for tenants (i.e. sales and exhibitions) <b>ONGOING AND AVAILABLE ON REQUEST</b>	Ongoing monitoring of results for tenants (i.e. sales and exhibitions)
Established a network of 3 <sup>rd</sup> sector partners to develop an inclusive outreach programme  <b>POSTPONED – DELIVERY TIMESCALE TO BE RE-EVALUATED IN LIGHT OF COVID 19</b>	Worked with partners and artists to develop a suitable programme and professional skills to deliver inclusive arts activities to a diverse range of people in the community. Trained 8 artists. <b>DELIVERY TIMESCALE DELAYED IN LINE WITH CAPITAL WORKS</b>	Engaged with groups in Merkinch, Hilton, City Centre and directly at Inverness Creative Academy in drop in studio sessions – with at least 12 participants attending each session by the end of Yr 1, and 60 regular members.

1.14 If it is intended that this activity or project continue beyond the period of Council support, how will it be funded?

Our application is for capital investment to enable us to create a facility which responds to an identified need in Inverness and the Highlands. Wasps will not embark on capital projects without a viable self-financing business model demonstrating they can be self-sufficient. Our Business Plan forecasts show that by Year 5 occupancy levels at Inverness Creative Academy will be sufficient to achieve an operational surplus, providing we can raise the investment for set up capital costs. Before Wasps' acquired the buildings, a robust business planning exercise ensured that future maintenance and operational costs could be covered by rental income.

The 3 year pilot programme developed alongside will enable us to establish demand and momentum, and create evidence of the benefits and outcomes to inform future partnerships with health and social care providers.

Our Heritage Activity plan is funded by the National Lottery Heritage Fund for 18 months from April 2020.

Funding for an additional post, the Funding and Partnerships Assistant, will give Wasps additional support to raise the final capital funds required in the challenging circumstances we now find ourselves in. Achieving full capital funding will give the completed project the best chance of to provide sustainable support to the creative and wider community after the building completes in 2021.

## **PART 2: SPECIFIC QUESTIONS RELATING TO THE FUNDING STREAM WHICH YOU ARE APPLYING TO:**

### ***(Common Good Funds)***

There are no additional questions for Common Good Fund applications.

Please continue to **PART 3: About your organisation**

## **PART 3: ABOUT YOUR ORGANISATION**

Guidance on completing part 3: [ABOUT YOUR ORGANISATION](#)

Wasps supports a diverse range of artists, makers and creators with space in 20 buildings located across Scotland – Glasgow, Irvine, Kirkcudbright, Aberdeen, Dundee, Shetland, Edinburgh, Nairn, Selkirk, Skye, Newburgh, Orkney, Inverness, and our newest addition in Perth. Inverness Phase 2 will complete our largest strategic cultural hub North of the Central Belt.

We have worked hard to develop our reach across the Highlands and it is our intention that, once operational, Inverness Creative Academy will provide a large-scale facility which can be used as the basis for a collaborative and effective network of artists and community resources across the region.

Wasps' primary focus is in supporting Scotland's creative community, which includes people of all ages, backgrounds, locations, ability, ethnic background or religion. We work with the artists in our buildings to promote public access wherever possible.

Our most recent tenant survey in 2019, identified interesting insights into our tenant mix. Some of the key things we learnt from our tenant survey included:

- 59% of our tenants are female
- 40% of our tenants are 45 years +. In Inverness we are focusing on how the project can support young and emerging artists and businesses to stay in the area. This is reflected in the statistical returns from our 2019 survey compared to 2016, where 70% of our tenants were 45+ (before completion of Phase 1).
- 76% of artists earn less than £10k pa from their art (54% earn less than £5k) This has remained static for more than 6 years. Our tenants have told us how important it is to have space to focus on their art in a supportive environment, and with Inverness Creative Academy Wasps' will create a nurturing, collaborative space, whilst continuing to develop our expertise in supporting the creative and career development of those we work with.
- Success for artists in exhibiting work has increased – in 2019 99.6% of our tenants has produced work for an exhibition (an increase from 82% in 2016), and 47% were represented by a gallery.

### **Engaging with different communities through Inverness Creative Academy**

Inverness Creative Academy tenants, supported by Wasps Arts Enterprise Officer and the Inverness Property Manager are encouraged to manage self-directed programmes of artistic events to engage with and benefit the local community. We can already see this ambition being realised as a number of tenants who have leased space in Phase 1 running creative learning courses and engagement opportunities from our dedicated workshop space and their own spaces. A huge variety of community events have been hosted in the gym hall and the workshop in addition to exhibitions and Wasps events.

Wasps will run a Heritage Activity programme from April 2020. This is an 18 month programme with a value of c. £40k aimed at engaging a range of community and educational groups using heritage, art and the construction process as key elements to educate and inspire. Delivery of this programme is under review in light of the Covid 19 Pandemic to ensure benefits are maximised.

Wasps is excited about the opportunities that the historic and architectural significance of the buildings present in developing creative practice in Inverness and the region. There is an incredible wealth of local knowledge, much of it from past pupils of the school. Wasps Trust proposes to use this local knowledge of the social history of the buildings as a stimulus for creative engagement activities that would further understanding, raise awareness of and celebrate their heritage in innovative, dynamic and exciting ways. Wasps Funding, Arts Enterprise and Projects team will be working together to assess how we can maximise our reach to people both during the Stay at Home directive, and when the capital works commence and the full project is completed.

The types of activities which will be delivered include:

- Construction and Design Skills
- Digital Technology Skills
- Historic research, recording and interpretation skills
- Marketing and branding skills
- Staff training
- Arts training and skills

The priorities for what these activities seek to achieve include:

- Creative engagement with the history and heritage of the Midmills site
- An identifiable base for the creative community in Inverness and the Highlands
- Re-use of significant heritage buildings in a meaningful way
- Raise awareness of the building and the new facilities within the area
- Creative a new contemporary space and sense of place within Inverness
- Economic regeneration and retention of creative talent in Inverness and the Highlands
- Engage with the local community, in particular existing pupils in the area and former pupils of the Inverness Royal Academy and Inverness College UHI, and the wider populace of Inverness
- Provide opportunities for people to experience new art-forms
- Provide practical skills development associated with the repair and adaptation of historic buildings
- To create a positive impact on the wider urban context and within the social psyche of Inverness

The following potential audiences and collaborators will be targeted initially:

- Previous Inverness Royal Academy and Inverness College UHI pupils and current pupils in local primary and secondary schools (Crown Primary, Milburn Academy, and other schools across the Highlands with links to the heritage or new creative hub)
- Encouraging the next generation of young creative individuals in the Highlands and retaining young talent in the area
- Local and regional artists and creative industries
- Residents in the local area, including new neighbours who have purchased retirement properties on the site
- Further and Higher Education Institutions including UHI (including Inverness College, Moray College, Shetland College, Orkney College, North Uist and the rest of the UHI network)
- Local History and Interest Groups (Inverness Local History Forum, Crown & City Centre Community Council, Inverness City Heritage Trust, Inverness Field Club, Inverness Civic Trust...)
- Local Arts Network and Organisations (Lonely Arts Club / Creative Inverness, XPO North, Arts in Merkinch, Highland Youth Arts Hub, Eden Court, Highland Print Studio, Creativity in Care, Men's Shed...)

This will be in addition to events and opportunities led by tenants and the local community, which will be actively encouraged and supported.

c) Is there any restriction on who can join your organisation?

Yes  No  If yes, what are they and why do you have them?

General access to the main public space in Phase 2 will be open to all and free of charge. The general public will access the building during staffed working hours

(09:30am – 5:30am Mon to Fri, Sat tbc) and additionally for special events, exhibitions, workshops and classes. Tenants will have 24/7 access to the building.

The 'private' spaces for hire at Inverness Creative Academy will be let to tenants who meet Wasps' established criteria for workspace. Studio and workspace is rented to qualifying applicants and spaces are rented below market level rents. Whilst we aim to be as inclusive as possible, given that spaces are limited and demand from artists is high, we want to ensure that space is leased to practicing artists. In assessing eligibility, we take into account a number of different factors such as type of practice, what stage you are at in your career (for example, in assessing an artist's experience if he/she is a recent graduate) and the scale of output.

Longer term tenancies in Phase 2 will be open to creative industry organisations at start up stage, for example: organisations working across design (such as web, branding, and product design), creative marketing, architecture, film production etc. We will always carefully consider the dynamic of the building and understand the importance of keeping it a creative environment, whilst having a wide mix of tenants so it's a place organisations want to be and enjoy working in, and visitors feel inspired to come to. This enables Wasps to support and nurture developing artists and businesses to create thriving and vibrant creative communities.

In recognition of the difficulties faced by the Highlands in retaining young talent, at our Inverness site we have made some exceptions to our usual criteria to enable less experienced, recently graduated artists to take space. Where it can be accommodated we offer free or subsidised rates for use of meeting and events space to tenants and community partners or charitable organisations.

Phase 2 will have a staffed public reception during the above core hours (something the 'private' Phase 1 has shown is essential). The public will also be able to attend special events and workshops/training opportunities out-with core operating hours, and these events will be publicised through our website, social media sites, and the local press. This has been very successful during Phase 1 as engagement figures show. Based on demand for the building, and the preferences of the tenants and the café operator, public opening hours to the main atrium (restored assembly hall) including the café and gallery space, may vary. Meeting rooms, drop in spaces, events and classes will be managed by the Inverness Property Manager and Receptionist in coordination with individual creative tenants, groups and course leaders to maximise public engagement in the 'private' spaces.

Design of Phase 2 pays careful attention to the interplay of public and private spaces to enable maximised use of the public facility by permanent tenants and visitors on a regular or ad-hoc basis. All tenants can arrange events/exhibitions/courses in addition to those curated by Wasps. External groups, charities and organisations will also be able to utilise the public spaces for their meetings and events, by arrangement with the Property Manager/Receptionists (as is successfully happening in Phase 1 already).

- d) How many people are on your governing body or management committee? **15**
- e) Are there Highland Council Elected Members or Officers or Community Councillors on or attending your Management Committee or Board? *(please note that this will not affect your application)*

Yes  No

If yes, please provide names: NA

**3.4 Does or has your organisation receive(d) any other funding from The Highland Council? Please provide information relating to Council funding for the last 3 years:**

Yes  No

If yes –

a) What is/was it for, and from which Service or Ward budget was it provided?

<p><b>Year 1:</b></p> <p>£100,000 from Highland Council's discretionary capital fund claimed in Year 1 2018/19 for Phase 1 of Inverness Creative Academy (provided for works carried out in 2018).</p>
<p><b>Year 2:</b></p>
<p><b>Year 3:</b></p>

b) How much funding do/did you receive?

<p><b>Year 1:</b> The Scottish Government provided a £1.2m grant to Phase 1 of Inverness Creative Academy which was distributed via Highland Council.</p>
<p><b>Year 2:</b> Wasps is in receipt of a £160,000 grant from the Town Centre Fund – Scottish Government funding distributed by Highland Council for Phase 2. This grant includes a £5,670 Contributing Third Party Payment which levered in an additional £44,330 from The Scottish Landfill Community Fund, and is therefore shown as £154,330 in our funding summary.</p>
<p><b>Year 3:</b></p>

c) Estimated value of existing funding in kind, and from which Service or Ward budget was/is it provided?

<p><b>Year 1:</b> Works to the courtyard have been carried out on our behalf by the Council, so although Wasps are paying for the service, the partnership has been incredibly helpful to us in relation to procurement and management.</p>
<p><b>Year 2:</b></p>
<p><b>Year 3:</b></p>



## INVERNESS COMMON GOOD FUND – WASPS YEAR 2 APPLICATION

3 APRIL 2020

### Key Project Updates and Variation – Year 1 to Year 2 Application

#### Capital Project Costs

Year 1: £3,452,228

Estimate: *based on project team pre-tender estimate*

Year 2: £3,329, 187

Actual: *based on qualified, accepted tender from appointed Phase 2 Contractor, Bancon Construction Ltd.*

#### Capital Works Timescale

Year 1: Proposed

Start date: October 2019

End: October 2020

Year 2:

Start date: Jan 2020 (Actual)

End date: April 2021

**N.B.** Discrepancy between Year 1 proposed start date and Year 2 actual date is due to delays with legal undertakings and finalising of the works contract. Works contract on programme based on work undertaken since 6<sup>th</sup> Jan 2020.

Construction works in Scotland suspended on 24 March 2020 on instruction of The First Minister and The Scottish Government. Completion date subject to change due to Covid 19 Public Health crisis. Wasps will recommence works as soon as it is safe to do so based on Govt. Advice, and ask that our supporters bear with us in these uncertain times. We will update everyone as soon as we can.

#### Funding update

Year 1 Funding Secured: £2,252,600

Year 2 Funding Secured: £2,849,520

Additional £596,920 funds secured. Outlined in Q 1.10 and Appendix 5.

#### Inverness Openarts - Outreach Pilot Project Update

Delay to the commencement of Phase 2 work, followed by subsequent restrictions on face to face working and building operations as a result of Covid 19 Crisis means the Professional Development and cross-sector planning work for this project will be delayed until works re-commence and more certainty on the effects of the virus on the sector is possible.

It is still our intention to run the main project from completion of the capital works, which have 38 weeks left to run based on original programme. Professional Development works should take approx. 12-16 weeks. Timescales are based on previous successful project delivered by members of our staff team.



# Inverness Creative Academy



The 1895 Midmills Building, 1900



The 1895 Midmills Building, April 2020

**Heritage Activities  
April – May 2020**

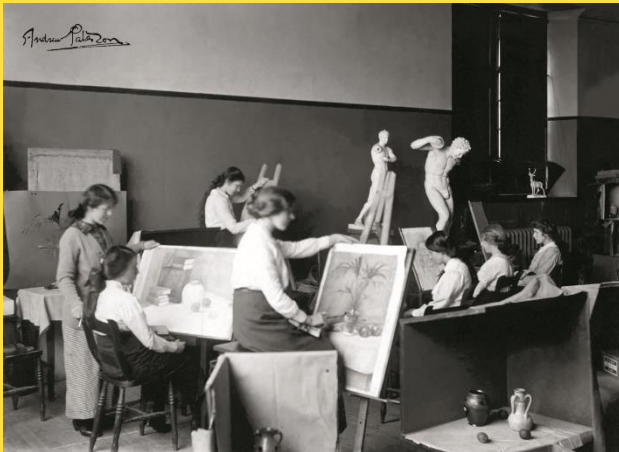


**wasps\_**

# Collecting Memories for our new Heritage Project

2020 is the 125th anniversary of our beautiful building, which opened as Inverness Royal Academy in February 1895.

We are asking past students, staff and local residents in the Highlands for their memories of the building during it's time as Inverness Royal Academy, Culloden Academy or Inverness College.



By gathering information on the use of rooms and spaces over the ages, we can begin to plot the story of Midmills over the last 125 years.



