



# Community Planning Aberdeen

**Torry Locality Partnership**

**Tuesday 24<sup>th</sup> July 2018**

**Meeting Room: Tullos Learning Centre**

## **EXTRAORDINARY MEETING NOTE**

### **Present:**

**Jo Mackie (Locality Manager)**  
**Jade Hepburn (Development Officer, minutes)**  
**Colin Wright (Development Manager)**  
**Maria Thies (Estates Programme Manager)**  
**Margaret Wright (Community Rep)**  
**Patrick Robertson (Community Rep)**  
**Normund Varganovs (Community Rep)**  
**Teresa (HSCP)**  
**Susan Morrison (ACVO TSI,)**  
**Anne-Marie Steehouder (CDO)**  
**Chris Malcom (Lead Architect)**

### **Apologies:**

**Fay Morrison (Community Rep)**  
**Graham Dale (Sport Aberdeen,**  
**Christopher Kerr (Police Scotland, Inspector)**  
**Neil Hendry (Lochside Academy, Head Teacher)**

<b>ACTION POINTS</b>	<b>ACTION LEAD</b>
<b>Introduction and Matters Arising</b>  Jo opened the meeting and advised there was no matters arising as this is a special meeting to look primarily at the development of the Torry Hub and The Phoenix. We will look at the minutes from the previous meeting at the next TLP meeting.	

## The Hub

Jo explained this is an opportunity to speak with architects and the project team around the design and ethos of the hub.

The meeting this morning was a similar discussion with partners who will deliver services out of the Hub. This meeting is an opportunity for the Locality Partnership to further engage in the process. Maria has responsibility for all school developments. Maria explained that in February 2016, £20 million was set aside with the view to create a new primary school, community hub and Early Learning Years provision. There have been numerous community consultation events since 2016 to gather people's thoughts and views about this new development and what it can offer the Torry Community. A school's statutory consultation was also carried out regarding the new school zone for the development and the identification of an appropriate site. Building on previous community consultations over a number of years and the obligation for statutory consultation for the school, so spoke with the community around changing the zoning and placement of school. The outcome of this consultation was ratified by a special committee in March 2017. Feasibility studies have been carried out and will feed into a business for approval. The next stage of the project will be design development in preparation for a planning application. There will be further opportunities to consult with the community over the next few months.

The Hub will be part of a larger complex which will comprise a Primary school and Early Years Facility, which will, be opened to the community during non-educational hours to ensure full asset utilisation and redefine the role of the school in socio economic regeneration.

The ethos of the Hub is to provide integrated services on a flexible basis, in one place, that meets the communities' future needs and delivers early intervention. The Hub has specifically been designed into the larger complex to ensure a high footfall will have opportunity to access its services. It will enable cross sector multi-disciplinary -teams, services, Third sector, community café and community space to work together to tackle improvement outcomes identified in this plan and ensure effective collaboration, identification of improvement models and delivery of -co-designed of services. The Hub will also provide a social space for the community to access in the form of a community cafe and will encourage new users to access services as well as increasing outdoor growing spaces

Taking into account the key longer-term improvement drivers the following services/groups have been carefully selected to drive improvements, reduce demand and market failure in our current systems and encourage collaboration and innovation.

- Mental Health Community Worker/ Community Link Worker/Dietician/Alcohol and drugs services (Aberdeen Health and Social Care Partnership)
- City Wardens
- Library Services , Adult Learning, ESOL, Communities Teams, Customer services (ACC)
- ACC Housing services
- ACC Customer Services
- The Big Noise Programme
- Priority Families
- Financial Inclusion Teams (not currently located in Torry)
- Community café social enterprise which will attract a wide range of users and will be designed to accommodate young parents to the older generation.
- Third Sector partners and local community Groups tackling the improvement outcomes such as, community media, Food networks, Credit Unions, employability projects, community-based health projects, drugs and alcohol services and youth services etc.

Ryder Architects have been involved in the feasibility study- this is just testing what is possible in site in terms of scale and how it might function, so the starting point is looking at the place as a community. They are looking at history- how has the site been used in the past to develop as a future design strategy. The circle is an unusual development that they feel should be celebrated however the development of the academy changed this. At the moment the design is blocking natural routes and spaces. They want to try and rectify that. Looking to combine services useful to community on the site that is safe and usable.

The scale-considering the surrounding building – 2 or 3 stories could sit on the site comfortably. Conscious to capture the available views. Want to capitalise on this on the hub site as it is a unique shape and on a hill. Giving a focal point back to the site.

Using time gathering examples of other schools and community spaces as a good reference point to start building a picture realistically that it might look like.

The entrance area will be an open space inclusive of a café area leading onto the other services that will be available in the hub. Hoping this will lead to a more cohesive community. Shared spaces in a controlled

manner. Ideas to use natural light to the advantage. Co-location multi-use spaces are also being considered.

