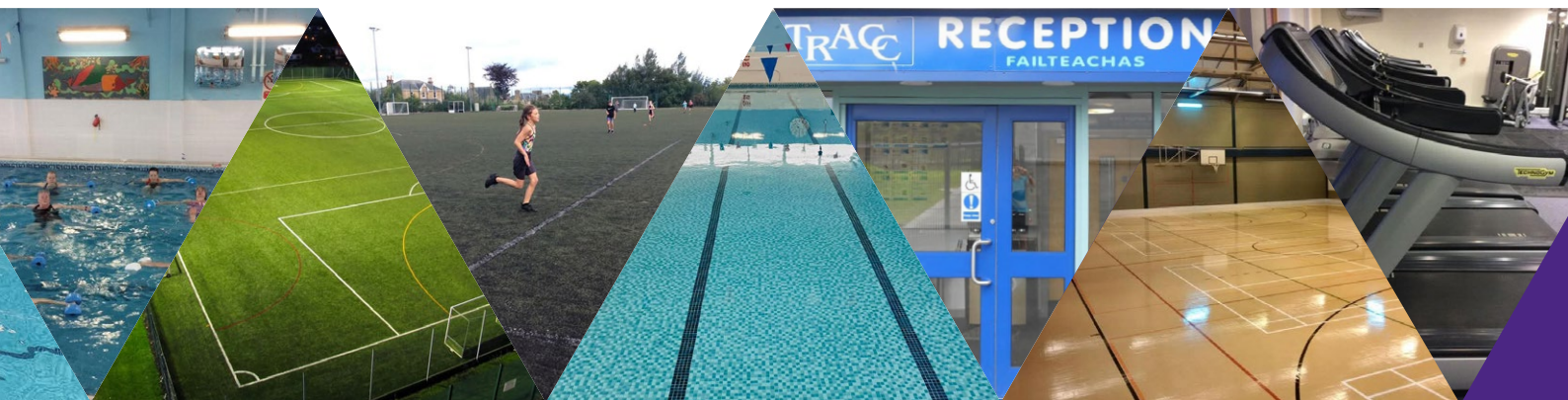


# Tain Royal Academy Community Complex

## Ionad-Coimhearsnachd Acadamaidh Rìoghail Bhaile Dhubhthaich



**Launch of Public Consultation**

## Background

The Highland Council is seeking the views of the Tain community on a range of options for the future of leisure services currently provided at the Tain Royal Academy Community Complex (TRACC).

The TRACC facility was opened more than 50 years ago. The building is now reaching the end of its natural lifespan and will continue to deteriorate without further investment.

The new Tain Campus project represents an investment of £74M to co-locate Tain Royal Academy (TRA), Craighill and Knockbreck Primary Schools, and St Duthus School in modern, fit-for purpose facilities.

The new campus building is due to be operational later this year and the existing TRA and Craighill buildings will be demolished thereafter and the sites redeveloped for housing.

The facilities at the new Tain Campus will include a 4-court games hall, a 2-court games hall and a dance studio along with a full-sized synthetic pitch, a full-sized grass pitch, a 7-a-side synthetic pitch and 3 multi-use games areas.

The TRACC facilities currently comprise a 4-lane 20-metre swimming pool, fitness suite, 4-court games hall and two smaller sports halls, along with access to a full-size synthetic playing field and 2 grass pitches.

An assessment has been made of potential options for the future of the TRACC building which will form the basis of the public consultation to understand the views of the local community and assess the potential impact. A survey document has been prepared, and members of the community are encouraged to complete this.

For Options 1 and 2, the TRACC building would be retained, and the remainder of the Tain Royal Academy (TRA) buildings would be demolished to allow that part of the site to be redeveloped for housing.

For Options 3, 4 and 5, the TRACC building would also eventually be demolished and the entire site redeveloped for housing.

**As things stand, there is no funding allocated in the Council's capital programme for any of the options listed below.**

## Options

### Option 1

Retain the TRACC facility as a standalone building with minimal improvement works.

Isolate the TRACC building prior to demolition of the rest of the TRA buildings, install new heating plant and utility connections, and carry out holding action works only.

This would not extend the remaining life of the building and ongoing maintenance and life-cycle investment would be required in the coming years. There would be a risk that a major failure could occur at some point that would require further investment or potentially result in closure.

Potentially mothball the dry-side facilities as the indoor spaces at the new Tain Campus could be used instead.

#### Estimated Cost

**Up to £4M**

(over a 5-year period)

#### Closure period required for TRACC

Up to 12 months for the works.

### Option 2

Retain and fully refurbish the TRACC facility as a standalone building.

Isolate the TRACC building from the rest of the TRA buildings prior to their demolition, install new heating plant and utility connections, and carry out a refurbishment.

This would address some of the condition and suitability issues at the building, reduce the risk of a major failure in the coming years and may marginally extend the remaining life of the building.

Potentially mothball the dry-side facilities as the indoor spaces at the new Tain Campus could be used instead.

#### Estimated Cost

**£9M**

#### Closure period required for TRACC

Up to 18 months for the works.

## Options

### Option 3

Construct a new building on the new Tain Campus site at some point in the future. Permanent closure and demolition of the TRACC facility once the new Tain Campus building is operational.

**Construct a new swimming pool building with a fitness suite on the new Campus site.**

The design, planning and construction of a new swimming pool and fitness suite extension would take 2-3 years to complete following any decision to proceed and approve the necessary funding.

**The above would result in the loss of a swimming pool and fitness suite in the intervening period.**

**Estimated Cost**

**£11M**

**Closure period required for TRACC**

N/A (as TRACC building would be demolished)

### Option 4

Construct a new building on the new Tain Campus site at some point in the future. Retain the TRACC facility as a standalone building with minimal improvement works in the interim (as per Option 1).

**Isolate the TRACC building from the rest of the TRA buildings as outlined in Option 1. The cost of constructing a new swimming pool building with a fitness suite on the new Campus site, and the work required to retain the TRACC building in the meantime.**

**Estimated Cost**

**£15M**

This option would require the TRACC to be closed for 12 months for minimal improvements.

The new swimming pool and fitness suite building would take 2-3 years to complete following any decision to proceed and agree funding.

**Closure period required for TRACC**

Up to 12 months for the works

## Options

### Option 5

Permanent closure and demolition of the TRACC facility once the new Tain Campus building is operational.

Current building reaching end of life.

No funding in place to replace building.

Possible mitigation measures for the closure of the pool facility and fitness suite would need to be considered, such as the use of other pools in the neighbouring areas and alternative provision of the fitness suite.

Estimated Cost

N/A

Closure period required for TRACC

N/A (as TRACC building would be demolished)

## Timeline/Next Steps

The public consultation will close on 1<sup>st</sup> August 2025. Once the responses have been collated and evaluated, a report will be presented to a future Council or Committee meeting to outline the proposed way forward.

To view the survey document and other information go to:

[www.highland.gov.uk/tracc](http://www.highland.gov.uk/tracc)