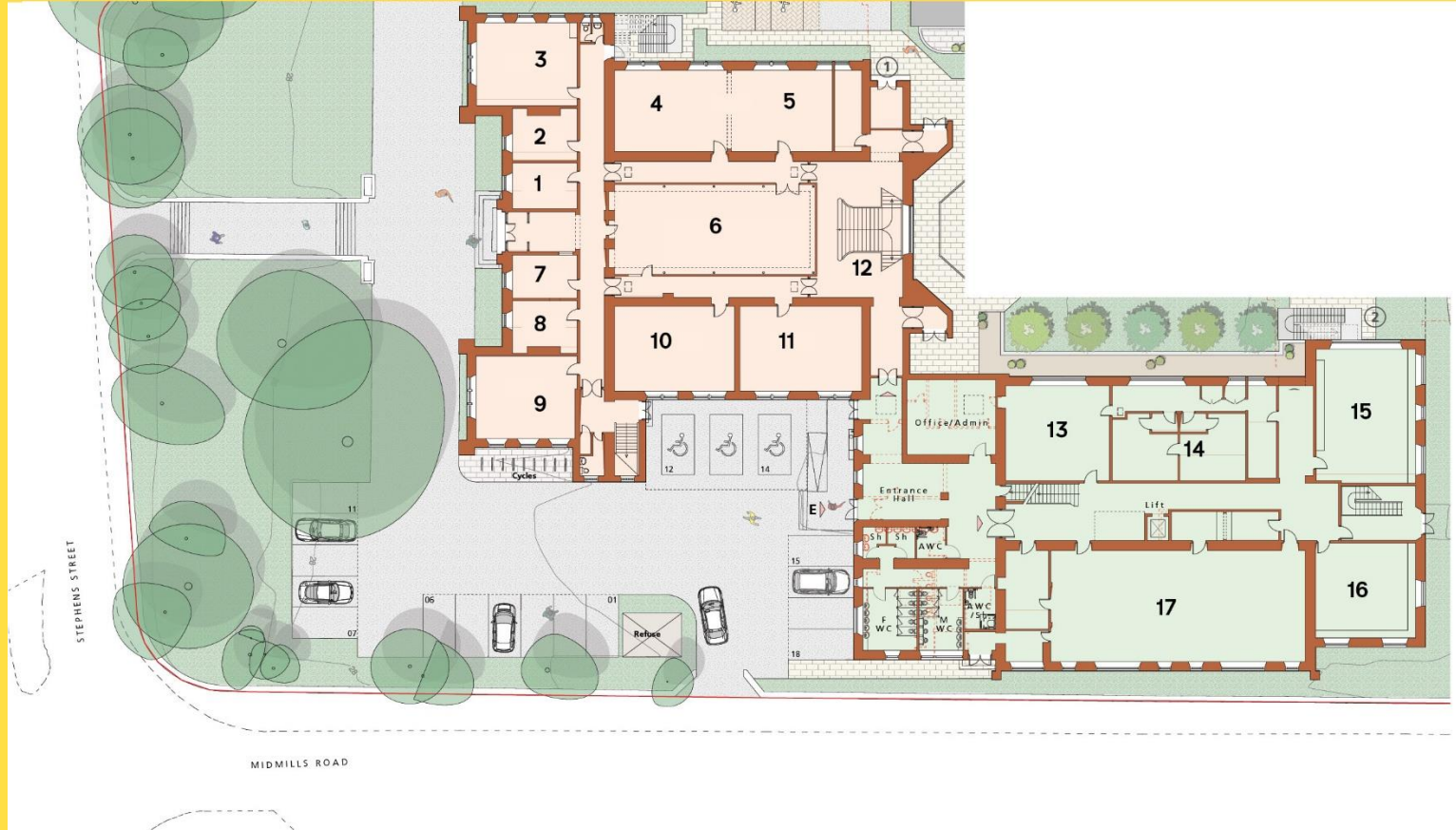
wasps\_





Inverness Creative Academy  
Ground Floor  
(LDN Architects, 2016)

**wasps** heritage



<https://invernesscreativeacademy.org.uk/2020/04/23/share-your-stories-with-us/>

**wasps**\_



Inverness Creative Academy  
First Floor  
(LDN Architects, 2016)

**wasps** heritage



<https://invernesscreativeacademy.org.uk/2020/04/23/share-your-stories-with-us/>

**wasps\_**

# We'd love to hear from you!

If you have memories, stories, or historic materials you'd like to share, or want to find out more about the Heritage, refurbishment or creative plans at Inverness Creative Academy, then please get in touch with us:

**Kirsten Body**

Heritage Activity Officer – Inverness Creative Academy

[Kirsten@waspsstudios.org.uk](mailto:Kirsten@waspsstudios.org.uk)

07751 020458

**Claire English**

Funding and Partnerships Manager

[Claire@waspsstudios.org.uk](mailto:Claire@waspsstudios.org.uk)

07384 116 381

[Invernesscreativeacademy.org.uk](http://Invernesscreativeacademy.org.uk)

[facebook.com/invernesscreativeacademy](https://facebook.com/invernesscreativeacademy)



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**wasps\_**



# With Thanks to all of our Supporters



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# wasps\_



**Inverness Creative Academy Press**

**Highlights: April 2019 - present**



# The Inverness Courier

Incorporating Highland News

[Home](#) [Lifestyle](#) Article

## Getting a sniff inside the new Inverness Creative Academy

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By Nicky Marr

**Published:** 10:15, 06 April 2019

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At the opening of any new building the overwhelming smell is usually one of fresh paint.

It fades in time, but at Inverness Creative Academy I expect the smell of new paint will linger, for decades perhaps.



Fiona Matheson at her studio in the Inverness Creative Academy.

Just four years after the social enterprise Wasps (it stands for Workshop and Artists Studio Provision Scotland) acquired the Midmills Building of Inverness

College, it is now home to more than two dozen professional artists, with additional workshop and exhibition spaces.

Work on phase two of the building – it will be a similar hub for digital creative businesses – will hopefully start this summer.

The transformation of the art and science departments of the Victorian building, built in 1913 as Inverness Royal Academy, is phenomenal. Studios are light and airy, and beautifully fit for purpose.

The restored gym hall is gorgeous – that ceiling! And with occupancy at the time of opening already at 85 per cent, anyone who questioned the need for creative workshop space in the Highland capital has been quickly silenced.

By the time of last week's official opening the studios had already been occupied for four months, such is the way of these things. And already the resident artists are raving about it. I spoke to Fiona Matheson, a landscape artist who shares a studio with fellow artist Clare Blois. Formerly a knitwear designer and art teacher, Fiona started painting full time 14 years ago, and has a purpose-built studio at home on the outskirts of the city.

So, did Fiona really need to rent a Wasps studio, if she already had a dedicated space at home?

"I didn't need to come here", she explained, "but I wanted to. And it has already proved to be worth the investment. I have been so much more productive since I moved into the studios here. I come in most days and sometimes at weekends or in the evenings too – there is 24/7 access – and I love the camaraderie.

**Good design and beautiful aesthetics can make all of our lives a little better**

"We all work off each other's creativity. One of the other artists frames his own paintings, so I have asked him to frame some of mine. Being in here creates a different atmosphere to working at home alone.

"But more than that," Fiona continues, "as a member of Inverness Wasps I get access to the whole network of artists in other studios – that's more places to exhibit my work and 900 artists nationwide to learn from and collaborate with."

And she doesn't need to say any more, the smile splitting Fiona's face as she talks is testament enough to how valuable she finds it – and that's just a few months in.

The aim is that the studios will become part of the Inverness community as they have elsewhere; there are 19 Wasps set-ups in Scotland. Inverness makes five in the Highlands and Islands alone, the others being at Orkney, Shetland, Skye and Nairn.

Inverness Creative Academy also has workshops and exhibition spaces which can be rented by the day or half day; textile artist Sharon Scobbie will be running a needle felting workshop next month, and there are plans for regular classes from other artists too.

Art is subjective; the ongoing heated debates about the merits of proposed public artwork on the banks of the River Ness in Inverness are testament to that, but good design and beautiful aesthetics can make all of our lives a little better.

Even if you don't feel you'll be directly impacted by the new studios, any project that creates jobs (Wasps estimate 109 in Inverness once both phases are open) and restores, reimagines and breathes new life into crumbling Victorian buildings, can only be a good thing. It also gives talented artists a reason to stay in the Highlands or to come here in the first place; glass artist Catherine Carr moved here from Cumbria purely because of Inverness Creative Academy.

I can't wait for phase two to open. Less about paint on canvas, it will be more digitally focused, and there will be a public café too.

Do you think there might be space in a corner somewhere for a writer and editor? I don't take up much room, and the creative buzz and productive atmosphere might be just what I need.



# The Inverness Courier

No. 18,001 (Established December 4, 1817)

Friday, April 26, 2019

www.inverness-courier.co.uk

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Friday, April 26, 2019

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The Inverness Courier 11

## Midmills site is transformed

By Scott MacLennan  
s.maclennan@spp-group.com

THE transformation of a key city centre site into new homes has been hailed as one of the best developments ever undertaken by Highland Council.

Oakwood Court - formerly home to Inverness Royal Academy and then the Midmills college campus - has been officially handed over to the council, with tenants already preparing to move into their new homes.

Three blocks of 10 one or two bedroom flats have been created alongside a two-bedroom house created in the former janitor's cottage.

The development was created with people aged over 55 in mind, incorporating features to assist with people's changing needs as they grow older including level access bathrooms, door entry systems and lifts.

Designer LDN Architects has also incorporated more unusual design ideas such as coloured corridors to help dementia sufferers locate their flat more easily and transparent cupboards to help with the finding of kitchen items.

Inverness Provost Helen Carmichael visited the site this week and said: "The transformation is very impressive with beautiful homes and



Inverness Provost Helen Carmichael and Councillor Jimmy Gray enjoy the courtyard. Pictures: Gary Anthony

great communal spaces and it complements the regeneration of the rest of the site including the newly opened WASP Studios [for artists].

"The whole project to merge the old with the new has been a great achievement and will really reinvigorate this historic and desirable area of Inverness.

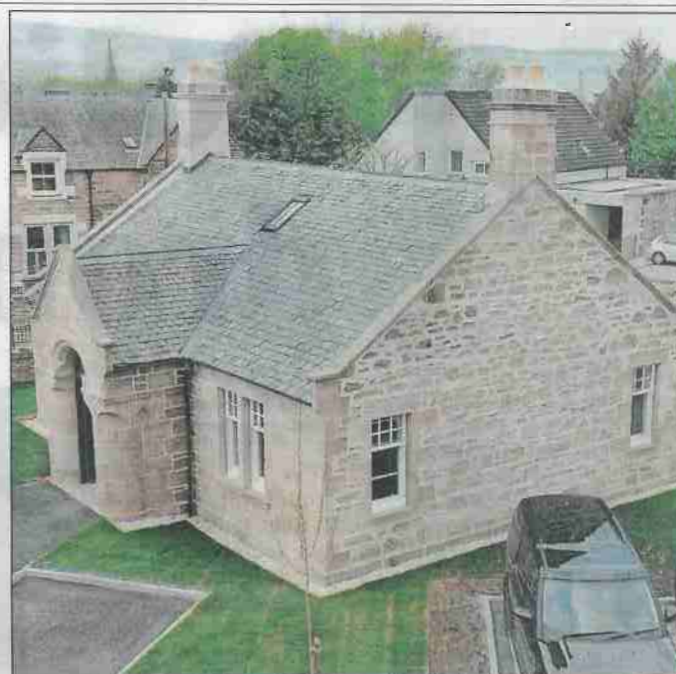
"Everyone involved should feel very proud of all their hard work."

Ward councillor Jimmy Gray was

even more pleased.

"It is one of the best developments I have seen," he said. "What I love is the old building combined with the new building and how the whole thing sits together.

"I was worried about this for some time - if we were we going to get a use for this site. I would live here - I doubt many people in Inverness wouldn't choose this as a place to live just two minutes from the city centre."



The former janitor's house has been turned into a new home.



The development is on the site of the former Midmills campus.



# EXECUTIVE

MAY 2019

The North of Scotland's leading business magazine

ADVERTORIAL / Women in business

## Creative project will help talent keep growing

The benefits of Inverness's artistic hub are already showing, says Wasps Studios chief executive **Audrey Carlin**

**JUST months after opening its doors, the new Inverness Creative Academy is already showing its value – artistically, economically and culturally.**

The completion of Phase One of our project to develop the region's first major creative hub has provided studios for 31 artists.

The CodeClan digital skills organisation and Inverness College UHI are also taking space, continuing the educational and training role of a site that was once home to the Inverness Royal Academy.

This is just the start.

By the end of Phase 2 it will house 39 artists, with workspace for 54 digitally based creative practices, a public café, exhibition and workshop spaces.

It will help address the pressing need for the Highlands to have centres for the digitally-based business, training and innovation that are of such importance to the future of Scotland's £3.7 billion a year creative sector.

Delivered for just under £6 million, the Academy should ultimately bring 109 full-time equivalent jobs, generating annual wage earnings of £2.7 million.

But these figures only tell part of the story.

The broader picture is that it can have particular benefits for women and young people.

Of our 900 plus tenants, in every part of Scotland, around 62 per cent are female. Among them are highly skilled visual artists, jewellery makers, ceramicists, glassmakers and many, many others.



Provost Helen Carmichael with her portrait by artist David Fallow.

16

We also know that an acute shortage of workspace, and other essentials that allow the transition from student to professional artist or maker, means that talented young people who want to work here have to leave for the central belt, England or overseas.

And the emerging and established artists who do live and work here all too often face isolation and lack access to the support and infrastructure they need to build careers and businesses and generate decent incomes.

Wasps offers quality, affordable space to work, exhibit and run classes and workshops.

Places like the Inverness Creative Academy let them experiment, collaborate and cross-fertilise.

Tenants also become part of our nationwide network, giving access to selling and commissioning opportunities, to our residency and gallery spaces and to business support.

These are all things for which there is a keen appetite. The project was based on extensive research and has been guided by an artist-led steering group.

Our experience of developing creative hubs in the central belt shows that they can have a transformative impact (directly and by providing a fertile environment for other enterprises to set up nearby).

All this explains why the academy achieved 85 per cent occupancy in 16 weeks.

Among those who have joined us are Catherine Carr, who produces extraordinary work by knitting and crocheting glass, and Evija Laivina whose award-winning Beauty Warriors photographic project attracted widespread attention.

And when the Inverness Provost, Councillor Helen Carmichael, performed our official opening in March we were proud to present her with a triptych portrait (that will become part of the city's collection) painted by one of our first tenants, David Fallow.

It's been really rewarding to see how delighted people have been as they have moved in – swapping kitchen tables,



garages and in one case a cupboard, for specialised studios and offices.

Quality facilities and infrastructure are essential if Highland people are going to have fulfilling careers. The issue will become more acute as traditional sources of employment continue to diminish or disappear.

The creative economy provides 74,000 jobs in Scotland. We want the Highlands to enjoy a growing share of this success.

The academy is our 19th property (five are in the Highlands and Islands – right up to Shetland) and by far the largest outside the central belt. This reflects our growing emphasis on catering for the needs of the area.

In the past five years we have made significant investments in Orkney, have developed the Links Studios complex in Nairn and the Admiral's House on Skye – an artists' residence at the former home of Vice Admiral Sir Roddy Macdonald.

However, the academy project still has a long way to go.

But fundraising for the next phase is well under way and we are hugely grateful for the continued support of Highland Council and HIE, who have backed us and shared our vision throughout.

