

Feasibility Analysis – Old Social Work Building



Nairn Improvement Community Enterprise(NICE)

- We are a company limited by guarantee with the Right to Buy and a Scottish Charity
- We are all volunteers with the aim of “Getting a Better Deal for Nairn”
- We have in excess of 1000 members, mostly local people
- Last summer we commissioned a Vision for Nairn Report

Background and Context

- The Vision Report identified a number of derelict properties in and around the town centre
- Highland Council's Old Social Work Building was selected as the first to be investigated further
- We successfully applied to Awards for All funding for a Feasibility Study on what the future of the building might be
- We put together a team to take this forward
- Tonight's presentation reflects the feedback from the consultation processes

Initial Consultations

- Highland Council has encouraged NICE to adopt a “partnership” approach with them in taking our vision forward
- Prior to drawing up our consultation survey we held a meeting with Nairn’s 4 local councillors
- The purpose of this was to appraise them of what we were about to do and to seek their support in principle
- It was hoped that, subject to due diligence being observed and the business case made for redeveloping the Building, that the local members would lend their support to our plans

NICE Masterplan: Nairn Town Centre



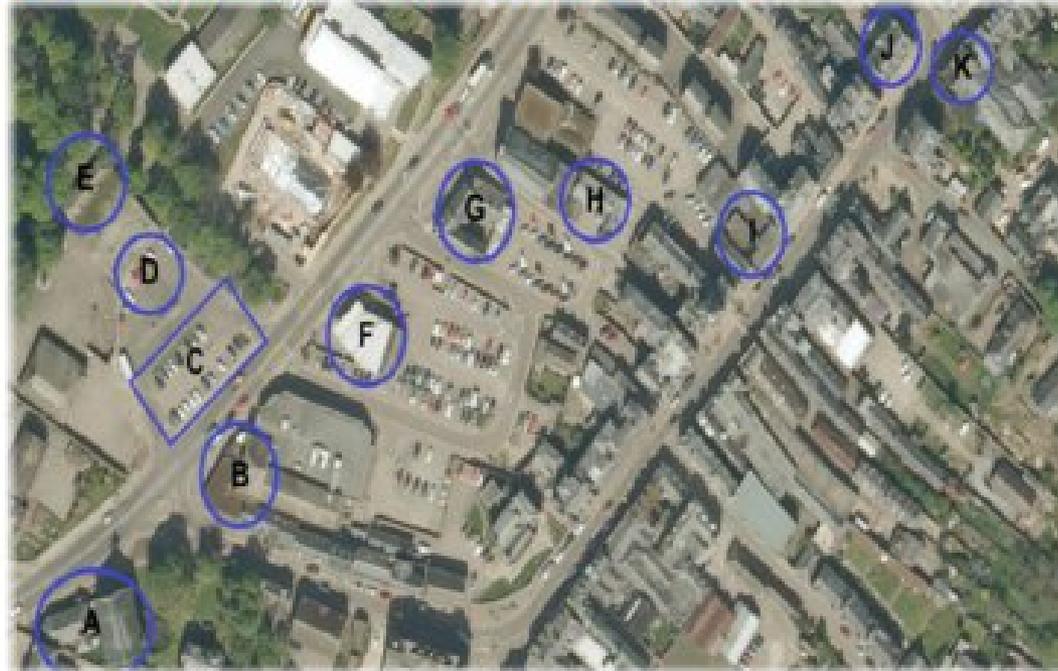
Site A: Rosebank Church and Hall



Site B: Regal Cinema



Site C: Car Park



Site K: Ballerina Cinema



Site J: Baron House



Site I: Nairn Library



Site D: Bus Station



Site E: Viewfield Stables



Site F: Petrol Station



Site G: Social Work Building



Site H: Finance Building

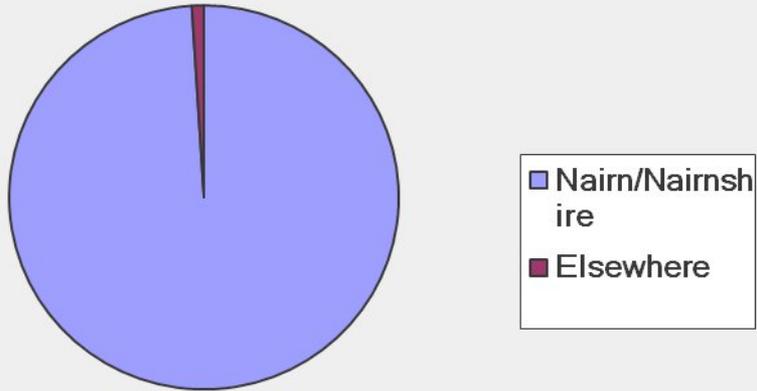
Options appraisal on potential future use of Old Social Work Building



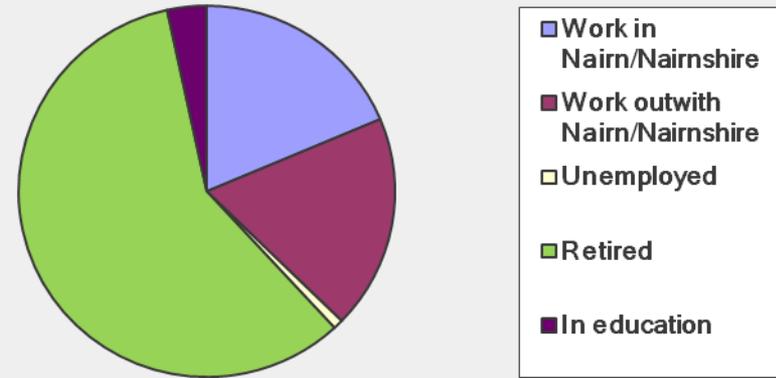
Local Consultation

- Total of exactly 150 responses
- Ran from 5th April to 12th May 2013
- Online survey
 - Businesses
 - Individuals
- Paper surveys
 - Community Centre
 - Court House

Where do you live?



What statement best describes your employment status?



