

COMMUNITY NEEDS AND ASPIRATIONS

We don't just want a solution we want the best solution. One which is carried out with the community's interests and aspirations at its heart and meets established local needs.

Over the years many of these aspirations and needs have been brought to the attention of Torry Community Council and are regularly being confirmed to members of Torry Development Trust.

However, to ensure that these are captured in an objective and verifiable way, we will engage in a number of consultation events and utilise a number of outreach channels. These will include:

- Public exhibition events to display options.
- Public forum event to explain ideas, options, opportunities and challenges, delivery methodology and to engage in a question and answer session to ensure all issues are fully aired.
- Social media campaign to ensure an ongoing and lively discussion.

A side benefit of this communication and engagement programme is that, based on the experience of other Scottish Developments Trusts, this will provide a great opportunity to recruit new members to the Trust. (The membership drive is a high priority for the Board and one of the Directors will be appointed as the Director responsible for building a strong membership base).

There is a lot of dissatisfaction among Torry residents over the perception of many years of unfulfilled promise and missed opportunities. We intend for this project to be a means of channelling the untapped energy and potential of the community to the achievement of an ambitious and exciting common goal.

SUPPORT

The Directors of Torry Development Trust have been amazed at the amount of goodwill and support which has come our way since the beginning of this latest phase of our Victoria Road School journey in the few weeks since 1st December, 2017!

Some of this assistance and support is summarised below:

Scottish Towns Partnership (STP)

See appendix I

Development Trusts Association Scotland (DTAS)

Large and small, rural and urban, mainland and island-based, communities all over Scotland are setting up development trusts to help their neighbourhoods flourish through community-led activity, partnership working and enterprise.

As a membership organisation, the Development Trusts Association Scotland (DTAS) uses its expertise to inform, support and represent this network of development trusts, facilitating the sharing of knowledge and expertise and encouraging mutualism and co-operation.

The Scottish Government funds DTA Scotland's Community Ownership Support Service (COSS) to provide advice and support to community groups considering acquiring public assets through asset transfer (<http://www.dtascommunityownership.org.uk>). There is a great deal of advisory material available to Torry Development Trust on the COSS website and in

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printed form, and a DTAS COSS Adviser will also be able to provide advice and support to the Trust.

In addition, as a provisional member of DTA Scotland, Torry Development Trust is able to access a wide range of DTAS member benefits, including support from the north area DTAS Development Officer with the continuing establishment of Torry DT as the membership-based development trust for Torry (<http://www.dtascot.org.uk/benefits/support>). Both these DTAS roles in support of Torry Development Trust are likely to be provided by DTAS staff member Rory Dutton.

Grampian Housing Association

- 1 Support for the Board of Directors/ Trustees and the Victoria Road School sites

I am happy that Grampian staff or myself act as advisor and mentor during the development process.

- 2 Our involvement

As a potential and willing joint venture partner, I am happy for you to submit Grampian's track record in development if the Council need reassurances around competency and skills. Our largest project in the City exceeded £10m and we have worked with many partners on significant infrastructure sites, including the NHS, Aberdeen Foyer to name but two.

If Grampian were to formally selected as TDT's joint venture partner, then the Association can bring significant assets and cash flows to the project, with a turnover of £18m and a net surplus in 2016-17 of £1.5m. If the Council need to see a copy of our accounts for 2016-17 they can be sent electronically.

The Association is an active developer and intends building around 500 new homes by 2021, and this programme could include, should the Trust wish, the housing developed at Torry Road School. The Association provides a suite of development services to other housing associations and co-ops, including a project management team, clerks of works, capital finance management and so on. We also have a design team framework agreement allowing us access to the best consultants in the North East.

- 3 Developing a Project Plan

GHA can also help out with pulling this together and I am happy to discuss what assistance you and the Trust need.

Neil Clapperton
Chief Executive
GHA

David Murray / David Murray Associates

David is an experienced and respected local Architect with many years' experience in new build and conversion of a broad range of building types. Of particular relevance to TDT is his knowledge gained over 40 years in social housing and the conversion and adaptation of historic buildings.

