

DRAFT TAIN TCAP: Feedback from Public Consultation Event, Tain Parish Church, 23 March 2015**OVERARCHING ISSUES**

ISSUE	FEEDBACK RECORDED DURING DISCUSSIONS	RECOMMENDED RESPONSE
What steps can the community take to deliver proposals?	<ul style="list-style-type: none"> • Tain needs a project officer. The community is fatigued and doesn't know how to initiate proposals. • To get proposals off the ground, community groups need an external push. • Could Tain organisations get together to form a steering group? • If a Tain community business/social enterprise could be created, the community could generate income to employ a project officer. • Funding is available to for community groups/representatives to visit communities elsewhere in Scotland who are tackling similar issues. • Community Challenge Fund. 	Feedback summarised under Section 3, Implementation: Partnership Approach.
A networking lunch offer from HISEZ	<ul style="list-style-type: none"> • Could community groups take HISEZ up on their offer to discuss mechanisms and options for income generation, which could include contact with other social entrepreneurs? 	HISEZ offer of support, including contact details, highlighted in Section 3, Implementation.

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Theme 1 - Improve town centre environment and diversify activity

Priority identified during evening workshop discussions:

- Shopfront enhancement
- Revival of an outdoor market

PROPOSAL	FEEDBACK RECORDED DURING DISCUSSIONS	RECOMMENDED RESPONSE
<p>1. Promote a shopfront enhancement project that re-instates traditional frontages</p>	<p>Priority: Shop front enhancement</p> <ul style="list-style-type: none"> • General upkeep of appearance needed; and property maintenance. • Shop owners need to be aware what funding is available for shop front enhancements; they also need to know how to apply for grant. • Need to develop a funding bid for a pot to progress shop front enhancement. • Constituted group to make bid. • Make area generally more attractive for businesses and shoppers including, shop fronts and parking. • Local organisations need to push for improving appearance of properties – civic pride. • Looks like any other town – buildings altered so much – all glass. 	<p>Priority highlighted and feedback summarised under “Issues and Options for Action”, Section 2, Theme 1.</p>
<p>2. Develop and promote a regular High Street outdoor market</p>	<p>Priority: Revival of an outdoor market</p> <ul style="list-style-type: none"> • 2007: Duthac Centre farmers market, lasted less than 1 year; • Taste of Tain – Annual event • A seasonal market? 	<p>Priority highlighted and feedback summarised under “Issues and Options for Action”, Section 2, Theme 1.</p>
<p>3. Bring empty upper floors back to residential use</p>	<ul style="list-style-type: none"> • Unoccupied properties occupy a short stretch • Potential input from Council’s Empty Homes Officer? • Connection between shopfront improvements and unoccupied upper properties. 	<p>Feedback summarised under “Issues and Options for Action”, Section 2, Theme 1.</p>

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Theme 1 (con'd) - Improve town centre environment and diversify activity

PROPOSAL	FEEDBACK RECORDED DURING DISCUSSIONS	RECOMMENDED RESPONSE
4. Provide a shared surface around the Court and Royal Hotel	<ul style="list-style-type: none"> • Linked to Proposal 5: Traffic Management 	Feedback summarised under "Issues and Options for Action", Section 2, Theme 1.

Theme 2 - Improve movement networks and accessibility

Priority identified during evening workshop discussions:

- Better signage and wayfinding
- Improved traffic management

5. Promote a review of traffic management rules and enforcement on High Street to ensure it is operating effectively and fit-for-purpose	<p>Priority: Improved traffic management</p> <ul style="list-style-type: none"> • Buses on the High Street a serious problem, affecting where people park • Council: parking and traffic enforcement. • Disabled spaces needed in High Street. • Suggested improvements: <ul style="list-style-type: none"> - Restrict large delivery vehicles from High Street - Time restrictions? - Make High Street one way - Restrict parking on High Street to those with mobility issues. • Include shared space Proposal 4 (Theme 1) as part of traffic management. • Proposals 5,6 & 7 are inter-connected. 	Priority highlighted and feedback summarised under "Issues and Options for Action", Section 2, Theme 2.
6. Improve town centre car parks to make them attractive and safe	<ul style="list-style-type: none"> • This has potential to relieve traffic pressure on the High Street. • Could community take ownership of THC Carparks, and run them as a social enterprise, generating income from small parking charge? • Tain needs free parking. • Create car park on health centre site? • Proposals 5,6 & 7 are inter-connected. 	Feedback summarised under "Issues and Options for Action", Section 2, Theme 2.