89

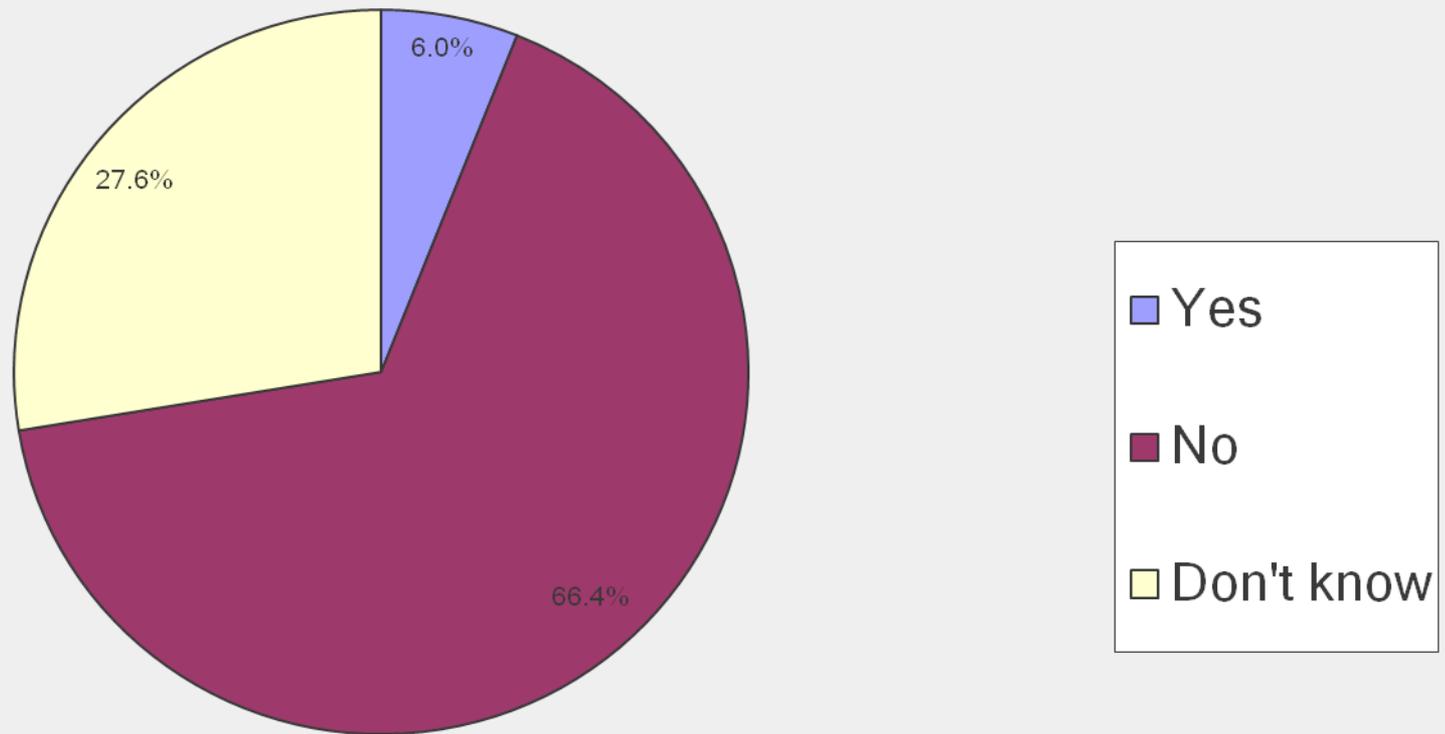
Would you like to see the profile of Nairn improve?



Do you see advantages in increasing visitor numbers to Nairn?



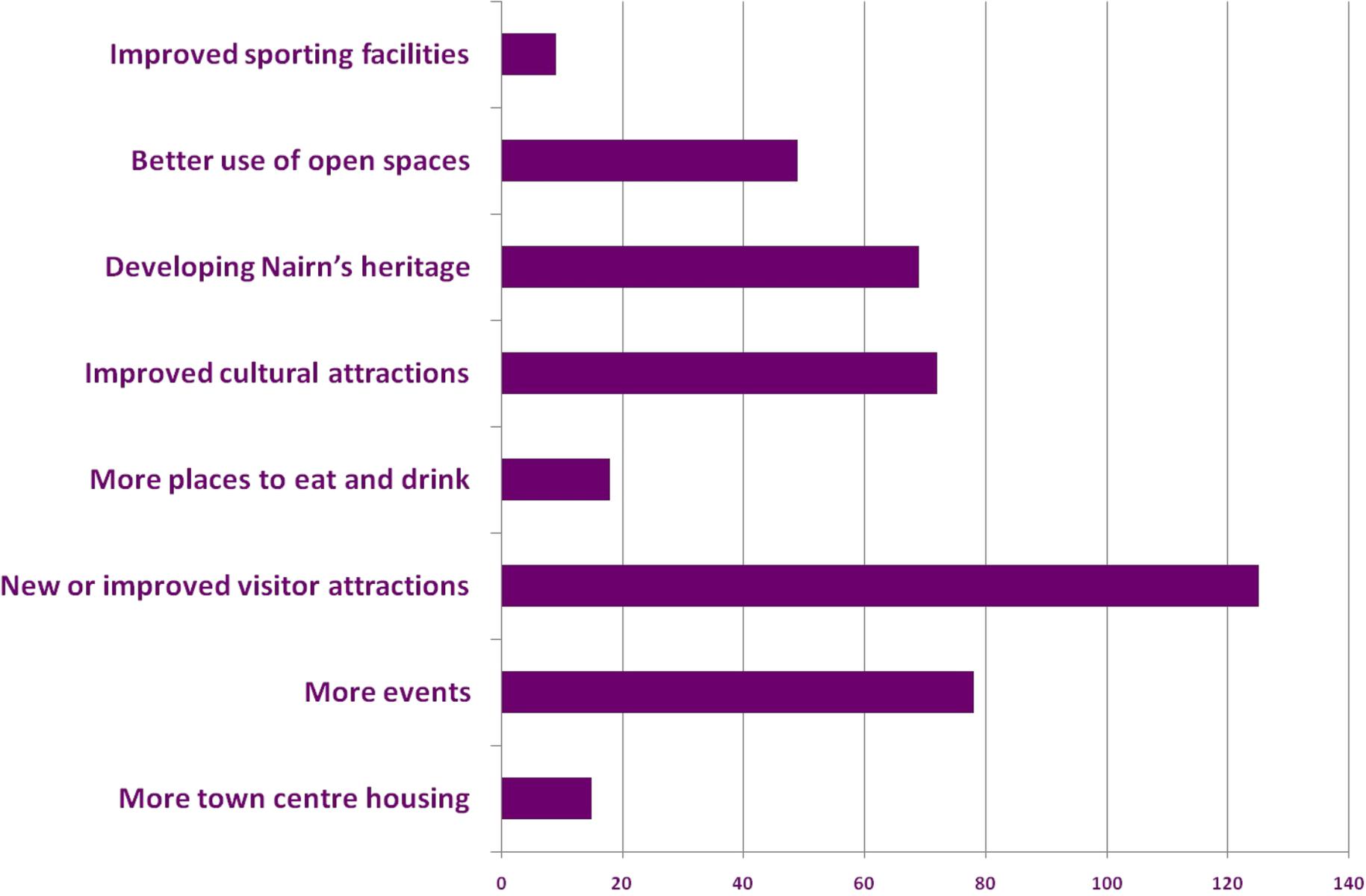
Do you think that Nairn offers sufficient employment opportunities?