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David is a founding member of Udry Community Trust which is widely known for its highly successful £1.5 m community owned wind turbine project. David has been providing invaluable guidance and encouragement to TDT board members from before the Torry Trust was even established.

He and his team of Architects often work on a pro bono or no commitment basis with third sector organisations to initiate community benefit projects which need professional expertise and guidance before funding is available to pay for such services. Such input has been available to TDT since its inception.

Alastair Walker / Atholls Ltd

Alastair is a well-known Chartered Surveyor with a long and distinguished professional career which included 22 years as a Partner of D M Hall then, since 2005, with Atholls as first partner then, when the firm was restructured in 2012, as Managing Director. He also lectured at RGIT in Valuation and Urban Land Economics.

Alastair has extensive knowledge of the local property market through many years of experience in all types of valuation including residential, commercial and retail property.

TDT are extremely grateful that Alastair has offered his knowledge and expertise to guide and advise the Board on all aspects of property valuation.

Alastair has already provided positive input on the initial range of project options being considered relative to current local property market conditions. He has also identified some insights into the benefit of conversion properties in the market place relative to more conventional new build properties and the conditions whereby these might best be realised to enhance value and marketability.

He will work with TDT and other participants to help identify the most favourable development option(s) from a property valuation perspective.

Martin Callan / Cromdale Ltd

Martin Callan is a well-known local Property Developer who has initiated numerous developments in and around the Aberdeen Harbour area.

Martin worked with TDT on its initial bid, back in 2013, for a mixed-use development which would have provided a business centre in the converted nursery school and residential conversion of the main school building.

Because circumstances have changed and the business centre would no longer be viable Martin's company will no longer be interested in playing a part in the development of the school site. Martin however remains committed to the concept of regeneration in this part of Aberdeen and wherever possible the retention and reuse of Aberdeen's granite heritage. He has offered to provide commercial market guidance and experience to the TDT Board in an advisory capacity.

Beedie Mitchell

Beedie Mitchell, Quantity Surveyors, also have some past knowledge of the buildings and site having provided cost advice to one of the bidders when the site was put on the market a few years ago.

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They have been providing some early stage cost advice and information in relation to the various options being considered by the TDT.

Cameron and Ross

Cameron and Ross, structural and civil engineers, have some past knowledge of the buildings and site having provided technical support to one of the bidders when the site was put on the market a few years ago.

They have been providing some early stage technical input and guidance in relation to the various options being considered by the TDT.

John Corbett / SAOL

TDT was introduced to John Corbett by Phil Prentice of STP. John is very successful property developer who, along with a couple of prominent Scottish businessmen has set up a specialist development company, SAOL, specifically to address a range of challenging needs in relation to housing for the elderly. They will do this in a very innovative way which has not yet been provided in the UK.

Their development model would be intergenerational and include a nursery and accommodation for 40 residents – 30 in their own homes and 10 as short term stay accommodation in partnership with NHS. The project would provide a significant number of new jobs to members of the community.

They will be looking at 2 – 4 pilot projects in Scotland and have strong Government backing for the concept. Although, due to prior commitments, Torry cannot at this stage be one of those pilots, John and his team are willing to work with TDT and provide access to their research, their contacts and in practical terms, by acting as a reference point for financial and practical guidance.

Steven Tolson

Steven is past Chairman of the RICS Scotland Board and Chair of the RICS Scotland Regeneration and Education Forums and plays an active collaborative role with Scottish Government and Local Authorities. He has experience in property development and investment, regeneration, valuation, urban design and public policy for over 30 years. He specialises in private and affordable housing, care homes and other healthcare facilities.

Steven is a strong advocate for co-housing and has recently produced '*A Scottish Co-Housing Manifesto*' which has been presented to Scottish Government and shared with many people in the housing and political arena. He is currently working with numerous co-housing groups.

He has provided TDT with case study information on several co-housing projects and information on the co-housing concept. His input harmonises with the SAOL concept for intergenerational projects and potential partnerships with NHS and other organisations such as Housing Associations.