Our aim is to get onsite this summer and complete 12 months thereafter.

Once that is done we hope it will give young creative businesswomen and men the support they need to flourish, and provide the facilities needed for artists and makers to stay and thrive in the region they love.

## wasps\_

Midmills Building, Stephen's St,  
Inverness IV2 3JP  
T: 0141 553 5890 (head office)  
E: [info@waspsstudios.org.uk](mailto:info@waspsstudios.org.uk)  
[www.waspsstudios.org.uk](http://www.waspsstudios.org.uk)





Kirsten Body, Nicola Gear, Phoebe Roze, Shaun Fraser and Evija Laivina at Circus Artspace's Parade exhibition.



Artist Phoebe Roze. Pictorial: Callum Mackay (Image No. 064413)



Roos Dijkhuizen - Airplay Installation.



Anne Bevan's installation

# Art show is heavy stuff

By Ian Duncan  
i.duncan@ipg.co.uk

AN inaugural exhibition of contemporary art by Circus Artspace has been hailed as a success by organisers.

Parade, by members of the arts collective, opened on Wednesday, July 3, and on the first night they had more than 100 people through the doors.

Kirsten Body, a producer with Inverness Creative Academy, said: "We feel really lucky that we've had that support. Inverness has got a growing population of art graduates that want to show their work and we want to

build an environment for them to show their work."

Inverness Creative Academy is hoping to hold up to eight exhibitions over the next 12 months - the next will be a group drawing show on Wednesday, August 21.

Parade was launched during the XpoNorth festival and Circus Artspace is a new artist-run gallery located within Inverness Creative Academy at the former Midmills Campus.

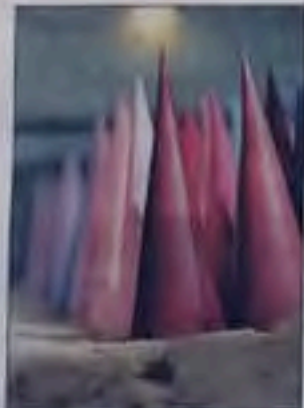
The artists' collective worked in partnership with Wasps Studios who supported the use of the historic Gym Hall at the creative

academy. It featured works by nine artists spanning Highland, Moray, Orkney, Aberdeenshire, Glasgow and London and included both established artists and recent graduates - Anne Bevan, Robyn Benson, Jack Catling, Marco Dessardo, Roos Dijkhuizen, Evija Laivina, Anna Kajos, Phoebe Roze and Fabiano Marques.

Wasps chief executive Audrey Carlin said: "Working with Circus Artspace provides a really exciting opportunity to showcase contemporary art which is an integral part of the cultural scene in the Highlands."



Evija Laivina - The Heavy Stuff.



Anna Kajos' installation



Nicola Gear with Anne Bevan's Star Sand animation.



Artist Shaun Fraser.



Robyn Benson - Joint Structure.



## Exhibition exploring Scottish rocks and plants to visit Inverness Creative Academy

by [Chris MacLennan](#) | August 27, 2019, 8:21 am



An exhibition drawing on the inspiration of Scottish plants, the landscape and rock formations is to go on display at the Inverness Creative Academy this weekend.

The second exhibition by Circus Artspace, named rock-paper-scissors, features five artists working across different forms of drawings and will be hosted at the former Inverness Royal Academy campus on Midmills Road.

The exhibition has been brought together in partnership with Wasps Studios, who are supporting the artists by providing use of the historic gym hall and creative academy.

rock-paper-scissors features works by both established artists like the University of Highlands and Island (UHI), Professor of Fine Art, Keith McIntyre and the University of Dundee PHD candidate Laura Donkers, as well as recent graduates Emily Doherty, Suzie Eggins and Karen Maxted.

Depictions of Suilven and Fingal's Cave on Staffa have been included as part of the exhibition, alongside a 49-foot rubbing of a woodland path.

Inverness based artist Suzie Eggins said: "Being part of this exhibition is a proud moment for me personally and also as a founder member of the Circus Artspace team.

"So much work happens behind the scenes to create events like these, bringing together artists from across Scotland to make contemporary art more accessible to the Highlands audience."

The rock-paper-scissors exhibition runs until Sunday September 1 and is open daily from 12-4pm.

Free lunchtime exhibition tours will take place at 1pm this Friday, and again at the same time on Sunday, the final day of the exhibition.



# The Inverness Courier

Incorporating Highland News

## Back to the future as Inverness College UHI strikes deal to return to former campus

By Andrew Dixon - [andrew.dixon@hnmedia.co.uk](mailto:andrew.dixon@hnmedia.co.uk)

Published: 16:57, 11 October 2019 | Updated: 16:59, 11 October 2019



Students at today's workshop

Inverness College UHI has moved into artist studio space within Inverness Creative Academy to provide new collaborative opportunities for students.

The outreach space will be used by students studying art programmes at the college and enable greater community and industry partnerships.

Run by Wasps, Inverness Creative Academy opened in November last year, transforming the college's former campus into the Highlands' first major creative hub, creating a space for artists, makers and creative industries.

The college has leased three rooms, having moved out the building in 2015 when its new premises opened at Inverness Campus. The Inverness Courier, 9

Circus Artspace staged a workshop offering advice about exhibition installation, collaborative planning and curation today. It involved students studying BA (Hons) contemporary art and practice at Inverness College UHI and Perth College UHI, and students studying BA (Hons) fine art at Moray College UHI.

Sharon MacFarlane, head of creative arts at Inverness College UHI, said: "We are delighted to have signed this deal with Wasps, which presents exciting opportunities not only for Inverness College UHI staff and students, who will have access to professional artist studio space to work from during their studies, but also the wider university partnership by providing space for more creative collaborations.

"In addition, we will be holding classes there for our own art students, providing them with access to an inspiring, creative environment and networking opportunities to engage with artists in the Highlands, including our alumni, and help them identify potential career paths.

"It will also give us a space in the city centre to exhibit student works, which is important."

Inverness College UHI also intends to use the space to strengthen links with industry and run community workshops from next year.

<https://www.inverness-courier.co.uk/news/back-to-the-future-as-college-strikes-deal-to-return-to-former-campus-184436/>

## Inverness creative Wasps to hold first ever winter market

by [Susy Macaulay](#) November 12, 2019, 1:34 pm



A scene from the WASPS opening, Inverness Creative Campus.

The first winter market and open studios by Wasps in the Highlands will take place on St Andrew's Day at Inverness Creative Academy.

The event will run from 10am to 5pm on Saturday November 30, in the newly restored Midmills Building, formerly Inverness Royal Academy, and will showcase work from Wasps studio holders and other makers from across Scotland.

The market will have more than 25 stalls with work for sale ranging from fine art to design and crafts, and refreshments by local Bad Girl Bakery.

A number of studios in the building will also be open for viewing.

Inverness Creative Academy is Wasps' 19th building, and the fifth in the Highlands.

Audrey Carlin, Wasps chief executive said: "This is the perfect opportunity to shop local and secure some lovely handmade gifts in time for Christmas, as well as see some of the brilliant work Wasps artist tenants create behind usually closed doors."

<https://www.pressandjournal.co.uk/fp/news/inverness/1888200/inverness-creative-wasps-to-hold-first-ever-winter-market/>

## 10 things to do across Scotland this week

By [Garry Scott](#) 24th November



### Wasps [Inverness](#) Market Day

The first of its kind, join the Workshop and Artists Studio Provision Scotland for a winter market. The one-day shopping showcase will feature work from not only the Wasps studio, but also other makers from across Scotland adding up to over 25 stalls. There will also be refreshments from the Bad Girl Bakery. Beyond shopping, there's a number of Open Studios in the building to have a look at.

November 30 from 10am-5pm

Free

Inverness Creative Academy, Midmills Building, Stephen's Street, Inverness, IV2 3JP

<https://www.thenational.scot/news/18048475.10-things-across-scotland-week/>



# Artists set out their stalls for Wasps' winter market

ORGANISERS of an artists' winter market could be arranging further events in Inverness after the first proved a huge hit with crowds.

More than 700 visitors flocked to the first Wasps' Market Day and Open Studios event at Inverness Creative Academy and some had travelled all the way from Orkney.

A spokeswoman said: "It went really well. All of the artists were very happy and there were quite a lot of sales."

The one-day event, which was held in the former Midmills Building, showcased

work of artists, ranging from fine art to crafts.

There were more than 25 stalls at the market and visitors also had the chance to look around a number of open studios - offering a rare and brilliant opportunity to explore inside the artists' working space and talk to them about their work.

Inverness Creative Academy is Wasps' 19th building and the fifth in the Highlands. It was a £5.7 million project transforming two B-listed former school buildings into the largest creative facility for artists in the Highlands.



Artist David Fallow and Anne Omand.

Pictures: Callum Mackay



Arts and crafts which were available at the first Wasps' winter market.



Lauren and Megan Rennie.



Pamela Ocampo and Amelia Douglas.



Media artist Leah Davis.



Trying some earrings.



Paul and Mark Kerr.



Ah Speakman.



Lauren Rennie.



One of more than 25 stalls.



## Second phase of multi-million pound Inverness art studio begins in 'significant boost' to community

by [Chris MacLennan](#) | January 14, 2020, 7:14 am



The former Inverness Royal Academy building will see its old Assembly Hall renovated

The second phase of a multi-million-pound art studio investment in Inverness is underway.

Work on the £3.5 million creative academy planned for the former Inverness Royal Academy building began earlier this month.

The project will eventually cost in the region of £5.7 million and is being taken forward by Wasps, which is promising a vibrant new home for creative industries in the Highlands.

It's hoped it will bring 109 full-time equivalent jobs to the area and generate wage earnings of £2.7 million per year.

The work is not expected to be completed until early next year, but tenants are already registering their interest in workspaces.



Audrey Carlin, chief executive of Wasps, said it “really is a landmark moment” adding that the business has come “a long way” since opening its first studio in Dundee in the 70s.

She said: “Far too many creative people find it a struggle to make a living in the parts of Scotland where they want to live and work.

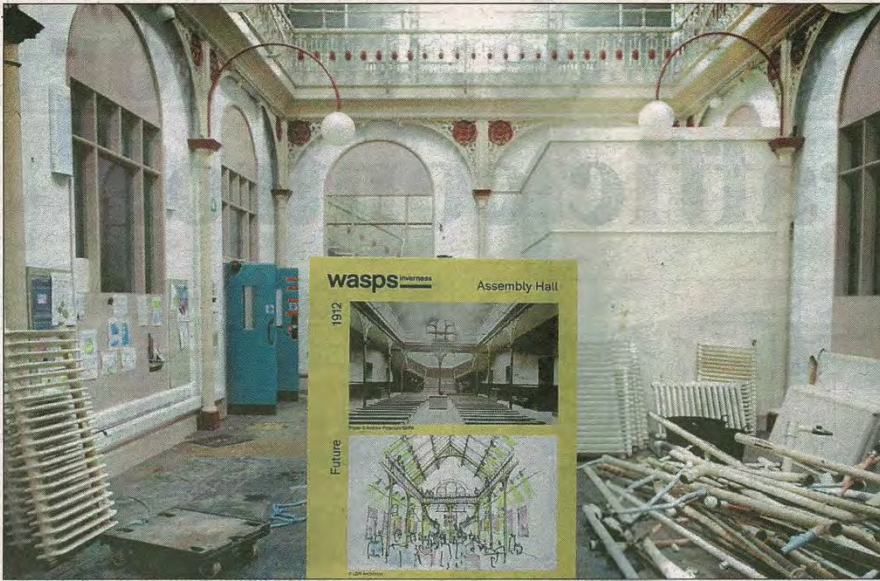
“Scotland is rich with creative talent, but the support needed for creatives to flourish is ad-hoc.

“Our mission is to help solve that problem.”

The organisation is today also celebrating the opening of its 20th Scottish studio, in the form of the £4.5 million Creative Exchange in Perth.

<https://www.pressandjournal.co.uk/fp/news/inverness/1951538/second-phase-of-multi-million-pound-inverness-art-studio-begins-in-significant-boost-to-community/>





The main hall will have its inner walls knocked out to return the room to its former glory.

Pictures: James MacKenzie



The grand Victorian assembly hall seen from above.



Downstairs classrooms will be converted into offices.

# Next phase for centre

By Ian Duncan  
ian.duncan@hnmmedia.co.uk

Academy on Monday, January 6, and it is expected this will be completed by the end of this year.

The £3.5 million project will see the Victorian building, which was the oldest and originally built in 1895, transformed into a new and more open plan space while retaining some of the original architectural features.

As well as offices for Wasps, the arts organisation behind the project, it is hoped it will include an event space and café with the redevelopment of the former grand Victorian assembly hall.

And, even though the

work on the second phase has yet to be completed, potential tenants have already expressed an interest in workspaces there - it is hoped this will in digital fields.

Wasps' chief executive Audrey Carlin said they still needed to raise £500,000 but they were well on the way to the £5.7 million target and were exploring a number of funding avenues, including sponsorship. She said: "Phase two is the last phase of the Midmills redevelopment. It's exciting to get on site - we just want to get on and deliver it and allow the creative economy to thrive."



One of the original corridors.



One of the upstairs rooms.

WORK has begun to renovate the former Inverness Royal Academy building and transform it into a cutting edge centre for the creative industries in the Highlands.

The total budget for the rebuild of the former Midmills building, in Stephen's Street, is £5.7 million and the first phase of the redevelopment was completed by the end of 2018 - already all 55 artists' workspaces are fully occupied.

Contractors moved on site to start the second phase of the Inverness Creative



The stairs will retain some original architectural features.



Chris Cowie, head of projects for the Inverness Creative Academy, outside the Midmills building alongside the academy's project development manager Emma Callaghan.



Some upstairs walls will be knocked out.



Chris Cowie and Emma Callaghan tour the building.



## Historic arts site awarded grant for restoration and repairs

[NEWS](#) 11th February



Hospitalfield House in Arbroath

**It was one of Scotland's first fine art schools and hosted some of country's leading artists including Joan Eardley, Robert Colquhoun and Robert MacBryde.**

Hospitalfield House was designed and built by artist Patrick Allan-Fraser, who upon his death left it in trust to support artists of the future.

The Arbroath Estate opened as an art school in 1902 and to this day continues to support upcoming talent from [Scotland](#) and beyond.

However, several buildings within the grounds are in need of repair and restoration - prompting a funding award of more than £92,000 from Historic [Environment](#) Scotland.

The funding will help Hospitalfield Trust to make the necessary improvements, including to the 19th century Fernery, the only building of its type remaining on the east coast of Scotland.

There are also plans for a new design to the walled garden, which will explore 800 years of the garden's history.

Once the works have been completed, the garden and its buildings will be open to the public year-round and a new café will be opened as part of the plans to expand Hospitalfield House as a cultural hub.

The HES money is part of a £843,000 funding package for four Scottish heritage sites, with the Inverness Creative Academy, Dunollie Castle in Oban and the former Cultybraggan prisoner of war camp, known as Camp 2, also receiving awards.

Culture Secretary Fiona Hyslop said: “This funding for the restoration and repair of historic sites underlines the Scottish Government’s commitment, through the work of Historic Environment Scotland, to preserving our incredible built heritage for future generations.