Comments regarding employment opportunities

- Increase in white collar jobs
- A focus on careers, not just jobs
- Sustainable, long-term tourism related employment
- The need to retain young people in Nairn
- Developments at Ardersier
- Greater involvement and support from HIE and others to develop Nairn economically

In terms of redevelopment, what three things do you feel would encourage visitors most?



Changes that will encourage visitors most

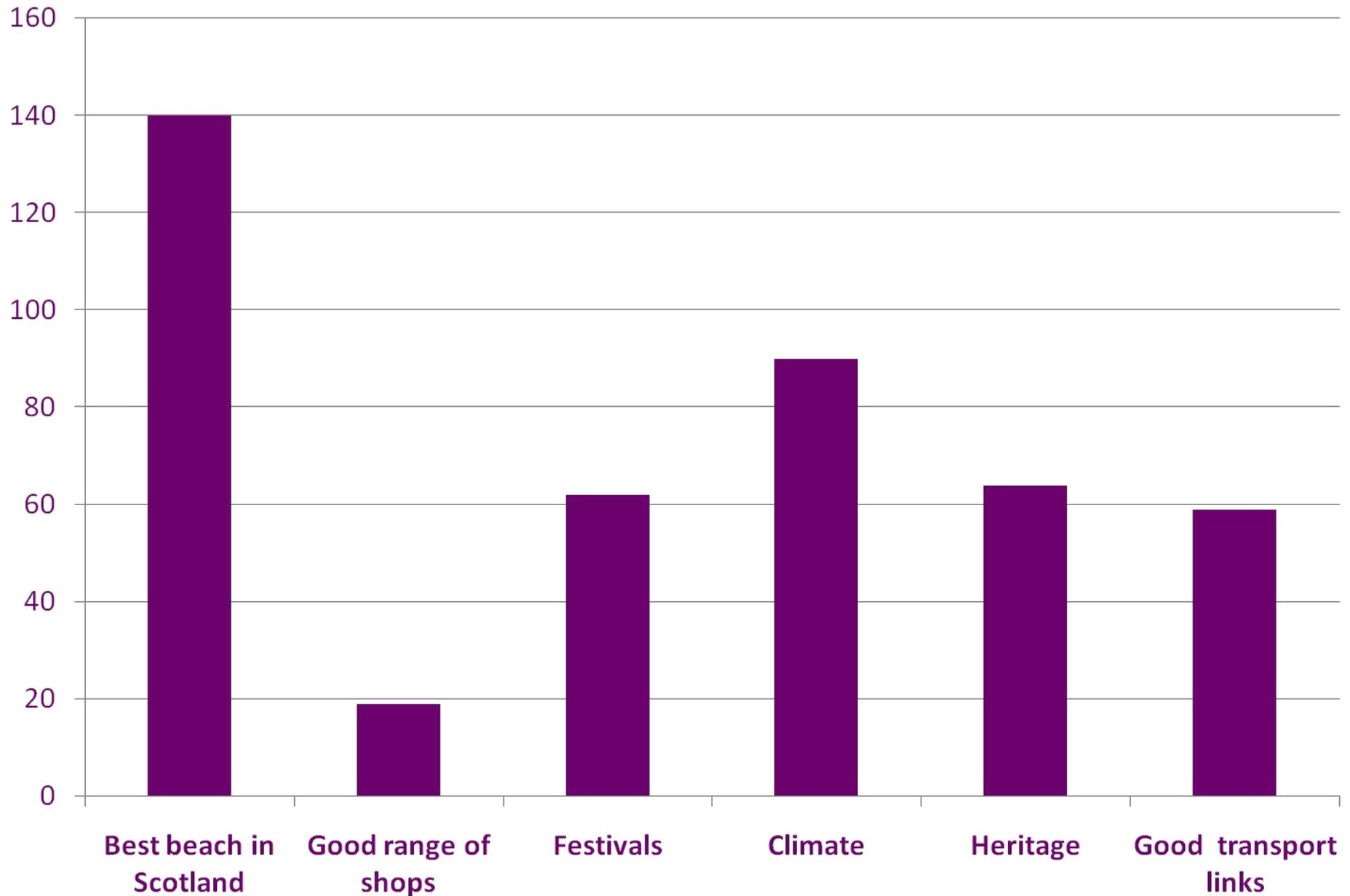
- Improved sporting facilities – 2%



rove



What do you feel makes Nairn attractive to visitors?