With his interest and experience in regeneration projects Steven immediately grasped the tremendous potential of Victoria Road School and its location in Torry. He has committed to provide time and expertise to help get this project off the ground and will be able to provide numerous links and introductions as the project moves forward.

Torry Development Trust – established in June 2014

The TDT has five trustees, six members and ten pending applications for membership. We communicate with the community through a dedicated and now renewed website and through Social Media, mainly Facebook. We are a Company Limited by Guarantee with our own Company Secretary, the Grant Smith Law Practice. We have timeously submitted our accounts to Companies House, and since 2017. We are now a registered charity in Scotland.

Together we have some 200 years' worth of community development knowledge, experience and skills built up through employment and community activities

Betty Lyon Trustee

1992 – 2016 worked for NUPE/UNISON several promotions to Full Time Trade Union Official. After 25 years in the Trade Union movement. I decided to take early retirement to give more time to volunteering in the Torry Community.

The post involved working with Public and Private sector employers across North East Scotland from Perth to Shetland, negotiating terms and conditions and associated employment issues, representing, organising and supporting members through various situations. I have worked with MP's, MSP's and Councillors, campaigning locally and on Scottish wide issues.

Prior to retirement I became a volunteer at Old Torry Community Centre Association, and am now Secretary. I am a Trustee of Old Torry Community Centre Association Charity, and became a Director of Torry Development Trust in October 2017. I was a Community Councillor and Chair of Torry Community Council until September 2017

I have been actively involved in fundraising for good causes and charities across Aberdeen for many years. Since joining OTCCA I have been involved in fundraising for the OTCCA, gaining funding from various avenues, holding budgets and ensuring that any funding received for the OTCCA is spent according to the remit of the terms of the funding.

Ally Spence Trustee

Alistair Caie Spencer. DOB: 24.08.1936

Education: Middlefield Primary School, Hilton Junior Secondary School, Torry Junior Secondary School.

Employment History: Time Served Sheet Metal Worker – worked in Southern Rhodesia.

Conscripted into the Royal Rhodesia Regiment, reached the dizzy rank of Acting Lance Corporal.

Returned to UK January 1962.

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Accepted by the North Eastern Fire Brigade October 1962; Promoted to Leading Fireman January 1970; Promoted to Sub Officer J June 1973; Promoted to Station Officer July 1977. Four years operational; 15 years Fire Prevention; retired from the Brigade August 2001.

Around that time, I became a Community Councillor, I am the Planning Officer of Torry Community Council.

I was made a Member of the British Empire in the Queens New Year Honours List in 1988, I was awarded the Honour by the Queen on July 4th 1988.

Since 1983 I have been a member of LIONS International (Aberdeen) the largest Service Club in the world. All monies raised go directly to a particular Charity chosen by us.

I moved back to Torry in April 1986 and have fought hard to represent my place of birth. Whilst in the Brigade I organised the Rota for voluntary Fire Brigade Personnel to drive the Christopher car to take the elderly a short run. The car was owned by VSA and driven mainly by off duty firemen. The vehicle was often used day and night.

At the present time I am a Director of Torry Development Trust. I am a thrawn, determined person, fully able to put Torry matters to the powers that be, and fight for what we believe is best for our Community.

ACSpence – MBE; Grad.1.Fire.E. LSGCM

David Fryer
Trustee

I am a confident, self-driven and results orientated individual who sets high standards for the delivery of projects and programmes to achieve assigned aims and objectives. As a community entrepreneur, I like to lead on new initiatives to make differences for communities, and as a leader, I am used to presenting policy and strategy reports to Committees, Boards, Community Organisations, academic bodies and partnerships, and undertake community and charity activities as a volunteer

Educational Achievements

- Corporate Membership of the Chartered Institute of Housing - 2005
- Degree in Housing Studies - Sheffield Hallam University - 2004
- MBA with the Open University in Scotland - 1996
- Degree in Architecture - University of the Southbank (1979)