“I’m particularly pleased that Hospitalfield House has been awarded money to continue its development and enable even more people to enjoy its contemporary [arts](#) centre and gardens.

“This is a fantastic example of how historic buildings can be adapted to new uses, ensuring that they can continue to thrive and make a valuable contribution to local communities.”

The Inverness Creative Academy has been awarded a total of £500,000 to repair and revitalise the 125-year-old historic building, which was originally home to the former Inverness Royal Academy.

The completed project will offer workspaces for cultural organisations and social enterprises, including long-term office space and flexible co-working spaces as part of the wider regeneration of the city.

A total of £141,605 has also been awarded to the 15th century Dunollie Castle for works to the exterior and the main tower.

This forms part of a wider regeneration programme for the castle, including its museum and grounds.

Comrie Development Trust has also been awarded £108,810 to redevelop 11 B-listed Nissen Huts at Camp 21, with five being redeveloped into high-quality, sustainable self-catering accommodation.

Another hut will be turned into a furniture store and laundry to support the self-catering offering, with the remaining five being redeveloped as commercial let accommodation including a possible pop-up café.

A self-guided heritage trail has also been installed at the camp with interpretation boards placed at intervals to provide information about particular buildings or areas of the camp.

The Perthshire camp is the only Second [World](#) War prisoner of war camp in Scotland open to the public.

This funding forms part of the HES Historic Environment Repair Grant programme which supports works to buildings or ancient monuments which are of special architectural, historic or archaeological significance across Scotland.

Amy Eastwood, Head of Grants at HES, said: “From offering public access to creating co-working spaces, these projects are fantastic examples of how conservation and re-use of historic buildings can make a positive contribution to the wider community.

“These funds will allow the projects to undertake the necessary high-quality, specialised conservation works required to help ensure a sustainable end use and continue Scotland’s story.”

The grant programme offers grants from £10,000 to £500,000 to support conservation-standard repair projects across Scotland which secure the original fabric of historic buildings and ancient monuments using traditional materials and skills.

Applications for the Historic Environment Repair Grant are open throughout the year and are considered in three batches. The next closing date is April 30.

<https://www.heraldscotland.com/news/18225749.historic-arts-site-awarded-grant-restoration-repairs/>

## Inverness Creative Academy at historic Midmills building wins £500k funding

by [Alistair Munro](#) February 11, 2020, 7:13 am



An ambitious project to develop a major creative industries base in the north has won £500,000 funding from Historic Environment Scotland.

And over £100,000 more has been given to Dunollie Castle in Oban for its own regeneration project.

In Inverness, the Wasps Trust is creating a £5million Creative Academy at the 125-year-old Midmills building, the site of the former Inverness Royal Academy.

Wasps chief executive Audrey Carlin welcomed the additional funding, saying: “We are delighted to receive £500,000 from Historic Environment Scotland towards Phase Two of our flagship facility in the Highlands.



“The funds will contribute towards the regeneration of the B-Listed former Inverness Academy School building built in 1895, bringing it back into use as a creative industries’ hub.

“The funds will deliver sensitive restoration and refurbishment works, transforming the grand assembly hall into an events, exhibition and cafe space, in the heart of the Highlands.

“Works will be completed early 2021 delivering a facility which will be critical in creating a pathway to sustainable creative careers in the Highlands, enabling the region to tap into the huge economic and cultural benefits of the growing arts and culture industry in the UK.”

The building had housed Inverness Royal Academy from 1895 to 1979, before becoming a campus for Inverness College UHI. It became vacant when the college moved to its new base at Beechwood.

The Wasps Trust, a non-profit social enterprise based in Glasgow, acquired the Category B-listed Victorian building in 2018.

Phase one of the project – the ‘artists and makers’ wing – was completed in November that year, providing 32 artist’s studios, a community run traditional darkroom, a designated workshop space for classes, and an events/exhibition space in the old gym.

Phase two will provide the ‘creative industries’ wing.

Historic Environment Scotland yesterday announced more £800,000 funding to heritage projects across the country.

Among the other recipients is the 15th century Dunollie Castle in Oban which has been awarded £141,605 for works to the exterior and main tower.

This project forms part of a wider regeneration programme for the castle which includes the museum and grounds.

Amy Eastwood, head of grants at HES, said: “From offering public access to creating co-working spaces, these projects are fantastic examples of how conservation and re-use of historic buildings can make a positive contribution to the wider community.

“These funds will allow the projects to undertake the necessary high-quality, specialised conservation works required to help ensure a sustainable end use and continue Scotland’s story.”

<https://www.pressandjournal.co.uk/fp/news/inverness/2011051/inverness-creative-academy-at-historic-midmills-building-wins-500k-funding/>



# Creative base project for north given £500k boost

## Grants: £5m city hub one of many supported by government heritage bod

ALISTAIR MUNRO

An ambitious project to develop a major creative industries base in the north has won £500,000 funding from Historic Environment Scotland.

And over £140,000 more has been given to Dunollie Castle in Oban for its own regeneration project.

In Inverness, the Wasps Trust is creating a £5 million Creative Academy at the 125-year-old Old Mills building, the site of the old Inverness Royal Academy.

Wasps chief executive Audrey Carlin welcomed the extra funding, saying:

**The funds will deliver sensitive restoration and refurbishment"**

"We are delighted to receive £500,000 from Historic Environment Scotland towards Phase Two of our flagship facility in the Highlands.

"The funds will contribute towards the regeneration of the B-listed former Inverness Academy building built in 1895, bringing it back into use as a creative industries hub.

"The funds will deliver sensitive restoration and refurbishment works, transforming the grand assembly hall into an arts, exhibition and cafe space, in the heart of the Highlands.

"Works will be completed early 2021 delivering a facility that will be critical in creating a pathway to sustainable creative careers in the Highlands, enabling the region to tap into the huge economic and cultural benefits of the growing arts and culture industry in the UK."



PROGRESS: Property manager Catherine MacNeil and Steven Leith of contractors Bancon at the old academy. Photograph by Sandy McCook

The building housed Inverness Royal Academy from 1895 to 1979, before becoming a campus for Inverness College UHI,

then fell vacant when the college moved to its new base at Beechwood.

The Wasps Trust, a non-profit social enterprise based in Glasgow, acquired the Category B-listed Victorian building in 2018.

Phase one of the project - the "artists and makers" wing - was completed in November of that year, providing 32 artists' studios, a community-run

traditional darkroom, a designated workshop space for classes, and an events/exhibition space in the old gym.

Phase two will be the "creative industries" wing.

Historic Environment Scotland yesterday announced more than £800,000 for heritage projects across the country.

Among other recipients is 15th Century Dunollie

Castle in Oban, which has been awarded £141,605 for works to the exterior and main tower.

This project forms part of a wider regeneration programme for the castle that includes the museum and its grounds.

Amy Eastwood, head of grants at HES, said: "From offering public access to creating co-working spaces, these projects are

fantastic examples of heritage conservation and reuse of historic buildings that can make a positive contribution to the wider community.

"These funds will allow the projects to undertake the necessary high-quality specialised conservation works required to help ensure a sustainable reuse and continue Scotland's story."

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Plan your journey online now at [stagecoachbus.com](http://stagecoachbus.com)







## Grants awarded to four historic restorations

### **CULTURE**

**By Tom Eden**

Historic buildings have been given more than £840,000 for four conservation projects.

Repairs and preservation works at Hospitalfield House in Arbroath, Angus, Dunollie Castle in Oban, Argyll and Bute, the Inverness Creative Academy, and Nissen Huts at the former Cultybraggan prisoner of war camp in Perthshire, will each receive a share £842,802 from Historic Environment Scotland.

The funding will come from the Historic Environment Repair Grant programme, which supports work on buildings or ancient monuments of special architectural, historical or archaeological significance.

A grant of £500,000, the highest possible award, has been given to renovate the former Inverness Royal Academy, which plans to develop the 125-year-old building to provide office space for cultural organisations and social enterprises.

# £840k grant for Scottish historic conservation

BY TOM JARVIS

HISTORIC buildings in Scotland needing repairs have been given more than £840,000 towards four conservation projects.

Repairs and preservation works at Hospitalfield House in Arbroath, Dunollie Castle in Oban, the Inverness Creative Academy and Nissen huts at the former Cultybraggan prisoner of war camp in Perthshire, will each receive a share of £842,802 from Historic Environment Scotland.

The funding will come from the Historic Environment Repair Grant programme, which supports works to buildings or ancient monuments of special architectural, historical or

archaeological significance across Scotland.

A grant of £500,000 has been given to renovate the former Inverness Royal Academy, which plans to develop the 125-year-old building to provide office space for cultural organisations and social enterprises.

The 19th-century Hospitalfield House was designed by artist Patrick Allan-Fraser and turned into one of Scotland's first art schools on his death. A £92,387 grant will allow trustees to restore buildings within the grounds, including Scotland's only "fernery" – designed in 1872 to house two New Zealand tree ferns.

Known as Camp 21, the Cultybraggan prisoner of war

camp near Comrie has been given £108,810 to redevelop 11 huts at the site.

Repairs needed on the outer walls and tower of the 15th-century Dunollie Castle have also been awarded £141,605, with the conservation work forming part of a wider regeneration of the castle.

Culture Secretary Fiona Hyslop (above) said: "This funding for the restoration and repair of historic sites underlines the Scottish Government's commitment, through the work of Historic Environment Scotland, to preserving our incredible built heritage for future generations.

"This is a fantastic example of how historic buildings can be adapted to new uses."

## Inverness Creative Academy – Inverness Openarts

Between 2018 and 2021, Wasps is transforming 'Midmills' in the centre of Inverness to create the Highlands' first major creative hub.

**Inverness Creative Academy** is an innovative project which will transform the former Inverness Royal Academy empty 'Midmills' buildings in the centre of Inverness to create the Highlands' first large-scale creative hub, with studios, exhibition and meeting spaces for working artists, creative industries and the community. The only sustainable, creative arts venue and resource of its type in the Highlands, in addition to creative workspaces for artists and creative organisations, the buildings will provide publicly accessible workshop and learning spaces, meeting, events, gallery space and a social enterprise café.

The project is a response to evidenced demand from the local community. It is a unique opportunity to save two magnificent historic buildings, support, connect and develop the creative industries in the Highlands, nurture and retain creative talent, and boost economic growth. It will also help address wider issues of loneliness and isolation, and provide new opportunities for local people to engage in creative activities in this much-loved building. It will help people in the community and visitors to the region feel inspired, fulfilled and connected, making the Highlands a welcoming place to live, learn and thrive.

Inverness Creative Academy tackles 3 issues of critical importance to the Highlands:

- Developing the creative sector and the creative economy
- Retaining and attracting creative talent, and a young, innovative workforce
- Tackling social isolation and loneliness

**Inverness Openarts** is a 3 year Pilot Programme costing £60,000 (Budget P.5). The project will focus on the delivery of open access community art studio drop in sessions for anyone, over the age of 16, living in Inverness, with a particular focus on providing a supportive and welcoming environment for individuals and groups who face barriers to taking part.

The project will provide a safe, welcoming and supportive environment in which Openarts members can take part in artistic and creative activity, meet new people, learn new skills and participate in an open minded and understanding community. Wasps will work with partners from third sector organisations in the Highlands who have a focus on health and social care, addiction recovery, homelessness and housing, and care for the elderly. The project will promote personal development and inclusive communities, encouraging people to come together where a shared interest in art can free them of the labels or stigma associated with other aspects of their lives. To ensure Inverness Creative Academy is accessible to, and benefits the most deprived communities in the Highlands, Wasps will work with third sector partners and community venues to deliver targeted outreach in those communities. This will begin in the centre of Inverness during the 3 year Pilot, with a view to rolling the programme out to surrounding areas following feedback from the pilot.

Benefits and Beneficiaries:

**The main aim** of the project is to engage people suffering from long term health and mental health issues, addiction and unemployment in creative activity to improve health, well-being, soft skills and routes back to employment.

**The main beneficiaries** of Inverness Openarts will be members of the community living in the city centre, with a particular focus on creating integrative opportunities for people who are affected by ill health, disability, unemployment or recovering from addiction.

**Secondary beneficiaries** are the local artists and creative practitioners, the Arts, Public and Third Sector organisations involved, and other support staff employed and trained through the project.

Benefits Include:

- Opportunity for participants to develop skills, confidence and self-esteem and contribute to a positive, understanding and cohesive community



- Access and support for community members who may face barriers to inclusion
- A bridge between the creative sector, members of the community, and residents local to Inverness Creative Academy which can lead to further opportunity for those who may face barriers to inclusion and social participation
- Positive engagement in the Arts and Creative Learning which contributes to personal well being
- Development of positive cross sector relationships contributing to integrated support services for service users, building relationships and trust between different groups and organisations
- Professional development for arts practitioners, makers and creative industry professionals who will gain experience working with the community, engage in reflective practice with other practitioners, and work with educational and third sector partners to develop their skills in inclusive programmes development and working with hard to reach groups
- Contribute to a positive, creative, caring and vibrant community in the centre of Inverness

#### When?

Wasps is developing Inverness Creative Academy – our flagship Highland creative hub project – in two phases. Inverness Creative Academy Phase 1 opened in Dec 2018 and is now 100% occupied. It currently provides a home to 30+ working visual artists and three creative learning organisations – the Inverness Darkroom, Inverness College UHI and CodeClan, Scotland’s Digital Skills Academy, and has hosted 9 exhibitions, and countless workshops and events.

The works for Phase 2 started on site in January 2020. Due to the Coronavirus Pandemic works were paused in line with Govt instruction on 24 March 2020. The project will be ready to go back on site as soon as it is safe to do so, but in these unprecedented circumstances we are unable to commit to a date. We hope that the delay won’t be too long and works will still complete and open to the public in the first half of 2021.

It is our intention to hold consultations with community partners, training with artists, and open days/taster sessions for potential members and third sector partners at community venues and from the spaces in our completed building during the works for Phase 2. This process has been delayed due to the Coronavirus Outbreak. As soon as we can get the works back on site, we will explore options to move this work forward so that we have a trained group of artists and community partners in place for the delivery of the main pilot.

The [Inverness Openarts](#) main pilot programme will run subsequently to completion of Phase 2 in 2021/22, 2022/23 and 2023/24. Programme will break over the main public holiday periods.

#### Where?

Inverness Openarts will be based in Inverness Creative Academy with outreach sessions held in community buildings within targeted city centre areas. A rotating monthly programme of drop in sessions will provide a range of opportunities for people to take part.

Week 1: Half day drop in session – The Bike Shed / Merkinch Community Centre  
 Week 2: Half day drop in session – Hilton Community Centre  
 Week 3: Half day drop in session – The Spectrum Centre  
 Week 4: Full day drop in session at Inverness Creative Academy

#### Delivery:

4 monthly arts drop in sessions will be held at partner community venues (half days 10am-1pm or 1pm-4pm as agreed) and in Inverness Creative Academy’s workshop space (full day 10am – 4pm).

We offer space, a range of basic materials, and support from a range of professional artists and project staff to aid the members in developing their artistic and creative ideas. The studio is not a prescriptive class and provides person centred support which encourages confidence, mutual support, positive integration and well-being. Operating on a drop in basis allows individuals who experience barriers to participation to engage with the studio in a way which suits their needs.