What makes Nairn attractive

Additional Comments

Positives

- Great Golf Courses
- Sailing
- Fishing (River, lochs and sea)
- Harbour (although room for significant improvement)
- Walking/scenery

Negatives

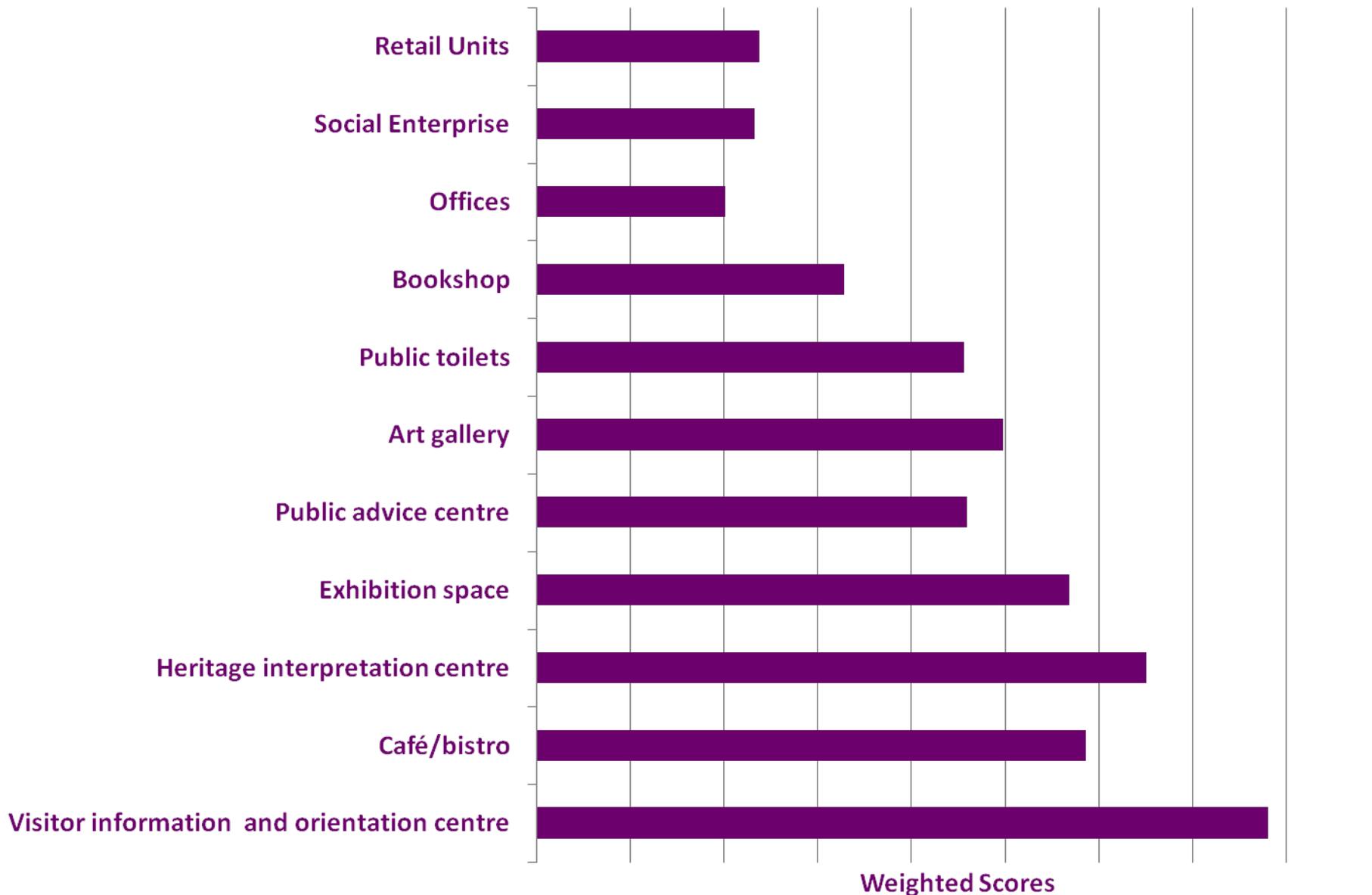
- Beach is covered in rubbish
- High Street has nothing to offer
- Festivals not promoted sufficiently
- Heritage undervalued
- “Tired” High Street

Nairn's unique selling point?



Scotland's premier beach

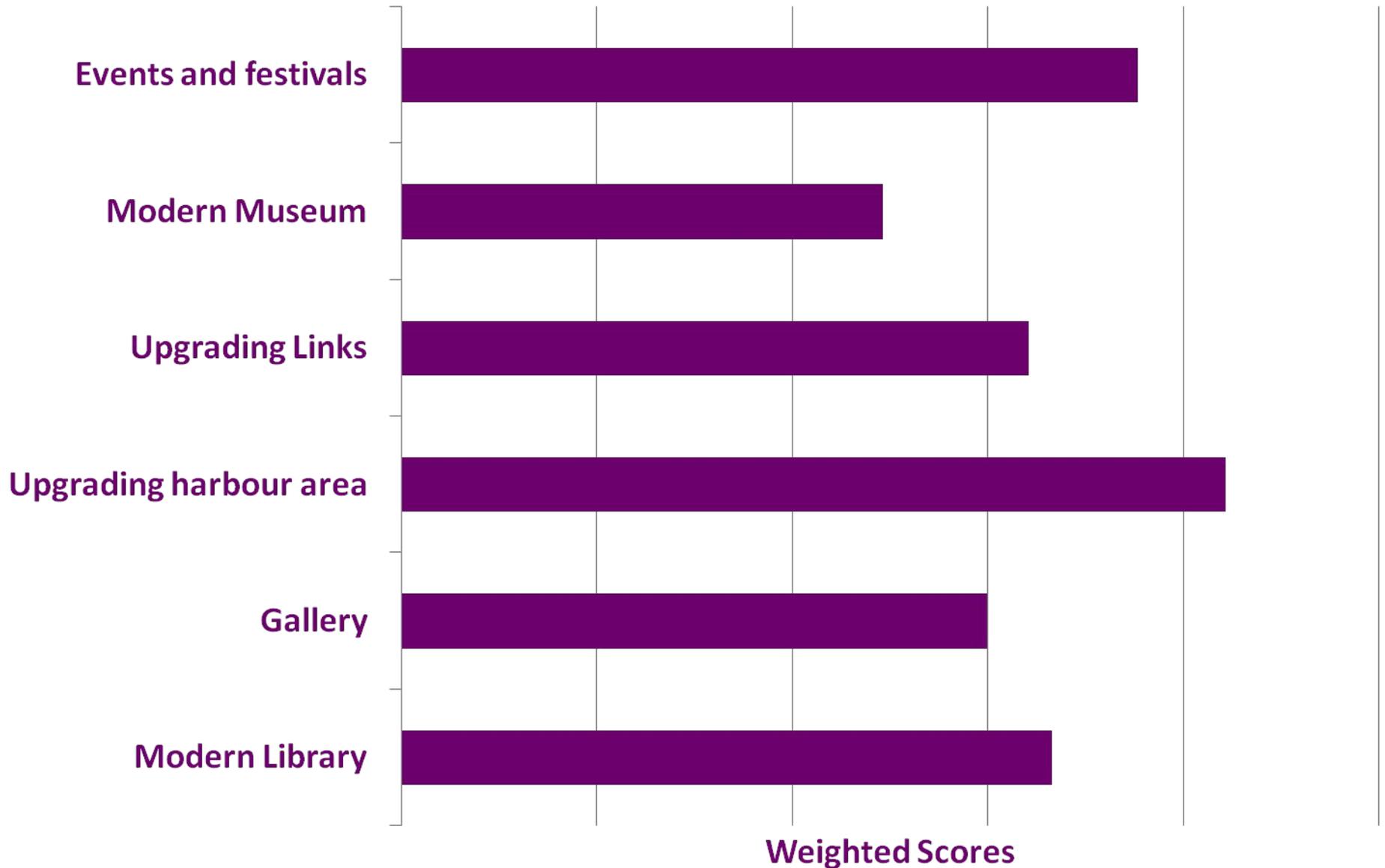
Which of the following options for redevelopment of the Old Social Work Building do you consider most likely to encourage visitors to stop in Nairn