External spaces good opportunities on site for external outdoor spaces.

Early stages- what might the building look like? Community Buildings – ensuring the external look of the building is welcoming. Making it obviously accessible to users before they enter.

Have been looking at options to ensure the school and community facilities feel more cohesive and shared spaces are used.

Zoning- public, shared and teaching. With the idea that it can be shared when required.

Community Space - meeting space, GP (general purpose) services, toilets, front of house, kitchen, storage, Library, big noise (making sure to cater for their needs without inflating the size of the space).

Jo advised that we need to look at the space as somewhere that will support the locality plan. Making use of the shared spaces for events and not seeing the hub and the school as two separate places. Needs to be welcoming to allow collaboration. Confirmation from Community based health, city wardens, priority families, housing – financial inclusion team. Looking at SHMU and people like ADA/ADP- having enough and utilizing flexible space. How is it designed to make sure people come? How can we ensure that the site feels comfortable both outside and inside. Less office space and more shared space – use café for meetings.

Margaret- seems there is a lack of facilities for older people. Ensuring that the older generation is also considered in the space. Space in the café- making sure it is seamless. Clarity on it being open to everyone.

Need to give some consideration to external space. Growing spaces- links to food banks and cafes. Nature – bug hotels, natural play spaces. Draughts- intergenerational opportunities. Market stalls for locally grown produce – making sure there is space to use the produce. What will the external space look like over the longer term.

434 pupil roll – 14 classes- scale of the school. Potential opportunity in the future to build another cluster if the need to increase the pupil roll arose. Currently this has been considered in future roll progression.

How is this building going to be managed? How can we incorporate drop in's from other services? Opportunity for community rep to be representative within the project team – within the body of the

<p>planning. Jo put a feeler out of volunteers. To pick up at the next meeting. Maria – would welcome that participation to ensure the end product works for everyone as a community voice.</p> <p>The RGCF Funding bid has been approved by the Capital Board of the ACC and submitted to the Scottish Government</p>	
<p><b>The Phoenix Building</b></p> <p>Anne-Marie &amp; Darren presented a PowerPoint presentation on the updates from the Phoenix building development.</p> <p>Anne-Marie gave an overview of the process so far. The community are keen for the building to be used for its potential as it has been empty for 9 years.</p> <p>So far, there has been a request for expressions of interest to take forward to opening and use of the building. There were some noted interests however the Kings Foundation came forward and committed to taking it on and start the process of reopening the building.</p> <p>£40k was agreed by the Sanctuary’s Community Benefit to use to make the building wind and water tight and started at the beginning of 2018- additional 20k was has potentially been given in developer’s contributions this money is maybe still available and hoping to see if we can use it for further improvements.</p> <p>A 2-year lease has been agreed in principal with the possibility of an asset transfer in the future.</p> <p>There has been various community meetings to assess the needs of the community and the rise in ASB has been highlighted.</p> <p>The phoenix hopes to highlight social inclusion, number of different community groups and activities. Community members being activity involved in the development of the programme.</p> <p>The key areas to achieve are the physical betterment of the building, weekly community programme and increase in provision inclusive of a community café as well as local access to drop in sessions from beneficial services.</p> <p>Darren gave an update on Kings Church – there are various connect groups. Now on a Wednesday 30 people come to Tullos and it grew from there. 45 children every week on a Tuesday at the youth clubs with over 100 registered. Meeting needs of the local people. 2 mini bus loads of kids at the Friday club at kings church, want to expand this by</p>	

<p>taking on some responsibility of the phoenix – debt management, youth work, support around drug and alcohol issues, inclusion – good starting point for the development of the programme.</p> <p>3 community meetings to gauge need and get some ideas on people that wanted to come in and use the building or had ideas for activities. To promote this social media and door to door leaflet drops were held.</p> <p>There are some structural changes planned to host a more substantial café kitchen area and there are some questions around the usability of the upstairs area of the building.</p> <p>The vulnerability of the building has caused some delay in the works being completed. Paula Martin ACC is now providing some project management support to get the building to a point where we can issue a lease in September.</p> <p>Margaret- good community representation on the final management teams. From a steering perspective 50/50 locally owned with kings and would be set out in the lease for development of the programme. Hoping to get kids involved too.</p> <p>HSCP- Nothing official in place for the HSCP to be represented – Teresa to take back to Emma.</p>	
<p><b>Update on the Annual Report</b></p> <p>Jo asked for any additional AR ideas and will circulate AR for comment once it is drafted.</p>	
<p><b>AOCB &amp; DONM</b></p> <p>Jo advised her role is changing and will now also be responsible for housing as well as locality role. Jo advised she can already see some great opportunities to bring housing and communities teams together and working more closely.</p> <p><b>22<sup>nd</sup> Aug at 6pm, Tullos Learning Centre.</b></p>	