Each studio session will be staffed by a Resident Artist and Specialist Artist. The project will be supported by a Project Coordinator whose working hours will include some studio support. Project staff will report to, and be supported by, Wasps staff team, with Inverness Property Manager as a key point of contact. Where members are referred by third sector partners, support staff from partner organisations will be asked to

attend if additional personal support is likely to be needed. Members and partner agencies will agree to 'conditions of studio attendance' to ensure a supportive, safe and welcoming environment for all.

The main workshop sessions will be led on a rotational basis by a staff of local, professional artists with a wide range of general and specialist skills. It is envisaged that a number of those artists will be Wasps tenants, however, the opportunity to work on the programme will not be exclusive to those artists resident in a Wasps studio. Artists will be selected based on their enthusiasm and aptitude for working in a person led mode with clients who have a range of different needs. The selection panel will include representatives from third or public sector partner organisations.

The project will aim to:

- Attract 60 Individual Members in year one of the programme (15 regular participants per target area), attracting additional organisational partners and members as the programme evolves.
- Enable at least 384 class attendances per year based on an average of 12 participants per session over an 8 month operational period
- Train and Employ a minimum of 8 resident and specialist artists in inclusive, person centred arts in health tutoring throughout the pilot programme

Openarts Membership:

Inverness Openarts will charge a nominal fee, making it accessible to everyone whilst encouraging a sense of belonging and commitment. Membership fees will be subsidised for Priority Members (those with recognised health and social needs) as agreed based on consultation with key partners. The proposed fee will be £2 per day\* and provide:

- Access to support, basic materials and training in a variety of un-pressurised, locally based drop in sessions to suit the needs of the individual whilst enabling their creative and personal growth
- A relaxed, secure and inspiring environment in which to meet new people, develop arts and transferrable life skills
- Access to Gallery and Exhibition Space in Inverness Creative Academy, invites to exhibition openings, specialist events, talks, tours for the Openarts Group
- Access to tenant organisations Inverness Darkroom and CodeClan at reduced rates or via specialist taster sessions as part of the main programme, access to Inverness College UHI creative careers and development advice. TBC throughout project development period.
- Inclusion in regular group planning meetings and special events
- A unique opportunity for personal and social development

**Inverness Openart** members can attend any of the drop in sessions they like. It is envisaged that some members may begin by accessing only their locally based drop in centre in the company of a support agency, however, as they become familiar with the staff and other members, and to develop their own artistic practice, they may then begin to attend the main drop in at Inverness Creative Academy, where they will be able to access additional types of social and creative activity.

In addition to the weekly studio sessions, delivery of **Inverness Openarts** will also include:

- Inclusive Arts in the Community Practitioner Training and Forum Days
- Forum days aimed at promoting the use of arts in health and social inclusion, promoting integrated services and positive relationships between Arts, Health and Third Sector Care organisations in the Highlands. These days will include guest speakers, taster activity sessions, examples of best practice, project promotion to partner organisations and development opportunities for Professionals.
- Pilot Drop in Sessions / Open Days during the pre-pilot development phase
- Member and Supporter Events – through opportunities at Inverness Creative Academy (exhibitions, open studios, talks etc) and organised visits, or celebration events. This would aim to bring together the members with artists and supporting agencies, building relationships and developing trust in celebration of the group's achievements, arts and creativity.
- Taster sessions and additional training/opportunities through delivery partners

**Inverness Openarts** will contribute to the Highland Outcome Improvement Plan:

- Community participation and dialogue; building relationships and trust between different groups, and individuals and organisations
- People in the highlands will benefit from living in stronger, safer and more resilient communities – promoting skills development, sharing and a collaborative approach
- People in the highlands will benefit from good mental health and well-being; tackling stigma and employer's attitudes; working and responding together, inclusion, intervention and peer support

It will contribute to the cross-cutting themes of:

- Employability, employment, and skills development
- Community investment and development
- Digital inclusion – through our relationship with CodeClan and UHI
- Equality of opportunity and inclusion

Commitment to Social Inclusion:

Wasps is committed to providing access for all and creating a fair and positive environment for people from all walks of life. In the pre pilot phase (during Phase 2 capital works) of [Invernes Openarts](#) we will engage with a number of additional organisations to consult them on issues such as session charge, payment methods and support systems for their users. For this reason the proposed price of £2 per day may change for members who are signposted through Health and Voluntary Sector organisations.

We will use these consultations to agree on best format and terms of use for these organisations. This will include issues such as additional support for their users, signposting of appropriate clients, involvement in steering groups/committees, how we work together to reach shared goals and maximize opportunity for the community members involved.

Professional Development for Artists and Creative Practitioners:

93% of Wasps tenants say they would like to take part in Professional Development opportunities offered by Wasps.

The project will provide working artists and creative industry professionals with additional skills and knowledge in working with, and supporting their local community – bringing the creative industries and the community closer together and encouraging more people to work together (regardless of additional needs) and participate in creative and artistic activities, where mutual creativity can foster personal growth.

Wasps will work with our third sector partners and UHI, to develop training, evaluation and feedback forums between arts practitioners, partner organisations and support agencies, ensuring that all those employed on the project feel supported in delivering this inclusive project. This may involve training on tutoring skills from UHI, and access to courses such as Mental Health First Aid training via third sector or health partners.

Participating in this project will not only enable artists to develop their own practice, but enhance other important skills (such as project management, budgeting, marketing, and engagement with customers and the community) which will contribute to their ability to make their living out of art.

Professional Development Lead Partners

University of the Highlands and Islands; Creative Scotland (tbc)

Third Sector Partner Organisations Include:

In Progress: Gateway Highland Homeless Trust; The Calman Trust; Creativity in Care; HUG (Action for Mental Health); Birchwood Highland; HM Prisons Education team

Prospects: Addiction Counselling Inverness; Mikey's Line; Contact the Elderly Inverness

Other voluntary sector support agencies as advised by the Inverness Community Planning Partnership.

Inverness Creative Academy shares the Midmills campus with two new housing developments for elderly and vulnerable people. We will also ensure that services of Inverness Openarts are publicised and made accessible to the tenants of these developments and the neighbouring community.

Arts Programme Delivery Partners:

Inverness Darkroom, CodeClan, High Life Highland and more tbc

## About Wasps:

Wasps is the UK's largest not-for-profit provider of affordable studio space for artists and makers and home to Scotland's largest creative community.

**Wasps' Mission** is to provide space and support activities in which creators can prosper. **Wasps' Vision** is to be an inspirational home for creative practice. Through its activities and advocacy Wasps delivers affordable spaces in which the broad artistic community can realise and share its talent and skills. As a Registered Charity and Social Enterprise Wasps supports our tenants with more than just space – providing opportunities for our tenants to collaborate, teach, exhibit, sell and develop new work in our buildings.

## Budget

Openarts Outreach Programme	
Resident Artists Tutor Costs	£15,000
Specialist Artists Tutor Costs	£10,000
External Venue Hire	£5,000
Material Costs	£10,000
Programme Management	£9,900
Annual Member Celebration	£300
Outreach Sub Total	£50,200
Professional Development / Reflective Practice for Arts Tutors and Partners	
Cross Sector Forum Days	£1,800
Programme Development and Taster Sessions	£2,000
Tutor Training	£6,000
Professional Development Sub Total	£9,800
PROJECT TOTAL	£60,000

Targeted Income	
Inverness Common Good Fund	£25,000
Highlands and Islands Enterprise (as match funding for ICGF contribution)	£25,000
Community Trusts and Private Donors to be identified	£10,000
Total Income	£60,000

Wasps is committed to delivering all elements of the 3 year Inverness Openarts project in full. We have held initial conversations with each prospective funder regarding their interest in the project and the different strands of work.

Should, however, Wasps be unable to obtain the full composite of funds to deliver training and professional development in the pre-pilot stage, we will work with proposed partners to develop a programme which ensures the main outreach works can still be delivered 2021-2024. In the meantime, we will continue to seek funds to training/professional development, and any additional resource or project enhancements recommended by delivery partners during consultation.

2/4/2020

NB It should be noted that at the time of writing this update the Coronavirus Pandemic has led to most non-essential businesses pausing all operations and face to face contact. The impact of this crisis on the Third Sector and a number of the proposed partner agencies named above is yet to be seen, and all timescales and delivery methods are subject to adaptation based on health and safety rules and current guidance. Our team is committed to delivering this project and will keep the Common Good Fund Committee updated with all progress and any alterations.

# INVERNESS CREATIVE ACADEMY CAPITAL BUDGET & FUNDING SUMMARY

ORGANISATION NAME: WASPS TRUST

Projected Expenditure - Contract Works and Project Costs Based on Accepted Tender Return	Amount
Capital Expenditure (works contract)	£2,878,879.31
Consultant Fees	£221,847.60
<b>Legal Fees</b>	£30,000.00
Statutory Charges	£9,600.00
Insurances	£12,000.00
Security	£0.00
Surveys	£4,000.00
General Expenses	£0.00
Telecoms / IT	£8,400.00
Fire	£6,000.00
Landscaping	£3,000.00
Cleaning	£2,400.00
Furniture / Fixtures	£8,000.00
Equipment	£960.00
Signage / Wayfinding	£7,200.00
Marketing	£1,800.00
Other	£58,350.00
Heritage	£41,980.00
Project Contingency	£34,770.00
<b>TOTAL EXPENDITURE</b>	<b>£3,329,186.91</b>
Confirmed Income	Amount
National Lottery Heritage Fund	£886,600
Historic Environment Scotland	£500,000
Highlands and Islands Enterprise	£330,000
Wasps Contribution (loan finance)	£250,000
The Foyle Foundation	£100,000
McCarthy & Stone Retirement Lifestyles Ltd	£91,000
SSE Sustainable Development Fund	£50,000
The Hugh Fraser Foundation	£30,000
The Pilgrim Trust	£25,000
The Turtleton Trust	£25,000
The Architectural Heritage Fund	£15,000
Inverness Common Good Fund	£65,000
The Garfield Weston Foundation	£150,000
The Gordon and Ena Baxter Foundation	£25,000
Creative Scotland Open Project Fund	£88,505
Individual Donors	£6,085
The Town Centre Fund	£154,330
The Sylvia Waddilove Foundation UK	£3,000
The Dalrymple Donaldson Fund	£5,000
EB Scotland Scottish Community Landfill Fund	£50,000
<b>TOTAL</b>	<b>£2,849,520</b>
<b>CURRENT SHORTFALL</b>	<b>£479,667</b>
Applications in Progress / Planned Fundraising	
Government Funds	£180,000
Major Trusts and Foundations	£75,000
Small Trusts and Foundations	£20,000
<b>Common Good Fund Year 2</b>	<b>£40,000</b>
<b>Public Phase Funding Strategy (throughout capital works. Subject to current re-evaluation in light of Covid 19. Additional Fundraising Support recruitment complete; anticipated start date May 2020.)</b>	
Corporate Sponsors	£50,000
Individual Donors (Launched at Major Donor Dinner at Castle Stuart October 2019 and ongoing)	£75,000
Public Campaign	£40,000
<b>TOTAL TARGETED INCOME</b>	<b>£480,000</b>

Town Centre Grant  
 £160k grant less £5,670  
 CTP Payment to Community Landfill

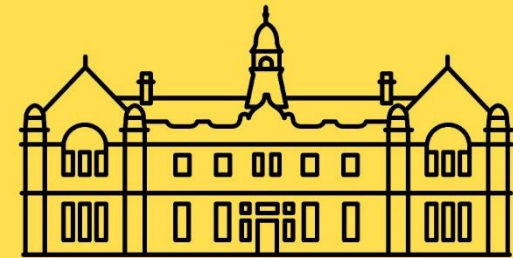
Additional £25,000 revenue



The status of the Corona Virus outbreak is changing daily, and the impact on our project work, and existing and proposed sources of funding is unknown. As a team we are monitoring changes daily and will explore all opportunities available to us. Additional staff resource, based in Inverness from Spring 2020 will ensure we can pursue all potential sources of funding effectively.