Other ideas for Social Work Building

- Make a feature of the old Jail Cells (Dornoch/Inveraray)
- Science Centre
- Children's play centre
- It must be a multi-use facility
- Community creative arts centre
- Knock it down
- Focus on the whole area, not just the building
- Youth centre
- Community produce co-op or retail outlet
- Concentrate on other areas of greater need first e.g. High Street

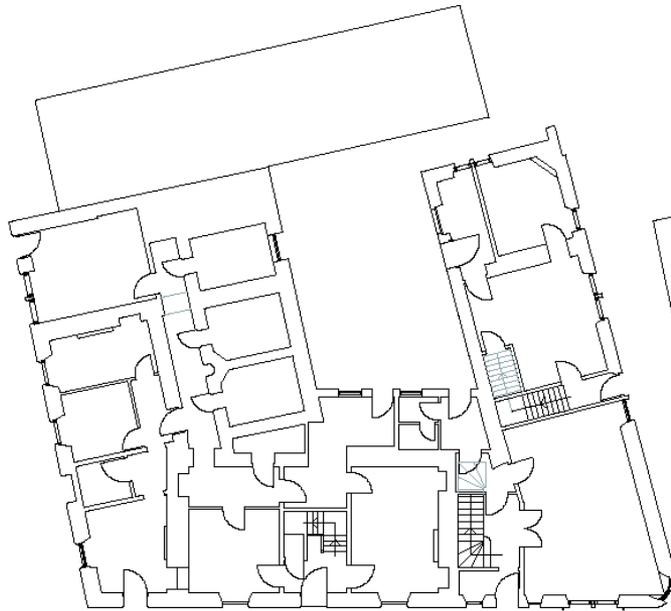
Please prioritise these other development concepts/facility options for Nairn



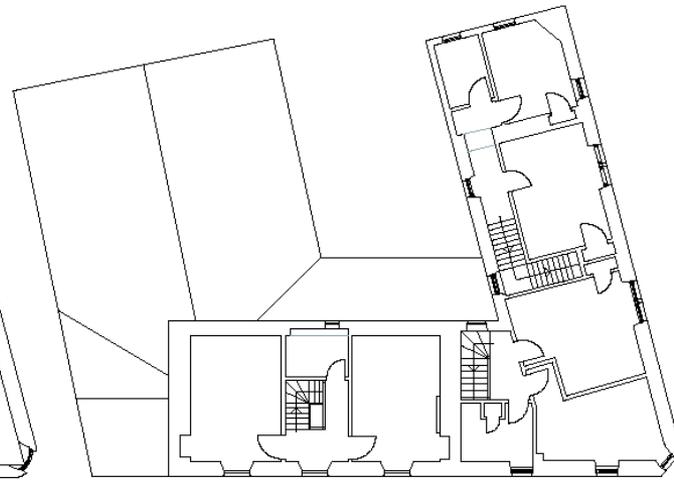
Other general comments

- “Just do something”
- Coherence and cooperation between NICE and the community councils
- Think about something for families to do on wet days
- Consider improving green spaces
- Try to make Nairn attractive to visitors once more