Demonstrable Achievements

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- 1 Leading as Projects Manager with the City Council until 2011, my work was focussed on economic, environmental; and social regeneration projects in the south and city centre of Aberdeen, that included
 - Delivering the Retail Rocks project in Torry in 2010
 - Working within a small team to secure support for establishing the Business Improvement District in Aberdeen in 2011
 - Promoting environmental regeneration for the south of Aberdeen through a pan-European project with the University of Aberdeen from 2007-2009
 - I managed the Duthie Park 125th Anniversary event in 2008 on behalf of the City Council, schools and community organisations which led to nation-wide coverage of the event, and was delivered within budget for the event. I have organised small scale community galas and events over a number of years

- 2 A major element of my community and professional work has been to blend the aims and objectives of all parties such as community leaders, elected members locally and nationally, trade unions, public and private sector partners and stakeholders to jointly achieve desired outcomes. I have been involved in community, social and regeneration projects for a number of years

Involvement with Professional, Academic and Enterprise Bodies

- Social Enterprise Academy – Member and participant
- Member, Development Trust Association
- Chartered Institute of Housing (CIH) Membership since 1988. Member of the Scotland Branch Committee for many years and a convenor of break-out sessions at Annual Conference on numerous occasions
- OU Alumni - a keen interest in Alumni matters for over 20 years.
- Aberdeen Social Enterprise Network - participant
- Aberdeen Entrepreneurs - active participant
- Active Member of the Aberdeen Business Network

Involvement with Community Organisations

- Secretary of Torry Community Council November 2012 – September 2017
- Chair of the Old Torry Community Centre Association since June 2013
- Director - Torry Development Trust since June 2014
- Member of Rotary International in Aberdeen since 2005. Club President 2017-18

**Bill Esson
Trustee**

Born and brought up in Torry, Bill has some forty years' worth of knowledge and experience of community projects and activities. Having worked for many years as a harbour pilot, Bill has skills in coaching, listening and negotiation. With a passion for all things nautical and heritage, Bill is keen to pursue practical hands on projects in boat craft. He served for many years as a member of Torry Community Council and helped form the Torry History Society some twenty years ago.

Bill is now a volunteer with the Old Torry Community Centre and a member of the Centre's Management Committee. As a former special constable, Bill has experience of all of life's challenges, and as an active member of the Development Trust, is keen to ensure that all projects bring pride, enjoyment and recognition to Torry's granite heritage

**Ian Wright
Trustee**

Ian wright: Date of birth is 04/02/1949. I have lived in Torry since 1969. Initially I lived in Victoria Road, moving to Walker Road in 1975. On leaving school I joined the Royal Navy. On discharge I worked at the Fishmeal Factory in Torry, then moved on to an oil service company. Initially I worked offshore soon moving to an office-based position of Service Supervisor. I changed my career direction and became a school welfare officer with ACC in 1986. Approx. 3 years later I moved to Albyn House which was a detox/rehab facility for people with alcohol issues. I then moved to ACC where I was employed as a Resettlement Officer for homeless people. I retired in 2013.

I have been an active member of the Torry Community over a long period of time. I co-managed Walker Road School football team for 12 years and participated in many school activities. I have been an active member of Torry Community Council for about 8 years, and I also assist outwith any community-based activities or events if available. i.e. Big Noise, local Gala events. I have been a member and Director of the Torry Development Trust since its inception. I also participate in the Living Streets project, and the Victoriart project, both facilitated by ACC.

PROJECTS

TDT requested and obtained, from the Finance, Policy and Resources Committee on 1st December, the opportunity to prepare a formal proposal for the redevelopment of Victoria Road School and a period of six months was sought and granted to carry that out. The Committee requested a progress report to be presented at its February 2018 meeting.

This interim statement is TDT's work-in-progress statement summarising what has so far been achieved and pointing the way forward to the presentation of a formal viable proposal at the end of six months.

In December, TDT made their plea based on the perception, supported by local knowledge, that there was strong potential to achieve a sensitive yet viable rehabilitation and regeneration project on this site and to do so by retaining a valuable part of Aberdeen's granite heritage. (*"Granite buildings – that's what defines Aberdeen!"* – Perceptive statement by Phil Prentice, STP at our meeting in Edinburgh).