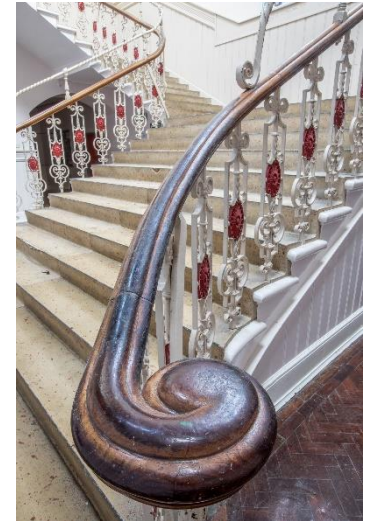
# Inverness Creative Academy

Phase 2



# Phase 2

## Current Condition





# Phase 2

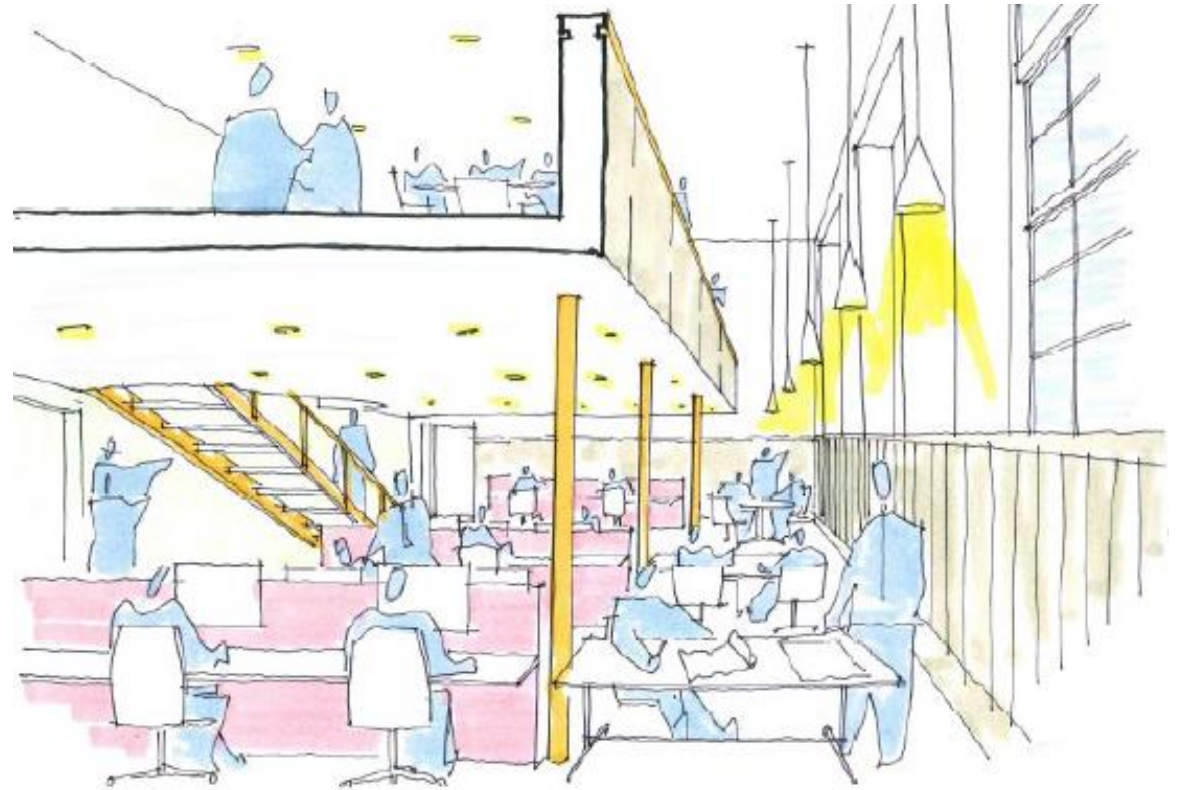
## Historic Photographs



wasps\_

# Phase 2

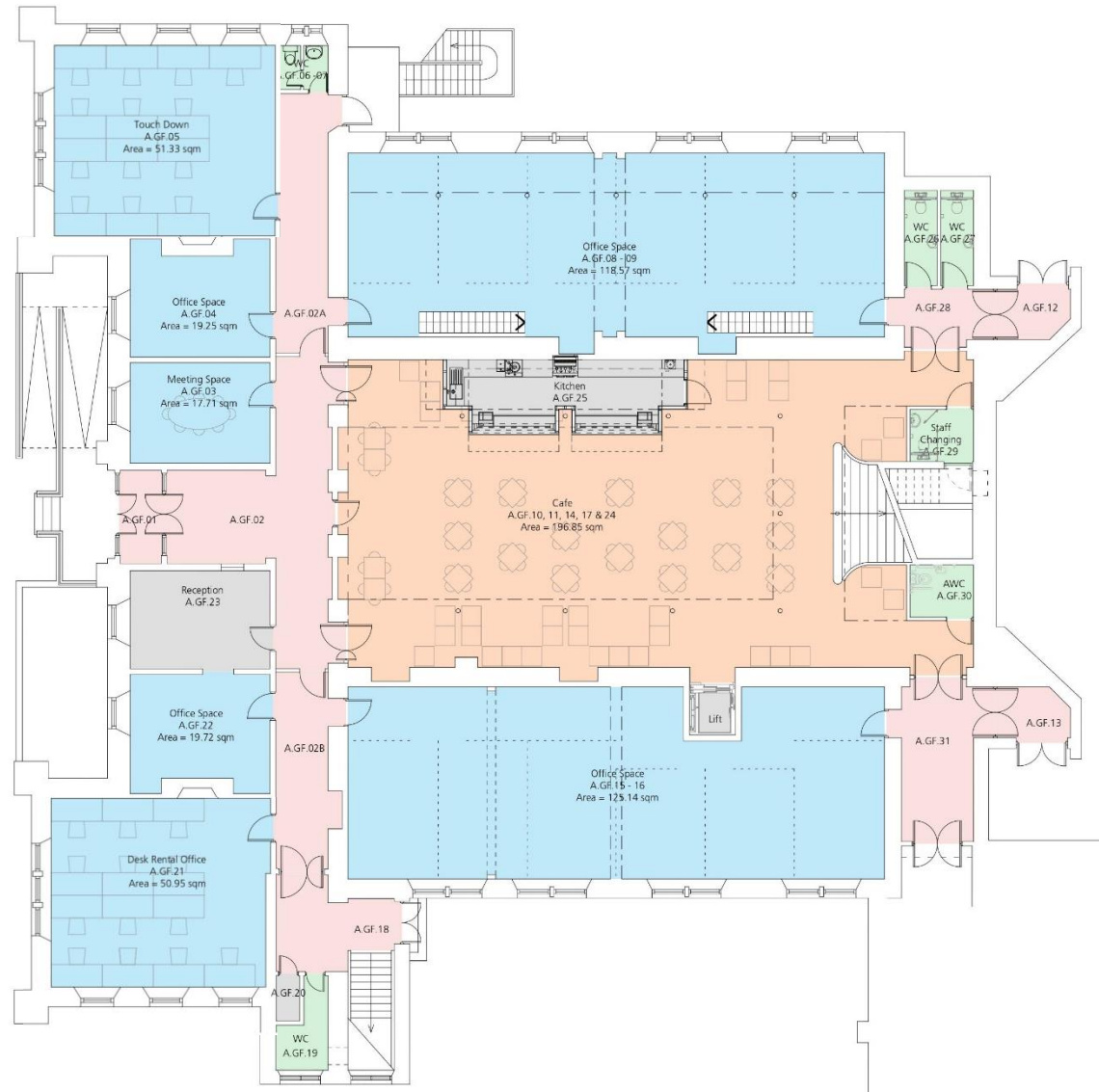
## Architect's Vision





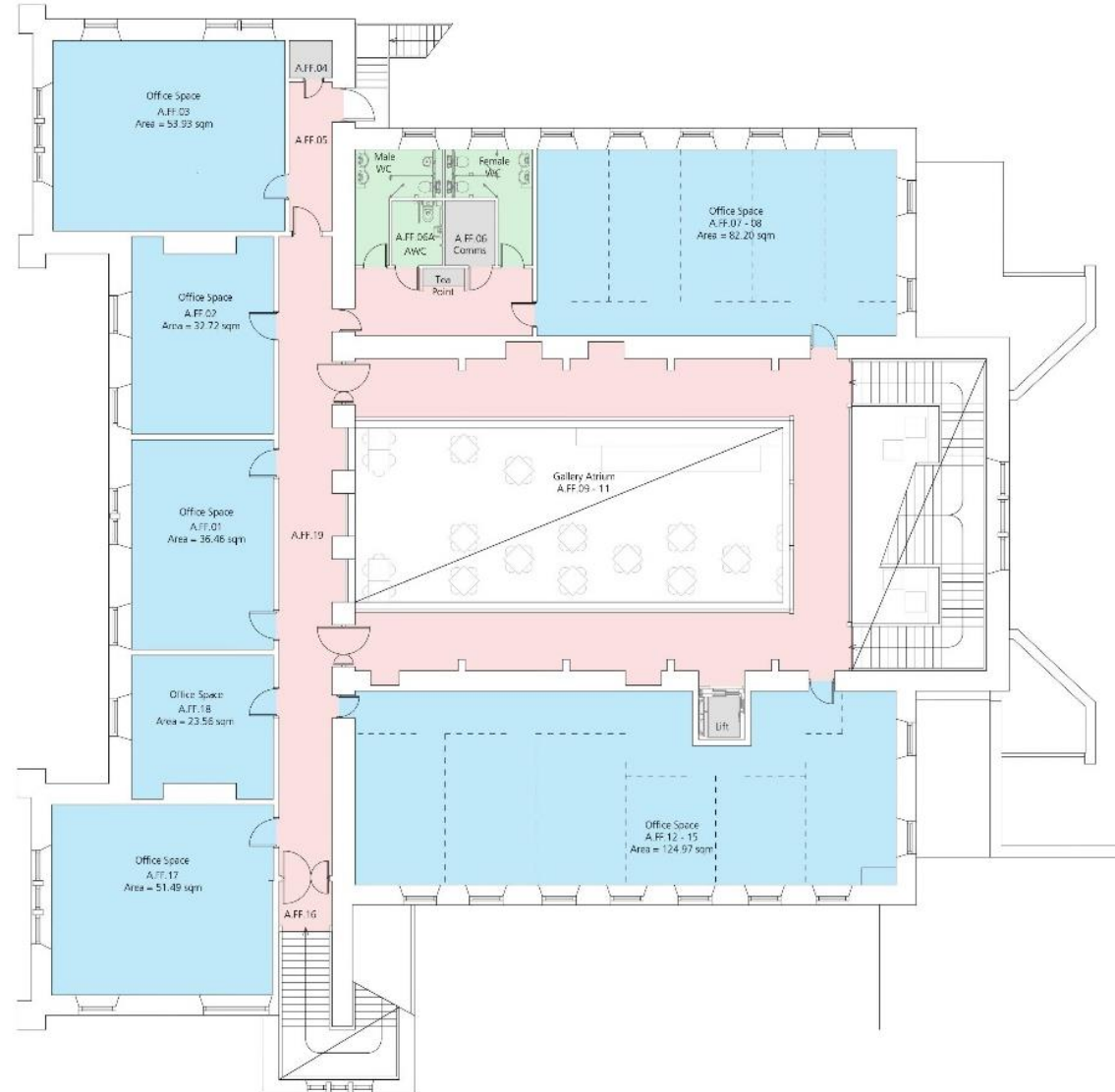
# Phase 2

## Ground Floor Plans



# Phase 2

## First Floor Plans



# Phase 1 – Complete

## Completed Building





# Inverness Creative Academy – Support

## Twitter Support for the Development of Midmills



H&I Voices  
@HI\_Voices

Follow

Do you have a favourite #Highlands or #Islands building? I have walked past this beauty every day for the last 9 years. So glad it has been given a new lease of life by @waspsstudios!  
Tweet us your pics of fave buildings, with a quick explanation, please?



Margaret Kirk @HighlandWriter · Mar 15

Replying to @HI\_Voices @waspsstudios and 8 others

My old school! Glad to see it's been rescued from the slide into decay that was beginning to take hold.



renee @saoghal\_beag · Mar 16

Replying to @HI\_Voices @waspsstudios and 8 others

I also love that this building is coming back to life!! Best morning ever when I wandered up that way & saw it ❤️



Formal Opening of Phase 1 on 28 March  
2019 - Attended by 180 people

# wasps\_

# Phase 1 – Key Facts

- £2.2m Capital Works Jan 2018 – Nov 2018
- 100% Let in 7 months
- Home to 32 artist tenants and 3 creative organisations
- Designated creative learning space and community  
darkroom with 38 members
- Regular exhibitions programmed attracting thousand of visitors



# Phase 2 – Key Facts

- £3.3m Capital Works Jan 2019 – Jan 2020
- £2.85m (86%) secured March 2020
- Bancon Construction started works on site 6<sup>th</sup> Jan 2020
- 2 additional posts commencing Spring 2020 to support fundraising and community engagement

# Support for Phase 2 will help Wasps deliver...



56

workspaces  
for creative  
individuals



26

flexible  
co-working  
spaces



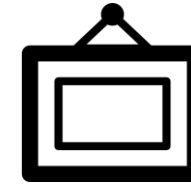
Meeting  
Rooms

and facilities  
for hire



Public  
Cafe

in the former  
assembly hall



Exhibition  
Spaces

overlooking the  
main hall

Which will be  
supported by...



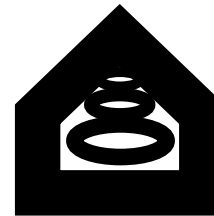
32

studios spaces  
for artists and  
makers



Darkroom

for traditional  
photography skills



Events  
Space

for exhibitions  
and events



2

Workshop spaces  
for  
classes and  
learning



David Haas  
City Area Manager  
Highland Council  
Town House  
Inverness  
IV1 1JJ

The Briggait  
141 Bridgegate  
Glasgow G1 5HZ  
0141 553 5890  
info@waspsstudios.org.uk  
waspsstudios.org.uk

3rd April 2020

Dear David

## **Inverness Creative Academy – Year 2 Application to Inverness Common Good Fund**

I am pleased to submit Wasps' Year 2 application to Inverness Common Good Fund for our £5.7m city centre regeneration project which is saving the category B-listed 'Midmills' buildings in the heart of Inverness and bringing them back into use as the Highlands first large-scale creative hub – Inverness Creative Academy.

Phase 1 of our project is complete, and has been a tremendous success. This application is for Phase 2, which will cost £3.3m, of which £2.85m is secured from a range of public and private funders, including a £65,000 Year One grant gratefully received from the Inverness Common Good Fund in May 2019. With 86% of funds secured, works started on the project in Jan 2020.

This enclosed Year Two application is also for £65,000. £40,000 is requested for capital costs to restore the 1895 Midmills building, and £25,000 will be used to deliver an Outreach Pilot Project to engage local adults who may face barriers to participation.

Inverness Creative Academy will foster collaboration, nurture creativity, and encourage young people to stay in the region to develop creative careers. The project will support creative enterprise, help stem the flow of talent away from the Highlands, and enable the region to tap into the ever growing creative sector whilst providing a new, inspiring space in the heart of the Highlands where everyone can enjoy art. The project is a once in a lifetime chance to save Midmills and change the creative industries sector in the Highlands, delivering against a number of the Council's priorities. Wasps is hugely grateful for the support received from Highland Council and Inverness Common Good Fund to date, without which we could not have achieved the additional financial investment or Phase 2, or the positive and full engagement from the community which has been achieved in the completed Phase 1.

As the Common Good Fund will be aware, due to the Covid 19 Crisis construction works on Phase 2 were suspended on 24 March. The site is secured, and monitored 24/7. We had made great progress in the 11 weeks on site and works were progressing on schedule. We will be in a position to start works again as soon as it is safe to do so, but it is now more important than ever that we raise the final funds for the capital works. We hope Inverness Common Good Fund can support us again, and help us to create a sustainable and affordable facility which can secure the future of Midmills for generations to come.

Yours Sincerely

*Audrey Carlin*

**Audrey Carlin**  
**Chief Executive Officer**  
**WASPS**



## Wasps Trust Application to Inverness Common Good Fund

Year 2 Application – 3 April 2020

List of Supporting Documents

### 5.1 Inverness Common Good Fund Checklist

- a) Wasps Declaration of Trust and 2 supplementary deeds (a1,a2,a3)
- b) Wasps Trust Audited Accounts – 2018/19; 2017/18; 2016/17
- c) Copies of Wasps Trusts' March Bank Account Statement.  
*Statements for Jan and Feb to follow as soon as possible – unable to obtain full statements at time of application due to Covid 19 home working arrangements.*
- d) Evidence that we have secured 3 quotes for goods/services over £3,000:  
D.1 Tender Opening Page Signed – *for Phase 2 Works Contract*  
D.2 Changes to Tender Contract – *detailing cost variations from Tender to final sum*
- e) Any other documentary evidence which is available to support your answer to Q 1.11

### Provided as Appendices

- Appendix 1: Project Updates and Variances Yr 1 to Yr 2 Submission
- Appendix 2: Supporter Update March 2020
- Appendix 3: Inverness Press Pack Highlights April 2019 - present
- Appendix 4: Inverness Openart – Outreach Pilot Project Summary
- Appendix 5: Midmills Phase 2 Capital Costs and Funding Summary
- Appendix 6: Phase 2 Photos and Plans for Common Good Fund

### Available on Request

- Business Plan and Economic Impact Assessment 2016, Updated 2018
- RIBA Stage 4 Report
- Heritage Activity Plan
- Project Delivery Plan
- Management and Maintenance Plan
- Midmills Phase 2 Consents Schedule and copy of planning permission and listed buildings consent
- Letters of Support – various (*selection provided Yr 1*)
- Creative and Community Support - Quotes and Testimonials (*provided Yr 1*)
- Engagement Statistics Phase 1
- Phase 2 Tenant Information



THE WASPS TRUST

GROUP STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2019

	Notes	Unrestricted Funds £	Restricted Funds £	Total Funds 31.03.19 £	Total Funds 31.03.18 £
<b>INCOME</b>					
Investment income	2	1,451,274	-	1,451,274	1,379,544
Donations and legacies	3	1,322	2,450,092	2,451,414	(84,013)
Commercial trading income		451,628	-	451,628	454,072
Other income		634	-	634	507
<b>Total income</b>		<u>1,904,858</u>	<u>2,450,092</u>	<u>4,354,950</u>	<u>1,750,110</u>
<b>EXPENDITURE</b>					
Charitable activities	4	<u>1,793,857</u>	<u>17,270</u>	<u>1,811,127</u>	<u>2,094,472</u>
<b>Total expenditure</b>		<u>1,793,857</u>	<u>17,270</u>	<u>1,811,127</u>	<u>2,094,472</u>
<b>NET INCOME/(EXPENDITURE)</b>		111,001	2,432,822	2,543,823	(344,362)
Transfers between funds	13	80,911	(80,911)	-	-
<b>Other recognised (losses)/gains</b>	9	<u>-</u>	<u>(2,245,911)</u>	<u>(2,245,911)</u>	<u>1,016</u>
<b>NET MOVEMENT IN FUNDS</b>		191,912	106,000	297,912	(343,346)
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>	13	<u>5,334,831</u>	<u>44,000</u>	<u>5,378,831</u>	<u>5,722,177</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	13	<u>5,526,743</u>	<u>150,000</u>	<u>5,676,743</u>	<u>5,378,831</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.  
All income and expenditure derives from continuing activities.