Concept Designs



GROUND FLOOR PLAN

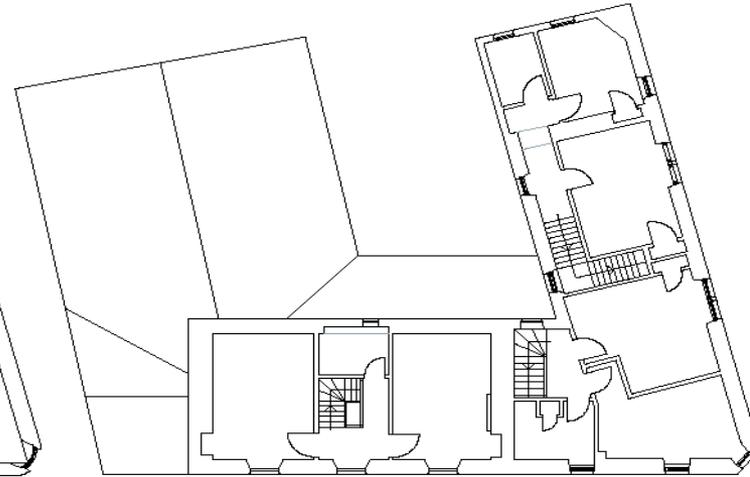


FIRST FLOOR PLAN

Concept Design



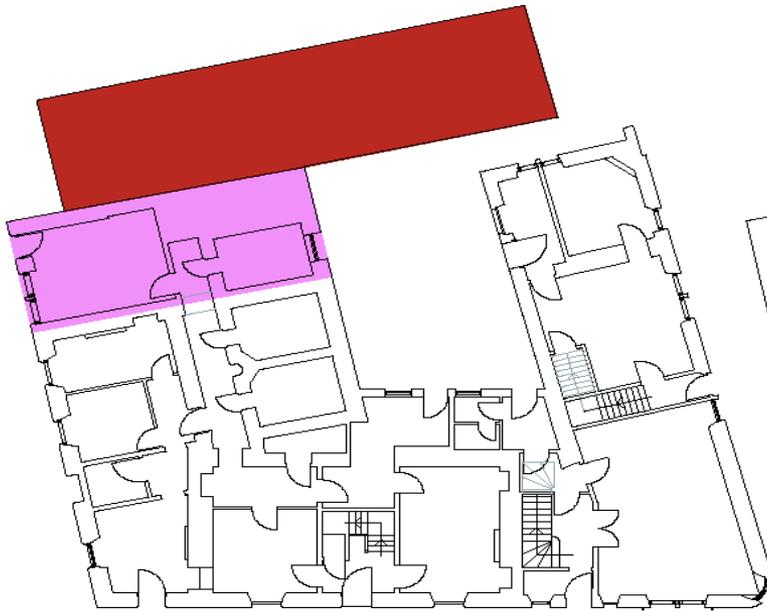
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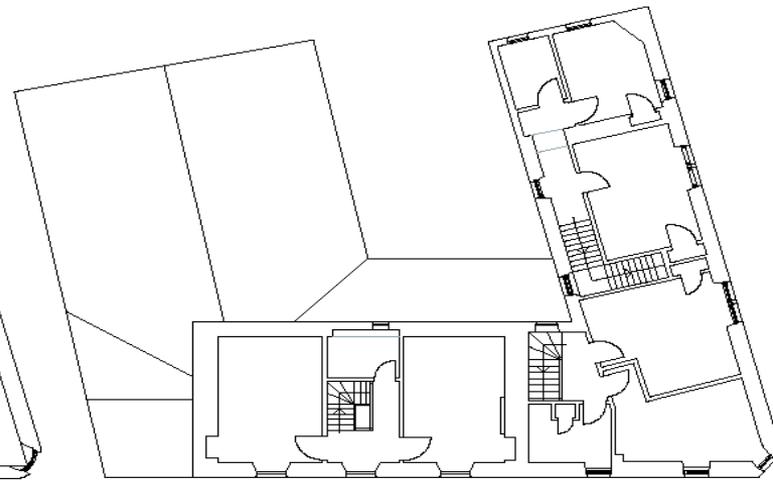
FIRST FLOOR PLAN

 EXISTING PUBLIC TOILETS
TO BE REMOVED

Concept Design



GROUND FLOOR PLAN



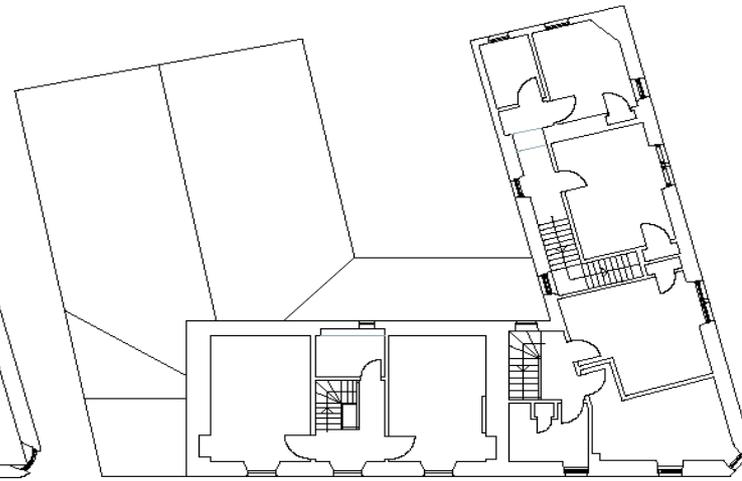
FIRST FLOOR PLAN

-  EXISTING PUBLIC TOILETS TO BE REMOVED
-  NEW OFFICE/RETAIL UNIT

Concept Design



GROUND FLOOR PLAN



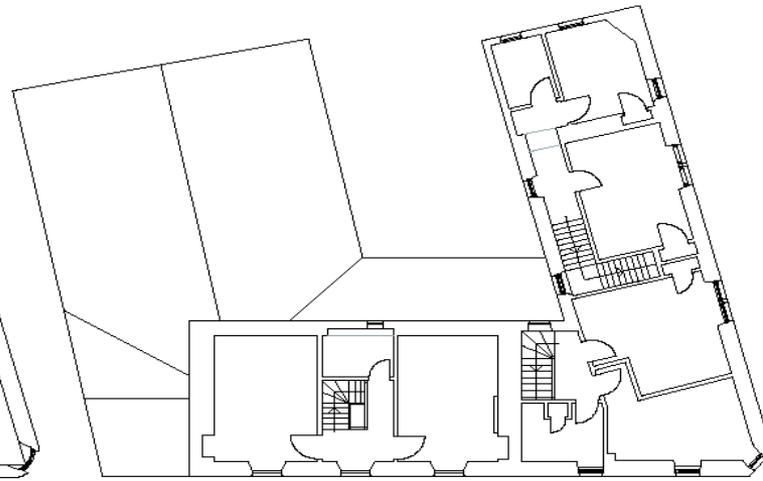
FIRST FLOOR PLAN

-  EXISTING PUBLIC TOILETS TO BE REMOVED
-  NEW OFFICE/RETAIL UNIT
-  MESEUM OUTREACH (WITHIN EXISTING POLICE CELLS)

Concept Design



GROUND FLOOR PLAN



FIRST FLOOR PLAN

-  EXISTING PUBLIC TOILETS TO BE REMOVED
-  NEW OFFICE/RETAIL UNIT
-  MUSEUM OUTREACH (WITHIN EXISTING POLICE CELLS)
-  VISITOR ORIENTATION CENTRE

Concept Design



GROUND FLOOR PLAN

FIRST FLOOR PLAN

-  EXISTING PUBLIC TOILETS TO BE REMOVED
-  NEW OFFICE/RETAIL UNIT
-  MESEUM OUTREACH (WITHIN EXISTING POLICE CELLS)
-  VISITOR ORIENTATION CENTRE
-  NEW PUBLIC TOILETS

Concept Design



GROUND FLOOR PLAN

FIRST FLOOR PLAN

- | | | | |
|---|--|---|--|
|  | EXISTING PUBLIC TOILETS TO BE REMOVED |  | NEW PUBLIC TOILETS |
|  | NEW OFFICE/RETAIL UNIT |  | NEW EXHIBITION SPACE (INCLUDING POSSIBLE CAFE) |
|  | MESEUM OUTREACH (WITHIN EXISTING POLICE CELLS) | | |
|  | VISITOR ORIENTATION CENTRE | | |

