

REPRESENTATIONS AND RESPONSES ON THE PROPOSAL TO DISPOSE AND CHANGE THE USE OF EAST CHURCH HALL FOR AN ENTERPRISING COMMUNITY HUB

Id	What are your views on the Proposal utilising common good property?	Do you have any views on potential benefits of the Proposal?	Do you have any issues or concerns arising from the Proposal?	What are your views on a future disposal (by sale) of the property via a Community Asset Transfer?	Do you have any additional comments?	Please confirm if you are	Responses
1	Excellent use of the site The town is the better if it being used not just degrading as it is The proposed use is a great idea and I utterly support it	An empty building is hopeless for the town It should be used	No concern	I approve of this, the building will be well looked after	No thanks	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process.
2	I strongly support the proposal to lease the building to the Cromarty Development Trust. The building has not contributed to the common good for many years now so leasing it to a body that can use it for community benefit will be a significant improvement to community activity in Cromarty.	See above	No. I hope this prolonged process can be completed soon.	I would support that proposal.	No	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process.
3	I support the proposals and the Cromarty Community Development Trust in their plans with the East Church	The potential of the East Church is both positive for those who live in Cromarty and those who visit. Currently we need to encourage visitors to the East side of the town and in turn support the visitors. There are also potential benefits for residents too. Increase in business footfall, possible office space / cafe / community development	No	I would support thist	No	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process.
4	I think this is such a fantastic building it has been a shame to see it lie dormant for a while. Changing the use of the building could open up so many different possibilities	I think it would be an exciting opportunity for the community to develop a new space in whatever form this takes	My issues in opening the building would be parking	Would support the project	No	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process. With regards to parking concerns, if the proposal goes ahead, other regulatory permissions such as planning are required. Traffic management issues are likely to be considered during the planning application.
5	Strong support. Thus is an asset that is deteriorating, the proposal is to achieve significant community benefit in a scheme that will benefit residents and visitors.	Obviously economic, social and boosting community confidence.	Parking is an obvious concern but require a joined up approach rather than focusing on simply this development. And in providing facilities in Primary will reduce travel and parking pressure elsewhere.	This should be in a way that is as affordable as possible for the Development Trust.	Make haste!	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process. With regards to parking concerns, if the proposal goes ahead, other regulatory permissions such as planning are required. Traffic management issues are likely to be considered during the planning application. With regards to your comment about the building deteriorating, the Trust would be responsible for full repair and maintenance as part of the lease agreement. Your comment about making it affordable for the Trust if the asset was sold at a later date, the Community Asset Transfer process will consider the market value of the asset during the application assessment.

6	I think it will be an excellent idea for the town of Cromarty for this to happen.	If it goes ahead and the building is made a hub for the town where people can access various groups I.e Citizens advice etc and a meeting place for coffees etc it will benefit a lot of people instead of having to travel to Inverness etc for advice.	As long as those who are in charge ensure that any ideas are of a firm footing and won't fold quickly I think that it will be an asset to Cromarty.	I think it's a good idea otherwise the building would be left to rot .	No	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process. With regards to your comment about the sustainability of the proposal, the initial lease arrangement will allow the Trust to pilot the business plan. The lease will also have break option clauses. If the venture proves a success, the intention of the Trust is to acquire full ownership of the asset by submitting a Community Asset Transfer application. Sustainability and the viability of the business plan for example will be assessed during this process to determine the request.
7	Very much in favour	Good use of a currently unused building, with considerable community benefits.	None	In favour	No	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process.
8	I am supportive	It would be great to have this property contributing positively to the Cromarty community and to wider population.	No	I think this is a good idea	Looking forward to hearing about the future use and proposals	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process.
9	I am fully supportive of the proposal to lease the East Church Hall to the Development Trust for the purposes stated. But I am strongly opposed to the longer term aim of removing it from the Cromarty Common Good.	The proposal includes uses which are clearly of benefit to the wider community. The proposed commercial uses of the property are also justified if this generates income through rent which goes to the Common Good and so also provides wider community benefit.	I think the consultation is framed in an unhelpful way making it difficult to respond. The issues around change of use and disposal are different. I think this consultation should be only on the change of use.	I am strongly opposed to the longer term aim of removing it from the Cromarty Common Good. As part of the Common Good the asset is secured for the long term benefit of the community and any change will weaken this security. If the model proposed in the business plan is viable, then there is no reason why it should not continue indefinitely as a Common Good asset leased for these purposes.	The first charge on the Common Good is the maintenance of the Common Good assets and so I think consideration should be given to meeting some of the longer term maintenance (or improvements) from this source. I am not sure how this would be phrased in a lease but it seems unreasonable to expect the Development Trust to cover all the costs of, say, a structural problem if it arose.	For change of use and against disposal	Your comments are noted and will be considered during the decision-making process. During the lease period, the Cromarty Common Good Fund will receive rental income which has been set at market rates. This will be reviewed every 5-years. If the asset was to be sold, this will no longer be the case. With regards to your comment about 'disposal', lease arrangements over 10+ years are also classed as a disposal. The lease arrangement means that the Trust would be responsible for full repair and maintenance of the building which already has been discussed with the group. The Trust would also be liable for building insurance.
10	This is an excellent, positive and constructive use of the building, conserving the building and providing a valuable community asset, appealing to a wide demographic within the town. A hub can provide community cohesion, useful facilities and a central information point for visitors too.	As above: community cohesion, information dissemination, bringing a liveliness to the town, as well as providing much-needed facilities, eg a cafe/meeting point. Investing in the future of the building.	None.	As long as the business model has been robust enough to demonstrate that the enterprise can be self-sustaining, then full control and ownership should be considered as an option.	N/A	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process. If the venture proves a success, the intention of the Trust is to acquire full ownership of the asset by submitting a Community Asset Transfer application. Sustainability and the viability of the business plan for example will be assessed during this process to determine the request.
11	It's a fantastic proposal that will help realise an underused asset.	All the potential benefits sound immensely positive for Cromarty, the people of the town and visitors to Cromarty.	No, I do not.	This sounds positive.	No, I do not.	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process
12	As the first Project Leader of the East Hall when it was Cromarty Action for Young People, I am keen to see this in community use for the health and wellbeing of our community.	If the Hall is run by and for the community, it can be multipurpose and flexible, depending on local need at any given time	No, I am keen to see this go ahead. I realise much work will be needed to get the building towards net zero, but the Cromarty Community Trust are very good at project management and fund raising.	I am in favour if it.	No	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process

13	Generally positive - the building is providing no benefit now and, presumably, will be deteriorating structurally.	Good opportunities for the community and one less responsibility for the Council	Not sure that there has been enough consultation with residents about future uses, so far. As a resident I don't think I have had an opportunity to contribute. Some of the ideas are not good - do we really need another community garden, for example. Is this really a suitable site for electric car charging - parking for the Old Brewery, local residents, visiting trades and visitors is already very tricky in this area.	After a period of successful rental then that would be a positive thing.	No	Supportive of the Proposal	Your comments are noted and will be considered during the decision-making process. The proposal is still at an early stage and the intention of the Trust is to pilot the business plan to determine the success of the venture.
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