The notes form part of the financial statements.

THE WASPS TRUST

PARENT CHARITY STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2019

	Notes	Unrestricted Funds £	Restricted Funds £	Total Funds 31.03.19 £	Total Funds 31.03.18 £
<b>INCOME</b>					
Investment income	2	750,238	-	750,238	750,789
Donations and legacies	3	50	2,436,822	2,436,872	(93,013)
		<u>750,288</u>	<u>2,436,822</u>	<u>3,187,110</u>	<u>657,776</u>
<b>EXPENDITURE</b>					
Charitable activities	4	595,083	-	595,083	981,698
<b>Total expenditure</b>		<u>595,083</u>	<u>-</u>	<u>595,083</u>	<u>981,698</u>
<b>NET INCOME/(EXPENDITURE)</b>		155,205	2,436,822	2,592,027	(323,922)
Transfers between funds	13	80,911	(80,911)	-	-
<b>Other recognised (losses)/gains</b>	9	<u>-</u>	<u>(2,245,911)</u>	<u>(2,245,911)</u>	<u>1,016</u>
<b>NET MOVEMENT IN FUNDS</b>		236,116	110,000	346,116	(322,906)
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>	13	<u>5,060,651</u>	<u>40,000</u>	<u>5,100,651</u>	<u>5,423,557</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	13	<u>5,296,767</u>	<u>150,000</u>	<u>5,446,767</u>	<u>5,100,651</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.  
All income and expenditure derives from continuing activities.

The notes form part of the financial statements.


THE WASPS TRUST

BALANCE SHEET

as at 31 March 2019

	Notes	Group		Parent	
		31.03.19 £	31.03.18 £	31.03.19 £	31.03.18 £
<b>FIXED ASSETS</b>					
Tangible assets	8	152,651	207,751	-	-
Programme related investments	9	6,081,000	6,006,000	6,081,000	6,006,000
		<u>6,233,651</u>	<u>6,213,751</u>	<u>6,081,000</u>	<u>6,006,000</u>
<b>CURRENT ASSETS</b>					
Stock		-	1,204	-	-
Debtors	10	51,793	418,513	-	365,664
Cash at bank and in hand		954,573	529,900	585,502	133,276
		<u>1,006,366</u>	<u>949,617</u>	<u>585,502</u>	<u>498,940</u>
<b>LIABILITIES</b>					
Creditors falling due within one year	11	(716,021)	(768,792)	(372,483)	(394,067)
		<u>290,345</u>	<u>180,825</u>	<u>213,019</u>	<u>104,873</u>
<b>NET CURRENT ASSETS</b>					
		<u>6,523,996</u>	<u>6,394,576</u>	<u>6,294,019</u>	<u>6,110,873</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
<b>CREDITORS</b>					
Amounts falling due after more than one year	12	(847,253)	(1,015,745)	(847,252)	(1,010,222)
		<u>5,676,743</u>	<u>5,378,831</u>	<u>5,446,767</u>	<u>5,100,651</u>
<b>NET ASSETS</b>					
<b>FUNDS</b>					
Unrestricted funds					
General funds	13	5,216,743	5,074,831	5,296,767	5,060,651
Designated funds	13,14	310,000	260,000	-	-
Restricted funds	13	150,000	44,000	150,000	40,000
		<u>5,676,743</u>	<u>5,378,831</u>	<u>5,446,767</u>	<u>5,100,651</u>
<b>TOTAL FUNDS</b>					

The financial statements were approved and authorised for issue by the Board of Trustees on 12 September 2019 and were signed on its behalf by:

  
A W L Burrell  
Chair of Board of Trustees

THE WASPS TRUST

STATEMENT OF CASH FLOWS AND CONSOLIDATED STATEMENTS OF CASH FLOWS

For the year ended 31 March 2019

RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	Group		Parent	
	31.03.19	31.03.18	31.03.19	31.03.18
	£	£	£	£
Net income/(expenditure) for the year (as per the SOFA)	297,912	(343,346)	346,116	(322,906)
<b>Adjustment for:</b>				
Depreciation	63,109	67,422	-	-
Bank interest	(826)	(264)	(309)	(93)
Loss/(gain) on revaluation of programme related investments	2,245,911	(1,016)	2,245,911	(1,016)
Decrease/(increase) in stock	1,204	(18)	-	-
Decrease in debtors	366,720	189,899	365,664	183,447
(Decrease)/increase in creditors	(52,496)	51,993	(27,611)	79,588
	<u>2,921,534</u>	<u>(35,330)</u>	<u>2,929,771</u>	<u>(60,980)</u>
<b>Net cash provided by/(used in) by operating activities</b>				



STATEMENT OF CASH FLOWS

	Group		Parent	
	31.03.19	31.03.18	31.03.19	31.03.18
	£	£	£	£
<b>Cash flows from operating activities</b>				
<i>Net cash provided by/(used in) by operating activities</i>	<u>2,921,534</u>	<u>(35,330)</u>	<u>2,929,771</u>	<u>(60,980)</u>
<b>Cash flows from investing activities:</b>				
Bank interest	826	264	309	93
Purchase of property, plant and equipment	(2,328,920)	(15,180)	(2,320,911)	(13,984)
<b>Net cash (used in)/provided by investing activities</b>	<u>(2,328,094)</u>	<u>(14,916)</u>	<u>(2,320,602)</u>	<u>(13,891)</u>
<b>Cash flows from financing activities:</b>				
Repayment of borrowing	(168,767)	(165,325)	(156,943)	(151,140)
<b>Net cash used in financing activities</b>	<u>(168,767)</u>	<u>(165,325)</u>	<u>(156,943)</u>	<u>(151,140)</u>
<b>Change in cash and cash equivalents in the year</b>	<u>424,673</u>	<u>(215,571)</u>	<u>452,226</u>	<u>(226,011)</u>
Cash and cash equivalents at the beginning of the year	<u>529,900</u>	<u>745,471</u>	<u>133,276</u>	<u>359,287</u>
Cash and cash equivalents at the end of the year	<u>954,573</u>	<u>529,900</u>	<u>585,502</u>	<u>133,276</u>

**TENDER OPENING FORM - COMMERCIAL IN CONFIDENCE**

<b>PROJECT :</b>	Midmills Creative Hub, Inverness	<b>PRE-TENDER ESTIMATE:</b>	£3,004,406
	Phase 2		
		<b>DATE :</b>	25/03/2019
		<b>TIME :</b>	5pm

Tenderer	Price - £	Qualified (Y/N)	Programme	Position
Tenderer 1	£2,705,522.19	Y	52	4
Tenderer 2	£2,648,013.76	Y	52	3
Tenderer 3	£2,646,320.58	Y	52	2
Tenderer 4	£2,441,300.23	Y	52	1

Attendees	Representing	Signature
Audrey Carlin	WASPS	
Angela Coia	Gardiner & Theobald LLP	

**Notes**



**INVERNESS CREATIVE ACADEMY - PHASE 2**

**Bancon Construction Ltd - Tender Changes to Form Contract Works**

**TENDER AS SUBMITTED** **2,441,300.23**

**CONTRACTOR COST ALTERATIONS**

1 Arithmetic & rating corrections	1,443.75
2 Reduce costs for redecoration of windows	(4,470.00)
3 Contractor uplift for delayed site start	21,858.15
4 Omit dayworks allowance	(5,500.00)
5 Reduce OHP on provisional sums	(1,041.15)

**Sub-total** **2,453,590.98**

**DESIGN CHANGES**

1 Pyrobell glazing in lieu of Pyrostop	3,036.00
2 Revised spec for new chimney cope	613.51
3 Omission of mezzanine	(57,136.69)
4 Ramp walls revised	7,592.00

**Sub-total** **2,407,695.80**

**BUILDING CONTROL**

1 Alterations required to satisfy Building Control requirements	12,187.29
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**Sub-total** **2,419,883.09**

**WASPS COST CHANGES**

1 Reduce client contingency	(20,817.00)
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**AGREED CONTRACT SUM** **2,399,066.09**

# Inverness Creative Academy



Project Update  
27 March 2020

# Summary 27 March 2020

- Works started on site 6 Jan 2020
- 11 weeks of 49 week programme complete, works on schedule
- Covid 19 Pandemic: Works suspended 24 March 2020 for 3 weeks
- Site fully secured with 24hr CCTV
- Phase 1 tenants and neighbours informed



# Works Progress 24 March

- External scaffolding 90% complete, internal scaffolding in progress
- Internal Strip Out Complete
- Partitioning removed in assembly hall
- Glazed partitioning removal in atrium to follow scaffold completion
- Roof survey complete and repairs commenced – no nasty surprises so far!
- Stonework surveyed and raking out on each elevation commenced





# External Works Progress



Front / West Elevation Jan 2020



Front / West Elevation Feb 2020



Carved Stonework March 2020



Rear Elevation March 2020



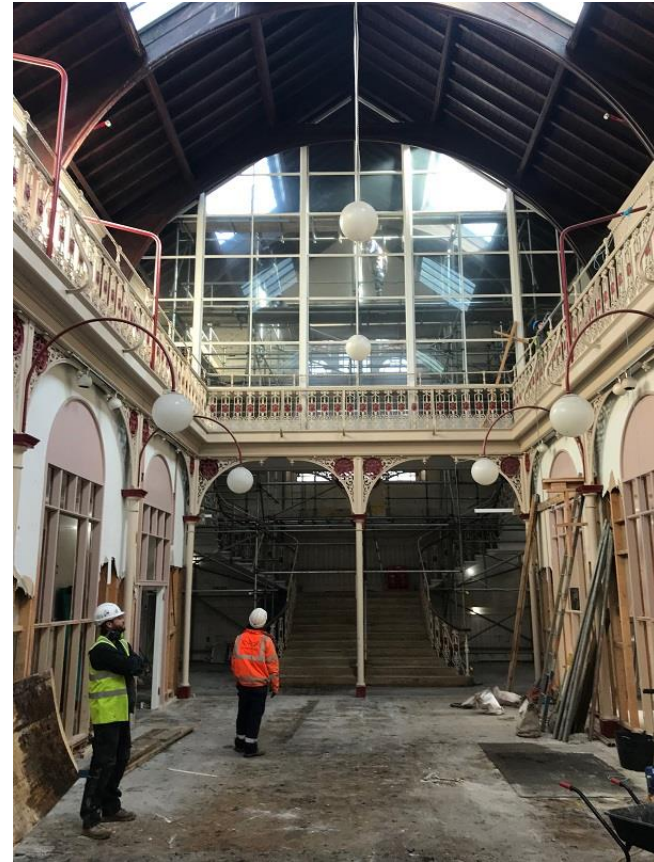
South Elevation March 2020



# Internal Works Progress



Assembly Hall Jan 2020



Assembly Hall Feb 2020

# Internal Works Progress



Assembly Hall March 2020  
All partitioning removed  
and internal scaffold  
erected





# Phase 1 tenants at work, March 2020



*We look forward to welcoming everyone back to their studios soon...*

# Inverness Creative Academy

Thank you for your support!

The progress to date would not have been possible without you. We hope to send you future updates soon.

In the meantime, stay safe and well, and keep in touch.

[www.invernesscreativeacademy.org.uk](http://www.invernesscreativeacademy.org.uk)

With very best wishes from everyone at Wasps



## Wasps Trust Application to Inverness Common Good Fund

### Project Update July 2020

Year 2 Application – Submitted 3 April 2020

In May 2019, Inverness Common Good Fund awarded The Wasps Trust £65,000, as part of a 2 year request for an overall £130,000 towards our new creative hub project which is restoring the Midmills buildings in the centre of the City – Inverness Creative Academy. Wasps submitted our Year Two application for a further £65,000, of which £40,000 is capital costs, and £25,000 outreach project costs, in April 2020.

Following the unprecedented events of the Covid19 Pandemic, I am writing to provide an update on Wasps and our project, in advance of the rescheduled Common Good Fund Committee meeting on 10 August 2020.

#### **Covid19 Pandemic**

On 24 March 2020, the Government issued a directive for people to Stay At Home in response to Covid-19. Wasps closed our artists' studio buildings across Scotland on 23/03/20 in response to the crisis, and our construction site in Inverness closed on 24/03/20.

Covid-19 has had a tremendous impact on the creative sector in Scotland, with many of Wasps' tenants experiencing a significant loss in earnings. Wasps has worked tirelessly over the past months to support our community and remain sustainable as a studio provider in the face of the crisis, ensuring almost 1,000 artists and creative professionals across Scotland have a studio to return to following the lockdown period.

#### **Inverness Creative Academy**

##### **1. Is the project still going ahead?**

Inverness Creative Academy is a key part of Wasps' 2018-23 Business Plan which we are absolutely committed to delivering. It is now more critical than ever that we raise the final capital funds for Inverness, complete the works, save two of the city's most iconic and historic buildings, and build a vibrant home for creatives and the community in the Highlands to deliver a sustainable ongoing project. This will support and strengthen the creative sector in the Highlands, whilst providing a boost to the local community as we come out of the other side of this crisis.

#### Construction Works

In accordance with Scottish Government guidance, construction work on Phase 2 of Inverness Creative Academy was suspended on 24 March. The site was secured and monitored. Bancon Construction commenced remobilising the Inverness site on 22 June to prepare the implementation of social distancing measures. Bancon will commence operational work on site on Monday 6<sup>th</sup> July. We will receive a short term works programme initially, with a longer term one to follow once Covid-19 safe systems have been trialled. This will provide more clarity on the final completion date and other impacts.

We expect that there will be some change to the timescale of delivery of the project, and this will be assessed once the project starts back on site. The project was nine weeks into a 49-week programme and on schedule when the works were paused. We are confident the project will complete in 2021. It is now more important than ever that we bring this building back to life to support artists and the local community as we recover from Covid-19. We will keep the Committee updated on project timescale throughout.