Concept Design

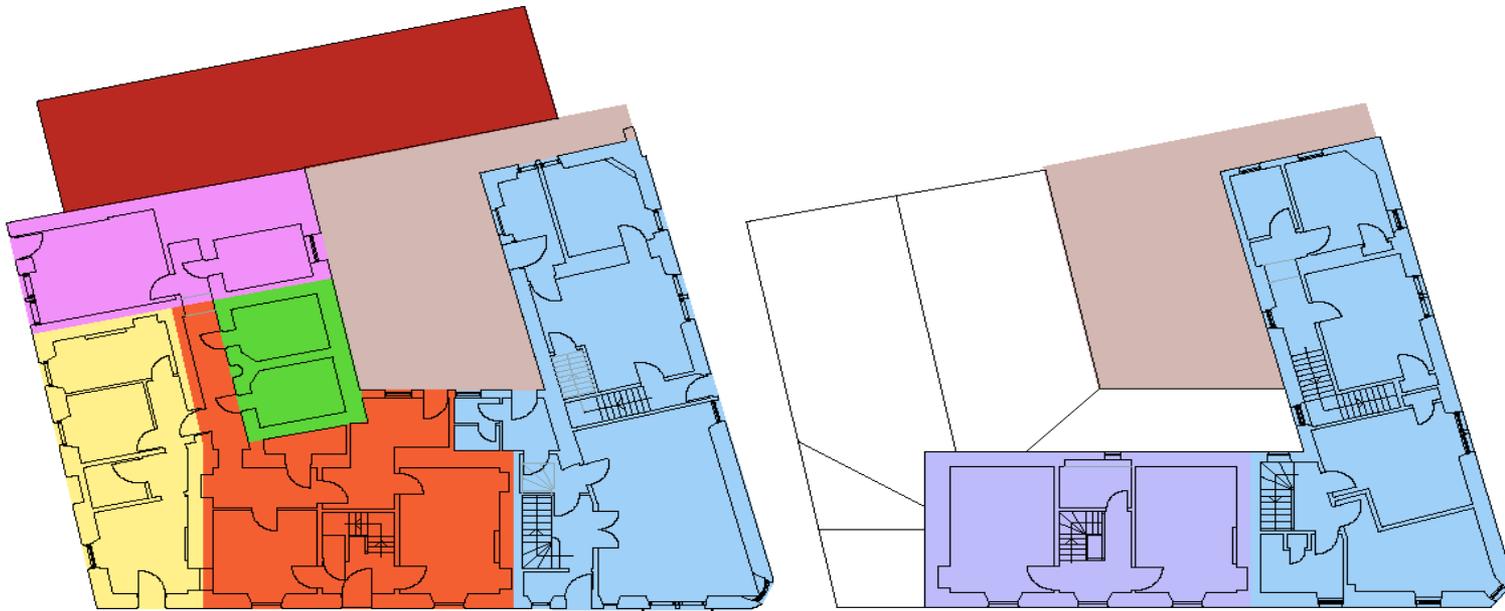


GROUND FLOOR PLAN

FIRST FLOOR PLAN

- | | | | |
|---|--|---|--|
|  | EXISTING PUBLIC TOILETS TO BE REMOVED |  | NEW PUBLIC TOILETS |
|  | NEW OFFICE/RETAIL UNIT |  | NEW EXHIBITION SPACE (INCLUDING POSSIBLE CAFE) |
|  | MESEUM OUTREACH (WITHIN EXISTING POLICE CELLS) |  | FIRST FLOOR OFFICE ACCOMMODATION |
|  | VISITOR ORIENTATION CENTRE | | |

Concept Design



GROUND FLOOR PLAN

FIRST FLOOR PLAN

- | | | | |
|---|--|---|--|
|  | EXISTING PUBLIC TOILETS TO BE REMOVED |  | NEW PUBLIC TOILETS |
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|  | MESEUM OUTREACH (WITHIN EXISTING POLICE CELLS) |  | FIRST FLOOR OFFICE ACCOMMODATION |
|  | VISITOR ORIENTATION CENTRE |  | NEW CIVIC SPACE |

Elevations



Elevation to Main Road



Elevation to Falconer Lane

Ground Floor Plan - SC1e 1:100@A3



HHL Scotland
Chartered Town Planning &
Building Consultants

Client. NICE
Project. KING STREET, NAIRN
Ref. HHL 12027.SV03

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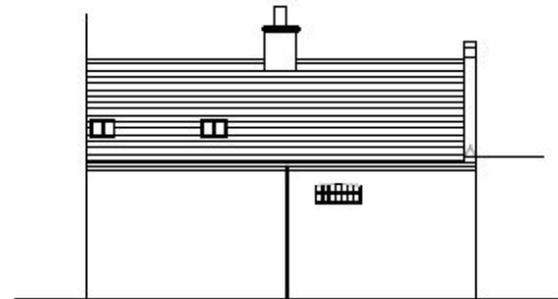


RTPI
realisation of space. making of place.