In the short time since December, a number of exciting project opportunities have been identified. There are many variables and a number of potential mixes of accommodation, partnership and contractual arrangements and these are summarised below.

TDT are now working, with our team of supporters and potential partners to develop these ideas in greater detail so that a final number of clearly defined options can be pinned down to allow an objective and comprehensive options appraisal to be carried out. Once that has been done, the best and most viable option will be presented as a formal proposal to the Council complete with a delivery package.

[REDACTED]

[REDACTED] has set out to create a purpose-built health, fitness and life centre where people from all walks of life can feel safe, involved and which will help them on a journey to develop life and social skills.

Boxing champion [REDACTED] (nicknamed the [REDACTED]) is the driving force behind this ambitious project. Through many years of involvement with local charity work [REDACTED] has identified many failures in provision for people disadvantaged by physical and social challenges and has set his mind to create this facility which can be used by anyone in the community.

This is a genuinely exciting health, leisure and community benefit opportunity and Lee recognizes that Victoria Road School's location and the existing buildings could be an excellent fit with his vision. He is very interested in working with TDT to carry out a feasibility appraisal and this is currently under way.

The project would provide a mix of uses and a range of accommodation which will include a specialist gym, café, restaurant, events space, some residential accommodation related to the work of the Village and other supporting elements. An initial assessment of the accommodation requirements and the space available within the former school buildings shows a remarkably good fit and work is now under way to explore this in more detail.

[REDACTED] has obtained a lot of backing from prominent local charities who are eager to utilise the facilities which will be provided. He has also gathered a board of prominent sports and business personalities who will direct the activities of the Community Interest Company which is being incorporated to deliver the project.

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Affordable Housing

TDT have identified several possible variants of conversion and new build to provide residential accommodation with an emphasis on affordable housing.

One approach would be a joint venture arrangement between an RSL and TDT. There are a number of benefits which arise from this approach and RSL's are often very keen to work with Development Trusts with a number of successful exemplars completed or in progress in Scotland.

Grampian Housing Association (GHA) have expressed interest and support to the Trust and discussions are in progress to explore what might be achieved and the range of mechanisms to deliver a project of this nature.

One method to achieve such an end would be to work with a development partner who would deliver the project as a turn-key package, working in collaboration with TDT and GHA.

TDT have been approached by an Aberdeen property development company who are proposing such a package to deliver an affordable housing development of the site which would retain the shell of the main building and a small portion of the former nursery school together with a large new link block extending to five storeys.

Other potential development partners with similar recent project experience have also been identified who can offer a similar approach but with differing parameters and expectations.

Negotiations on all these options are ongoing.

Co-Housing

There is a growing movement of people in Scotland who wish to sign up to a collective approach to housing delivery and living. Co-housing is a form of living where people come together with the intention of living independently in an interactive environment of shared activities and interests.

Co-housing seeks to emulate and re-create the neighbourly support and friendly exchanges often associated with the past. Co-housing is not a utopian commune but a format where people maintain their independence and are motivated by good neighbourliness and collective management of their environment and activities.

In Sweden co-housing represents 18% of the total housing stock; the average is around 10% for continental Europe but less than 0.5% half of one percent in the UK!

Of particular interest to TDT is the potential for inter-generational housing which includes single and family households who seek a tailor-made design approach and a collective approach to living.

Co-housing also lends itself to the potential of mixed use development where a variety of other uses and facilities can be provided which serve the co-housing residents and their neighbours from the surrounding area. This also enables the creation of local employment opportunities.

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TDT recognise the potential for a co-housing development to be the main element of the regeneration of Victoria Road School or a supporting element provided in combination with either of the options already highlighted above.

All of the Above!

The final proposal may combine part or all of the above together with some other elements such as some form of heritage component or some small element of business use.

At this stage TDT consider all options to be on the table and none of the above ideas are being excluded till all the relevant information is available to allow informed decisions to be made.

We are excited by the potential which has so far been identified and look forward to working these through over the coming months with a range of partners and supporters to achieve a final outcome which everyone involved can be justly proud of.