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Theme 2 (con'd) - Improve movement networks and accessibility

PROPOSAL	FEEDBACK RECORDED DURING DISCUSSIONS	RECOMMENDED RESPONSE
<p>7. Ensure linkages to and from the town centre are accessible and well signposted to allow people to move easily and access services</p>	<p>Priority: Better signage and wayfinding</p> <ul style="list-style-type: none"> • No direct access from car park to High Street. • Need for: <ul style="list-style-type: none"> - another pedestrian crossing by town clock - Pedestrian signposting improvements - Better signage to town centre – identification of easier routes - Better signage to car parks - Interpretation / signage boards around the town to promote attractions including Glen Morangie, links and Glasstorm. • Role for Tain Initiative? • Visit Scotland Growth Fund – for directing tourists/visitors. Worth approaching? • Three examples of similar community projects: Elgin: Urban Freedom; Wick: Telford Trail; Strathpeffer . • Proposals 5,6 & 7 are inter-connected. 	<p>Priority highlighted and feedback summarised under “Issues and Options for Action”, Section 2, Theme 2.</p>
<p>Theme 3: Develop new uses for redundant space and buildings</p>		
<p>Priorities identified during evening workshop discussions:</p> <ul style="list-style-type: none"> ➤ Duthac House adaptive re-use ➤ Outdoor venue in town centre for public events 		
<p>8. Create an attractive urban space that could be used as an outdoor venue for public events</p>	<p>Priority: Proposal identified as a priority by workshop participants</p> <ul style="list-style-type: none"> • Space in front of Royal Hotel is an obvious venue for public gatherings. 	<p>Priority highlighted and feedback summarised and cross referenced to Proposal 4 under “Issues and Options for Action”, Section 2, Theme 3.</p>

Theme 3 (con'd): Develop new uses for redundant space and buildings		
PROPOSAL	FEEDBACK RECORDED DURING DISCUSSIONS	RECOMMENDED RESPONSE
<p>9. Promote the redevelopment of the Old Picture House as an arts hub</p>	<ul style="list-style-type: none"> • Property owned by a community-backed organisation. • Community support for business plan for picture house and arts centre. • Preservation of façade regardless of building use? • Explore financial package to bring building back to life. • Suggested uses: <ul style="list-style-type: none"> - Cinema or arts centre – e.g. Strathpeffer pavilion - Tain Museum could utilise some space - Promotion of community based products – whisky, cheese and Glasstorm - Creative industry hub - Low-rent workshop - working / selling? • Could compete with Duthac Centre? • Big challenge is keeping such an initiative going. • It might be useful to visit other communities where cinema buildings have been adapted; Campbeltown, Aberfeldy, Oban. • One Highland cinema (Thurso) already run by a private sector business; another under consideration in Fort William. 	<p>Feedback summarised under “Issues and Options for Action”, Section 2, Theme 3.</p>
<p>10. Develop a viable re-use for Duthac House in the long term while accommodating temporary short-term uses</p>	<p>Priority: Proposal identified as a priority by workshop participants.</p> <p>Suggested uses:</p> <ul style="list-style-type: none"> - Respite Centre - for community care – private not residential - Artists’ residence <ul style="list-style-type: none"> • Combine resources in Duthac House: Possible Sheriff Court and Police Station or respite / Youth hostel. • Discussions with potential new owners? e.g. Highlife Highland. 	<p>Priority highlighted and feedback summarised under “Issues and Options for Action”, Section 2, Theme 3.</p>
<p>11. Promote redevelopment of The Grove for community or tourist use</p>	<ul style="list-style-type: none"> • Viability heavily constrained by recent fire. • Of proposals put forward, this could be one of the most difficult to deliver. 	<p>Noted. Feedback summarised under “Issues and Options for Action”, Section 2, Theme 3.</p>

Theme 3 (con'd): Develop new uses for redundant space and buildings		
PROPOSAL	FEEDBACK RECORDED DURING DISCUSSIONS	RECOMMENDED RESPONSE
12. Investigate options for re-locating Sheriff Court and enabling wider civic use of landmark building	<ul style="list-style-type: none"> Although strongly supported, of proposals put forward, this could be one of the most difficult to deliver. 	Feedback summarised under "Issues and Options for Action", Section 2, Theme 3.
13. Promote available space in BT building for small business and business incubator use	<ul style="list-style-type: none"> Advice needed from THC Housing team about potential future uses Investigate potential for a social enterprise to generate income from this building. 	Feedback summarised under "Issues and Options for Action", Section 2, Theme 3.
14. Promote effective use of the rail station building as a gateway to the town centre	<ul style="list-style-type: none"> Construction work underway to convert Rail Station building to restaurant 	Noted