### Heritage and Community Engagement Activities during Covid19

We have continued working towards realising Wasps' full vision to bring the Midmills buildings back to life as the Highlands first large-scale creative hub throughout the Covid19 closure. As outlined in Q1.13 of our application, in April 2020 we progressed with the recruitment of Kirsten Body as our Heritage Activity Officer:

*I'm delighted to take up this new post with Wasps and explore more of the hidden stories, connections and memories of this important building... The programme will feature creative projects with local schools, accredited Arts Awards training for young people, exhibitions, talks and tours.*

**Kirsten Body, Heritage Activity Officer – Inverness Creative Academy**

When it became clear that planned engagement work would be indefinitely postponed, we began planning a new online archive to hold heritage material about the building and enable remote participation. We appointed a trainee web designer (a graduate from Phase 1 tenants, Code Clan, who will provide technical support) to develop a new site which is an interactive map of the building. This year is the 125<sup>th</sup> anniversary of the Midmills building opening, and we want to mark this momentous occasion by exploring the history of the building, whilst telling people about our plans for the future.

We have been sharing videos, audio clips and archive photos in weekly posts on our website and Facebook, and asking people with an interest in, and connection to, the building to participate.

In June, we held our first online talk in partnership with Inverness Townscape Heritage Project, about the architectural history of Midmills and the Rose St Foundry. We welcomed 170 people to the live online stream. This talk is now on the Inverness Creative Academy Facebook page, [here](#).

**The next online talk planned is planned for the 23 July 3-4pm**, and will be an illustrated talk from Stuart MacKellar of LDN Architects. Stuart has overseen LDN's role in delivering the masterplan proposals for the Midmills Campus as well as being lead architect for the Wasps development. As our building celebrates its 125th anniversary, since opening as Inverness Royal Academy in 1895, this talk will take people on a tour through the principal interior spaces and illustrate how they have changed over the years. We do hope some of the Inverness Committee will be able to join us for the talk.

*LDN Architects has been involved in the redevelopment of Midmills Campus since 2014. It is then with great privilege that we are now helping to deliver the final piece of the jigsaw by transforming the jewel in the crown that is the former Inverness Royal Academy, for Wasps Artists Studios. Having witnessed first-hand the effects that the initial phase of development has had on the Highlands' creative community, we are set on ensuring that the second and final phase adds to what has already been achieved, whilst conserving one of Inverness's finest architectural pieces. We look forward to sharing what we have learnt about the building's past, its present state and our future vision in the upcoming talk hosted by Wasps.*

*Stuart MacKellar, LDN*

### Fundraising Update

Covid-19 has had a significant impact on the creative sector, with some of our tenants reporting complete loss of income overnight. Wasps' main source of income is rent, so the period of closure has also had a big impact on us organisationally. Our fundraising focus during the Pandemic turned to how we could support our tenants across Scotland and Scotland's arts community, whilst remaining sustainable as a studio provider. This, in turn,

will support Wasps' long term sustainability and the realisation of Inverness Creative Academy in full.

We were successful in raising funds to help with core costs and made organisational cost savings which enabled us to waive tenants' rent for the closed months of April and May. Inverness Creative Academy Phase 1 is still currently fully occupied. Underwriting the loss in rent meant Wasps has been required to make a number of cost savings and reduce operations in some areas, and the year ahead will be a challenge for us, as for so many others. It is now more important than ever we can raise the full capital funds for Inverness to ensure we can complete the works, and the ongoing project is sustainable.

Whilst busy addressing immediate Covid-19 matters, we have still been working on completing our vision and plans for Inverness. In December 2019 we were successful in raising funds from the Architectural Heritage Fund for a Funding and Partnerships Assistant, based in Inverness, who joined the team in May:

*Inverness Creative Academy is a fantastic creative opportunity for the Highlands, and I couldn't be happier to be involved at this exciting stage of development. Having grown up in the area, I can see that the facility will be a real source of pride for Inverness - an aspirational and inspirational creative hub. I look forward to getting to know the building and Wasps better, meeting supporters, and helping move the project to completion.*

*Cait Gillespie, Wasps Funding and Partnership Assistant*

Cait will be working with me, Kirsten, and the rest of the Wasps team, to plan Individual and Online giving options, continue a programme of Trust and Foundation Fundraising and deliver an engaging and successful final year of fundraising whilst the project is on site.

## **2. What arrangements have been put in place to implement and follow Covid Regulations?**

### Covid Safe on Site

Following the guidance set out in the Scottish Government's Route Map, Wasps' Phase 2 Contractor, Bancon Construction Ltd, commenced remobilising the Inverness site from 22 June. **In line with guidance, operational works will not commence until Monday 6 July.**

From 22 June Bancon have been preparing the site for social distancing (SD), liaising with sub-contractors and reviewing all safe operating measures proposed by each, setting the site out for SD including signage, temperature screening area, modifying welfare facilities.

The site has been inspected by Bancon's Health and Safety Inspector and the company CEO before it was permitted to become operational.

Any members passing the Inverness site should now see the Covid19 signage and site entrance/screening area now in place in preparation for return to works. When works commence on site on Monday it will be with a reduced workforce, to ensure that all distancing and health and safety measures on site are met.

We will receive a short term programme initially on return to site, with a longer term one to follow once Covid safe systems have been trialled for a few weeks of operation.

### Covid Safe Access to the Operational Building

Having put in place a number of Covid19 Safe Access measures, Wasps is now able to facilitate safe access to studios for those who need it. Physical distancing and safe working measures are in place at all Wasps buildings.

This includes:

- Tenant Guidance issued to all building users in advance of entry

- Building Risk Assessments across the estate
- Clear signage throughout all buildings
- Hand sanitising stations and additional cleaning

Copies of guidance and a full Covid19 Safe Measures Pack can be provided on request.

### **3. Have the project costs been impacted by Covid19?**

The contract value for works at Inverness Creative Academy remains the same at this stage. When the project goes back on site, our Quantity Surveyor and internal project team will continually monitor and assess the impact of Covid-19 on project costs to ensure we can deliver the project. We will report to funders and supporting bodies as information becomes available.

### **4. Up to Date Supporting Information**

All of the required documents were submitted along with the full application on 3 April 2020.

An April Bank Statement is included with this report. Due to home working a copy of the May bank statement is not immediately available, but this can be provided on request.

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Wasps' operational sustainability is a careful balance to cover costs whilst delivering against Charitable aims. Our buildings deliver huge economic, social and cultural benefit.

Phase 1 of Inverness was fully occupied within 6 months and activities in the first year of operations encouraged levels of cultural and community engagement which completely surpassed our expectations.

Any capital contributions Wasps can secure now will be a huge support to the charity and have a significant impact in ensuring we can complete the project, saving these magnificent buildings for generations to come whilst delivering the Highlands first major creative hub.

*'These buildings are not just extremely important to the architectural heritage of Inverness, they are a valued component of the social history of the area and its present townscape. In 2016 Inverness City Heritage Trust supported Wasps to complete the restoration of the 1913 'Arts and Science' block and is delighted with the quality of the works. The outcomes of bringing this building sensitively back into use and the impact this has had locally are amazing. Following the first phase of work, Wasps has continued to show how committed they are to saving these buildings and bringing them back to life. Even in these current times of uncertainty, Wasps is working to engage and enthuse the local community and add to the sense of anticipation and desire to visit the buildings when they can open again.'*

Alison Tanner, Inverness City Heritage Trust

<https://invernesscreativeacademy.org.uk>

<https://www.facebook.com/invernesscreativeacademy>

<https://www.waspsstudios.org.uk/>

**From:** Claire English  
**To:** [David Haas](#); [Hilary Tolmie](#)  
**Subject:** Wasps Inverness Creative Academy - July 2020 Update  
**Date:** 10 July 2020 11:42:06  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Dear David and Hilary

I hope this email finds you both well as things slowly start to ease out of lockdown. I am delighted to get in touch with an update on recent developments at Wasps' Inverness Creative Academy. I would be grateful if you could share with the Inverness Common Good Fund as appropriate.

### **Works Restart at Inverness Creative Academy**

I am happy to say that, in line with the Scottish Government's route map and following comprehensive risk assessments, Bancon Construction began remobilising the Inverness site on 22 June. Works on site, now with Covid-19 safe working measures in place, recommenced on Monday 6 July.

It will take a while to assess what impact new working processes will have on the project timescale. We are working closely with Bancon Construction to monitor this, and should be in a position to update our supporters on progress and any alterations to the programme in the next 4-8 weeks. We are fortunate that great progress had been made in the first 9 weeks on site when the works were paused, and are over the moon that works have re-started.

### **125 years of change at Midmills – Illustrated online talk with Stuart MacKellar, LDN**

Following fantastic attendance at our first online heritage talk in June, I am delighted to announce the second in the series will take place on Thursday 23 July. This talk, celebrating 125 years of the Midmills buildings, will be given by Stuart MacKellar of LDN, lead architects for Inverness Creative Academy.

Stuart will present a 'virtual tour' through the building's principal interior spaces, exploring how they have changed over the years and what's in store for the redevelopment. In advance of the talk, Stuart said:

*"LDN Architects has been involved in the redevelopment of Midmills Campus since 2014. It is then with great privilege that we are now helping to deliver the final piece of the jigsaw by transforming the jewel in the crown that is the former Inverness Royal Academy, for Wasps Artists Studios. Having witnessed first-hand the effects that the initial phase of development has had on the Highlands' creative community, we are set on ensuring that the second and final phase adds to what has already been achieved, whilst conserving one of Inverness's finest architectural pieces."*

Please do share with your networks and join us - the talk will take place via Zoom and Facebook Live on **Thursday 23<sup>rd</sup> July at 3pm**. Full details are on our website [here](#).

Email Kirsten to sign up for the zoom webinar [kirsten@waspsstudios.org.uk](mailto:kirsten@waspsstudios.org.uk) or view it on Facebook Live: <https://www.facebook.com/invernesscreativeacademy>

### **Supporting our Artist Tenants through Covid-19**

Covid-19 has had a significant impact on Scotland's creative sector, with some of our tenants reporting a complete loss of income. Wasps' focus during the pandemic has been on how we can support our tenants and Scotland's arts community, whilst remaining sustainable as a studio provider.

We were very lucky to receive critical Covid-19 funding support which helped cover some of our core operations whilst our tenants weren't able to access the studios. In line with the Scottish Government's Route Map, we are delighted that Wasps is now able to facilitate safe access to studios for those who need it. Physical distancing and safe working measures are



in place at all Wasps buildings, but the chance to get back to work, even in restricted conditions, will be a lifeline for many artists.

There are still challenges ahead, but we are certain that the realisation of Inverness Creative Academy, contributing to the existence of a healthy and diverse creative sector, will be a huge boost to the Highlands - and communities across Scotland - as the nation and the creative sector recovers from the pandemic. As such, it is now more important than ever that we save this magnificent building and deliver the Highlands' first major creative hub for generations to come. I look forward to updating you as things progress.

If you have any questions, or there's anything you'd like to discuss in the meantime, please don't hesitate to call on 07384 116 381.

Have a lovely weekend,

Claire

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[waspsstudios.org.uk](http://waspsstudios.org.uk)

**wasps\_**

[Twitter](#) | [Facebook](#) | [Instagram](#)

WASPS –The Wasps Trust is a charity registered in Scotland (SC022115). Workshop & Artists Studio Provision (Scotland) Limited is a charity registered in Scotland (SC001351). It is also a company limited by guarantee registered in Scotland (SC062117). Wasps Creative Industries C.I.C. is a community interest company registered in Scotland (SC383609). The registered office for the above 3 entities is: The Briggait, 141 Bridgegate, Glasgow, G1 5HZ.

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**INVERNESS COMMON GOOD FUND**

**HIGHLAND COUNCIL INTERNAL APPLICATION FORM**

**Applicants should note:**

If applying for over £10,000 a report will also be required for the City of Inverness Area Committee.

The Inverness Common Good Fund cannot be used in place of Council funding.

<b>Applicant</b>	<b>David Haas – Inverness City Area Manager on behalf Inverness Rotary Club</b>
<b>Service and Service Function</b>	<b>Chief Executives Office</b>
<b>Project</b>	<b>Rotary Centenary Bed at the Raigmore Interchange Roundabout in 2021</b>  Price for planting at the Raigmore interchange. It is a large bed in and extremely prominent position with challenging access. The bed is more than 100m <sup>2</sup> and would require more than 40,000 plants. The Rotary logo lends itself to this style of planting, it would look stunning and be seen by 10,000's of people each day,

<b>Project Cost</b>	Any External Quotes should be submitted along with your Application. To design, prepare the bed, plant, water and maintain from June to September the price is £17900+VAT. Members are asked to note that due to Covid there may be a price increase.
<b>Service Contribution</b>	<b>No Council funds available</b>
<b>Budget Holder</b>	
Do you have Budget Holder/Committee approval? Preferably this should be agreed prior to lodging Application. <b>Yes/No</b>	
<b>ICGF Contribution Requested</b>	<b>£16,900 + VAT (Commemorative Bedding)</b>
<b>Other Funding/Partner Contribution</b>	<b>£1,000 from the Inverness Rotary Club</b>
Is this Other Funding/Partner Contribution approved? <b>Yes</b>	
Please note evidence will be required to be submitted.	
<b>Justification for use of ICGF Funds</b> (with focus on the benefit for the residents of the Burgh of Inverness)	The application for the provision of a Flowerbed to mark the centenary of our club is an opportunity for Inverness to highlight the amount of voluntary work that is done now in the city by our club and the fact that during the past 30 years we have encouraged and supported the establishment of three other Rotary clubs in the city. The members of the four clubs, on a completely voluntary basis, are now providing great charitable contributions to the life of our City. During the current Coronavirus crisis our weekly club meetings have been replaced by virtual alternatives and we have donated our £10 weekly lunch money which we have used to donate as follows to help those in need. We donated £700 to Inverness Foodstuffs a charity linked to Ness Bank church who have now issued over 8000 meals to the needy since Lockdown; £680 to the Isobel Fraser care Home; £1000 to The Salvation Army to assist the

	<p>needy in the city and £300 to the Inverness Foodbank for the same purpose.</p> <p>As well as financial help for those in need our members have been dog walking for shielded people, volunteering to work at Inverness Foodstuffs in Ness Bank Church for several weeks and covering two shifts weekly, also shopping for someone who was isolating during the early stages of Lockdown. Our member also sourced a smart phone for him and is still giving him lessons on how to make his life easier by using the apps. One of our members does a lot of voluntary work on the Black Isle. He works with Black Isle Cares a charity that provides meals on wheels for the elderly and isolated people. Many new customers were taken on who were shielding and were referred by social services and they received three meals per week. Our member successfully raised nearly £15k in funding to enable this to happen and nearly 1500 free meals have been delivered in the past 10 weeks. He also delivers prescriptions which again the elderly cannot now reach the nearest dispensary.</p> <p>10 members of our club are now preparing to clean up the gardens of Cameron House in the very near future.</p> <p>Generally, we are also involved in helping the elderly with food parcels and trips out and always ready to give help where needed to the disabled. Additionally, but very important as a club we are always very happy to help young locals and where possible local schools.</p> <p>The above is a summary of how the time has passed during Lockdown which was a difficult period for access and helping but it is nothing more than our clubs normal assistance during the year.</p>
<b>Signature</b>	David Haas
<b>Service Budget Holder Signature</b>	
<b>Date</b>	31 July 2020