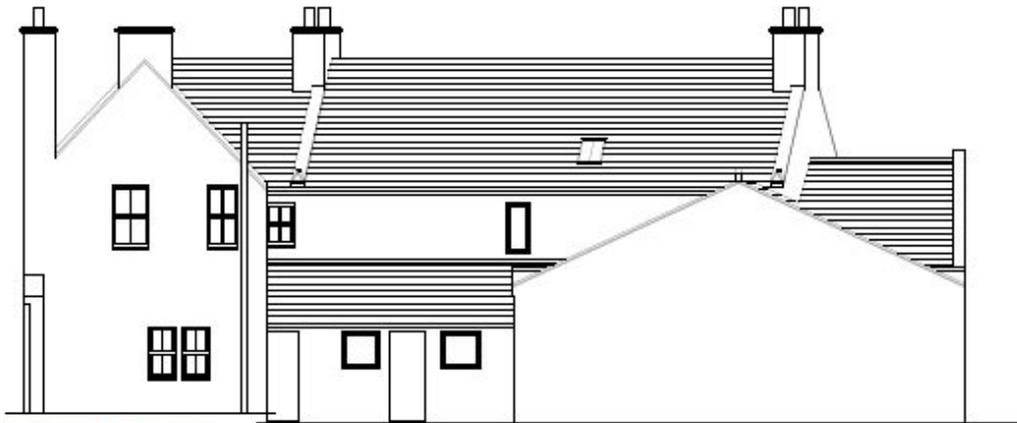
Elevations



Elevation to Court House Lane



Rear Elevation of Cells



Elevation Thru Court Yard



Rear Elevation of Falconer Lane

Ground Floor Plan - SC1e 1:100@A3



HHL Scotland
Chartered Town Planning &
Building Consultants

Client: NICE
Project: KING STREET, NAIRN
Ref: HHL 12027.SV04

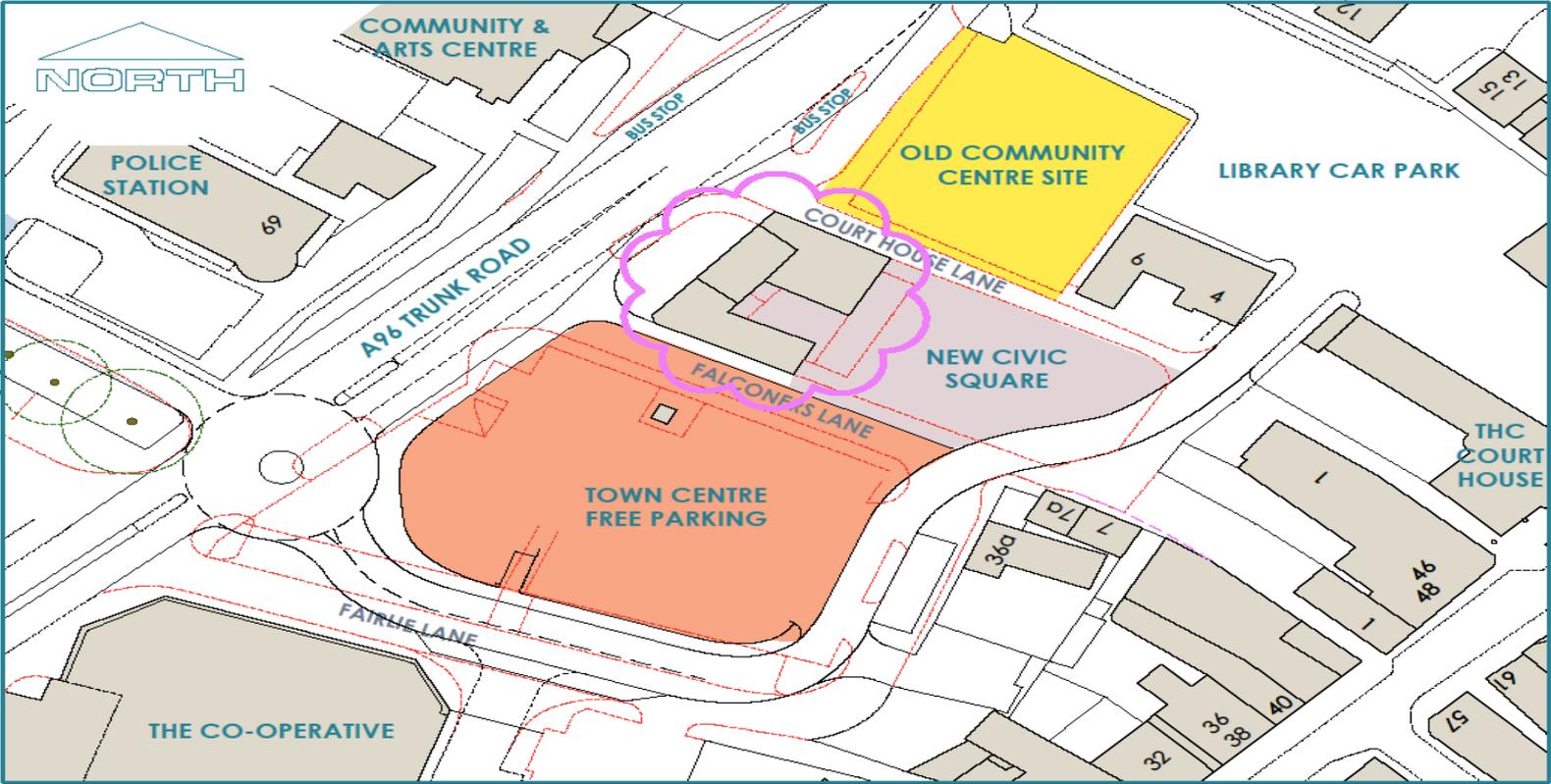
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Concept Design Town Centre Fit



Loo of the Year

LOO
OF THE YEAR
Awards



Small art gallery/creative arts space



Small, high quality retail units

Focus on local arts/crafts/jewellery/produce



Exotic Animal Centre



Café/Bistro



Public advice and visitor information centre



Nairn Heritage Centre



Science Centre

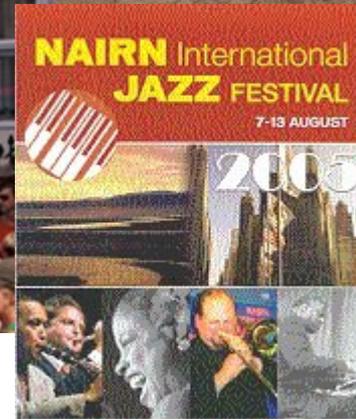


The Wider Picture

Harbour developments – cafes/restaurants/quality retail/festivals and events



Events and Festivals



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The Links



Cultural Development – Louisiana, Denmark



Estimated Economic Impact

- Based on assumptions of usage drawn from the consultation results
- Assuming average of 70 new trips daily (40 casual and 30 day trippers) over 300 days per year
- Estimated spend per casual trip £12.50 and per day trip £59 (GB Day Visitor Survey 2012)
- Potential income generation from new visitors of around £650K per annum
- Up to 8 full time equivalent jobs

The Way Ahead

- We intend to complete the Feasibility Study reflecting the results of the consultations
- We intend that following this we should ask the Highland Council to sell the building to NICE for £1
- We then intend to advertise for Expressions of Interest in re-using the building
- We will then know how much needs to be secured to carry out the refurbishment costs
- We can then apply to Grant Aiding bodies to provide this funding

Thank You

Questions