INDIVIDUAL COMMENTS RECEIVED ON DRAFT TAIN TOWN CENTRE ACTION PLAN

Q1: What do you think about these priorities and proposals for tackling town centre regeneration?		
Respondent/ Organisation	Verbatim Comments	RECOMMENDED RESPONSE
D Findlay	I like the idea of making use of redundant buildings and working on improving traffic flow. Buses in Main Street cause chaos but where can the traffic go? Outside encouragement seems to be required to gain action.	Noted. The need for better traffic management in the town centre was identified as a key priority key priority during the public consultation on the draft action plan and is highlighted under "Issues and Options for Action", Section 2, Proposal 5.
	Financial incentives for businesses to improve appearance of shops etc and bring discussed properties into use would be good. But lack of shops in centre of towns is not only a Tain problem.	Noted. The need to incentivise shopfront enhancement was identified as a key priority key priority during the public consultation on the draft action plan and is highlighted under "Issues and Options for Action", Section 2, Proposal 1.
A Mackay	Traffic management - Roads very difficult for pedestrians to cross. Lorries & tractors go at excessive speeds through High Street.	The need for better traffic management in the town centre was identified as a key priority key priority during the public consultation on the draft action plan and is highlighted under "Issues and Options for Action", Section 2, Proposal 5.
	Hope buildings will be sensitively restored/regenerated as new temporary buildings at Duthac House an eye-sore and completely out of character compared to traditional buildings, although these are supposed to be temporary.	Feedback highlighted under "Issues and Options for Action" for Proposals 9 & 10.

INDIVIDUAL COMMENTS RECEIVED ON DRAFT TAIN TOWN CENTRE ACTION PLAN

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Respondent/ Organisation	Verbatim Comments	RECOMMENDED RESPONSE
The Community Council of the Royal Burgh of Tain	<p>The CC reaffirms our previous comments following first publication of the report, with particular regard to the subject matter of the continuing Court House use on the High Street.</p> <p>We wish to make very clear repeated previous requests regarding the reference to the Court House as a positive town centre use should be removed from the Report, otherwise it could not be taken seriously. No response had been received yet to a letter sent last March to Scottish Court Services over the regular and very significant problems being experienced on the High Street through some individuals and groups attending the court. The CC will send a reminder to SCS and also suggest the soon to become vacant Knockbreck Primary School as an alternative court location, an option the CC wishes to put to Highland Council via the Charrette process.</p>	<p>Noted.</p> <p>Feedback highlighted and text amended at Proposal 12 "Issues and Options for Action".</p>
	<p>It is considered a major weakness in the whole plan is uncertainty over how the various projects are capable of being funded and, until that and the practicality of finding a way forward to progress them was devised, the Charrette would prove to be little more than a 'talking shop'. HIE have been approached by the CC for assistance but it remains unclear to what extent they are able or willing to support the community in its aspirations.</p>	<p>Section 3 (Implementation) confirms that wherever possible the Council will align investment in Tain town centre with proposals set out in the action plan. This section has also been updated to reflect HIE's confirmation at the March 2015 public workshop that funding and support is available, on a project-by-project basis, for viable, income-generating community-owned projects. Section 3 also highlights the offer from HISEZ to host and facilitate a discussion with Tain community and business representatives about potential funding mechanisms for relevant Action Plan proposals.</p>

Respondent/ Organisation	Verbatim Comments	RECOMMENDED RESPONSE
The Community Council of the Royal Burgh of Tain (con'd)	We wish to make very clear there should be no parking charges introduced in the town centre.	Feedback highlighted under “Issues and Options for Action” Proposal 6.
	We suggest the available open space at the Duthac Centre could be used occasionally for a street market though it was noted this had been tried in the past with limited success.	Feedback highlighted under “Issues and Options for Action” Proposal 2.
	We intend to approach the Highland Small Communities Housing Trust to see if they might be interested in conversion of some High Street upper floors to affordable housing, should they become available.	Noted.
	One further item raised but not discussed previously was that consideration might be given to a future use of the now vacant Duthac House as a Respite Centre.	Feedback highlighted under “Issues and Options for Action” Proposal 10.